

CONSTRUCTION REPORTS  
HOUSING STARTS

ISSUED JUNE 1965

C20-65-5

BUREAU OF THE CENSUS  
JUN 15 4 55 PM '65

HOUSING STARTS IN MAY 1965

(Including final housing starts figures for 1964, revised seasonally adjusted building permit authorizations for 1964, and revised seasonally adjusted private housing starts from 1959-1965.)

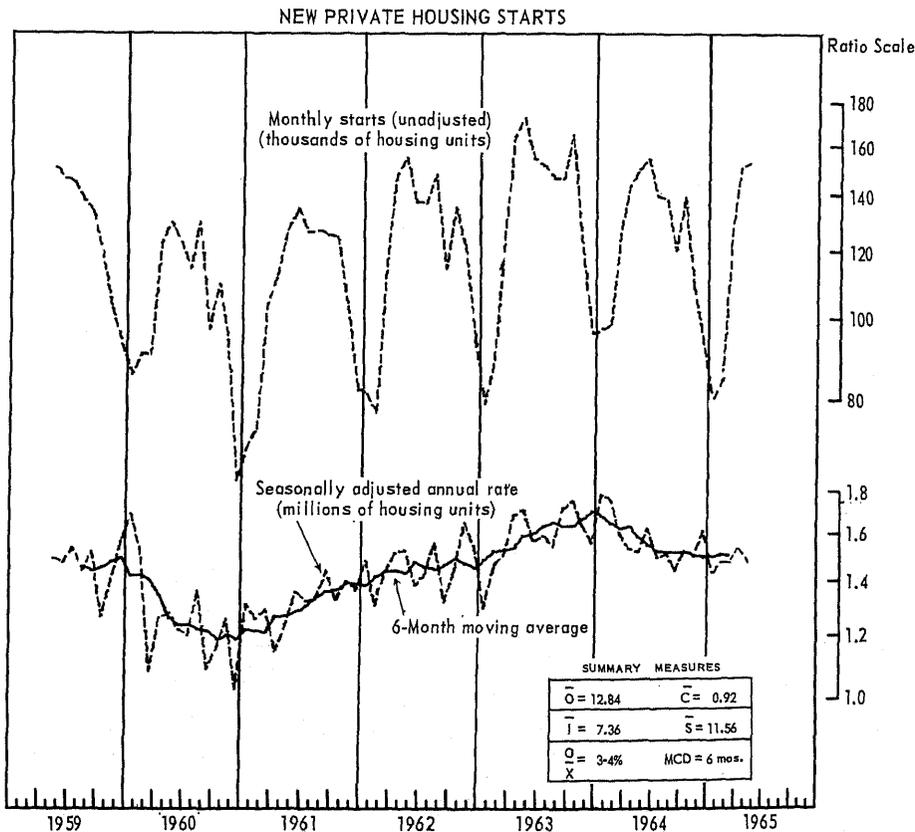
During May 1965, the number of privately owned housing units started (nonfarm and farm) was at a seasonally adjusted annual rate of 1.484 million units, 4 percent below the revised April 1965 rate of 1.546 million units and 2 percent below the revised May 1964 rate of 1.518 million units. Private nonfarm housing starts showed changes very much like those of all private starts.

The actual number of private housing units started during May 1965 was 153,800 compared with 151,600 in April 1965, and 155,300 units in May 1964. In addition, some 4,400 publicly owned housing units were

started in May 1965, bringing the grand total for the month up to 158,200 units.

Seasonally adjusted annual rates of private housing starts, by regions, are shown in table 5 and in the accompanying chart. A 6-month moving average is superimposed on the monthly data to provide a clearer indication of regional and national trends.

A total of 113,504 new privately owned housing units, equivalent to a seasonally adjusted annual rate of 1,220,000 units, were authorized by the 12,000 permit-issuing jurisdictions in May 1965. This rate was 3 percent above the revised April 1965 rate of 1,187,000 units, but 5 percent below the May 1964 rate of 1,280,000 units.



THE LATEST FIGURES ENTERED ARE PRELIMINARY. FOR EXPLANATION OF THE SUMMARY MEASURES, SEE SECTION ON SAMPLING VARIABILITY AND TABLE 9

Table 1.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP, TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN  
LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1959-1965

(Thousands of units)

Period	Total				In structures with			Location <sup>1</sup>	
	Total public and private	Public	Private	Seasonally adjusted annual rate, private only	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
Annual totals:									
1959.....	1,553.5	36.7	1,516.8	(X)	1,250.7	58.5	244.3	1,076.9	476.6
1960.....	1,296.0	43.9	1,252.1	(X)	1,008.8	50.5	236.8	889.0	407.0
1961.....	1,365.0	52.0	1,313.0	(X)	989.3	50.0	326.1	947.9	417.1
1962.....	1,492.4	29.6	1,462.8	(X)	996.3	56.1	440.2	1,053.5	438.9
1963.....	1,640.9	31.8	1,609.2	(X)	1,021.7	61.1	558.2	1,150.6	490.3
1964 <sup>2</sup> .....	1,590.8	33.4	1,557.4	(X)	973.0	62.0	555.8	1,118.5	472.3
First 5 months:									
1964 <sup>2</sup> .....	647.7	12.3	635.5	1,634	389.4	26.5	231.9	459.8	188.1
1965*.....	610.9	17.8	593.0	1,489	383.7	23.2	203.9	420.1	190.9
1959									
January.....	99.2	3.0	96.2	1,582	76.0	3.7	19.5	75.1	24.1
February.....	100.0	1.0	99.0	1,530	79.0	3.8	17.2	70.7	29.3
March.....	130.7	3.0	127.7	1,579	104.0	5.2	21.5	90.2	40.5
April.....	155.9	5.2	150.7	1,597	124.0	5.8	26.1	107.2	48.7
May.....	156.0	3.5	152.5	1,494	125.9	5.6	24.5	106.0	50.0
June.....	153.4	5.6	147.8	1,475	123.7	5.7	24.0	103.2	50.2
July.....	149.7	1.6	148.1	1,537	124.2	5.6	19.9	102.6	47.1
August.....	142.4	4.2	138.2	1,443	118.1	4.9	19.4	98.4	44.0
September.....	140.0	3.7	136.3	1,521	114.7	5.5	19.8	93.6	46.4
October.....	123.3	3.3	120.0	1,274	98.7	4.8	19.8	88.7	34.6
November.....	106.5	1.8	104.7	1,408	85.4	4.3	16.8	74.2	32.3
December.....	96.4	0.8	95.6	1,564	77.0	3.6	15.8	67.0	29.4
1960									
January.....	87.4	1.4	86.0	1,684	69.0	3.8	14.6	63.3	24.1
February.....	93.3	2.6	90.7	1,536	71.5	4.5	17.2	67.7	25.6
March.....	93.9	3.4	90.5	1,098	74.3	3.7	15.9	67.1	26.8
April.....	124.8	1.8	123.0	1,270	101.4	4.9	18.5	83.8	41.0
May.....	133.8	3.6	130.2	1,291	105.2	5.0	23.6	92.9	40.9
June.....	128.2	5.4	122.8	1,228	101.9	4.8	21.4	84.4	43.8
July.....	118.3	4.0	114.3	1,211	93.1	4.7	20.6	82.7	35.6
August.....	135.1	4.8	130.3	1,366	107.0	4.5	23.6	84.7	50.4
September.....	102.6	5.7	96.9	1,107	80.3	3.7	18.6	68.5	34.1
October.....	113.2	2.8	110.4	1,174	86.7	4.0	22.6	78.0	35.2
November.....	94.5	1.7	92.8	1,267	70.4	3.4	20.8	66.1	28.4
December.....	70.9	6.7	64.2	1,048	48.0	3.5	19.4	49.8	21.1
1961									
January.....	73.1	2.7	70.4	1,319	52.3	3.1	17.7	51.7	21.4
February.....	79.3	5.2	74.1	1,267	55.6	4.3	19.3	55.3	24.0
March.....	109.3	5.1	104.2	1,299	80.3	4.0	25.0	78.7	30.6
April.....	117.1	4.3	112.8	1,159	87.1	4.3	25.6	81.4	35.7
May.....	131.6	4.0	127.6	1,248	99.1	5.6	27.0	89.9	41.7
June.....	140.6	5.8	134.8	1,361	102.4	4.9	33.4	94.8	45.8
July.....	129.9	3.3	126.6	1,329	98.7	4.1	27.2	88.5	41.4
August.....	130.3	3.2	127.1	1,341	96.0	3.7	30.9	88.5	41.8
September.....	131.2	5.8	125.4	1,444	93.3	4.7	33.2	94.4	36.8
October.....	129.9	5.1	124.8	1,333	94.3	5.0	30.6	89.1	40.8
November.....	106.1	3.1	103.0	1,402	74.5	3.9	27.7	73.0	33.1
December.....	86.6	4.4	82.2	1,370	55.7	2.4	28.5	62.6	24.0
1962									
January.....	83.6	2.4	81.2	1,489	54.4	3.2	26.0	60.4	23.2
February.....	78.5	1.4	77.1	1,313	53.3	3.1	22.1	56.5	22.0
March.....	118.1	1.9	116.2	1,441	80.0	5.1	33.0	84.0	34.1
April.....	152.5	4.7	147.8	1,515	101.9	5.9	44.7	111.6	40.9
May.....	157.6	2.4	155.2	1,531	108.4	5.5	43.6	113.0	44.6
June.....	140.2	3.4	136.8	1,389	96.9	5.4	37.9	97.0	43.2
July.....	140.0	3.5	136.5	1,429	95.7	5.2	39.2	98.5	41.5
August.....	149.5	1.8	147.7	1,560	102.4	4.8	42.4	101.1	48.4
September.....	117.0	2.7	114.3	1,328	76.1	4.9	36.0	84.6	32.4
October.....	138.0	2.8	135.2	1,451	92.1	4.2	41.6	94.7	43.3
November.....	122.5	1.6	120.9	1,648	78.8	4.1	39.7	83.8	38.7
December.....	94.9	1.0	93.9	1,538	56.3	4.7	34.0	68.3	26.6

See footnotes at end of table.

Table 1.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP, TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1959-1965—Continued

(Thousands of units)

Period	Total				In structures with			Location <sup>1</sup>	
	Total public and private	Public	Private	Seasonally adjusted annual rate, private only	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
1963									
January.....	81.8	2.8	79.0	1,303	45.1	3.5	33.2	61.9	19.8
February.....	90.8	1.2	89.6	1,470	53.4	4.2	33.1	66.5	24.2
March.....	128.5	3.7	124.8	1,507	79.9	5.5	43.2	89.3	39.2
April.....	166.4	2.2	164.2	1,681	110.1	6.0	50.3	113.7	52.7
May.....	176.3	3.6	172.7	1,708	112.5	6.9	57.0	119.3	57.0
June.....	158.1	3.9	154.2	1,569	102.0	5.7	50.4	108.8	49.3
July.....	153.5	2.2	151.3	1,590	99.1	5.2	49.2	106.2	47.3
August.....	149.9	3.6	146.3	1,545	97.9	5.3	46.8	101.1	48.8
September.....	148.4	2.0	146.4	1,713	94.0	4.8	49.6	104.2	44.2
October.....	167.5	3.0	164.5	1,749	104.3	5.8	57.4	117.8	49.7
November.....	122.3	1.8	120.5	1,629	72.4	4.9	45.0	85.0	37.3
December.....	97.4	1.7	95.7	1,560	50.9	3.5	43.0	76.8	20.6
1964 <sup>†</sup>									
January.....	101.7	1.4	100.3	1,776	55.4	4.1	42.1	75.7	26.0
February.....	102.2	0.9	101.3	1,750	63.9	5.1	33.3	74.6	27.7
March.....	133.5	3.2	130.3	1,593	82.1	5.2	46.2	96.6	37.0
April.....	152.0	3.8	148.2	1,532	89.2	6.5	56.4	100.8	51.2
May.....	158.3	3.0	155.4	1,518	98.8	5.6	53.9	112.1	46.2
June.....	164.9	5.5	159.4	1,621	102.2	6.1	56.6	113.4	46.4
July.....	146.0	2.5	143.5	1,500	91.9	5.4	48.8	103.2	42.8
August.....	145.7	3.4	142.3	1,513	90.2	5.2	50.4	97.5	43.2
September.....	127.4	3.3	124.0	1,445	79.2	4.7	43.5	90.6	36.7
October.....	146.1	2.1	144.0	1,522	92.0	5.4	48.8	101.2	44.9
November.....	114.6	2.6	112.0	1,505	69.5	4.9	40.1	77.8	36.8
December.....	98.3	1.6	96.7	1,610	58.8	3.8	39.7	70.0	28.3
1965									
January.....	85.6	4.1	81.5	1,442	51.8	3.2	30.5	58.9	26.7
February.....	87.9	2.4	85.4	1,482	51.5	3.8	32.6	63.4	24.5
March.....	124.9	4.2	120.7	1,489	76.7	4.5	43.8	90.7	34.2
April*.....	154.3	2.7	151.6	1,546	100.2	5.6	48.5	101.7	52.7
May*.....	158.2	4.4	153.8	1,484	103.5	6.1	48.5	105.4	52.8

Note: Components may not add to totals due to rounding.

\*Preliminary.

†Revised.

X Not applicable.

<sup>1</sup>Data for 1964 not directly comparable with data for preceding years. Beginning January 1964, the metropolitan-nonmetropolitan distribution is based on 1964 definitions of standard metropolitan statistical areas (Standard Metropolitan Statistical Areas, 1964, Bureau of the Budget); data for 1961-1963 based on 1961 definitions, data for 1959-60 on 1959 definitions.

Table 2.—NEW PRIVATE AND PUBLIC HOUSING UNITS STARTED, INCLUDING FARM, BY TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN  
LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1959-1965

(Thousands of units)

Period	Private housing units						Public housing units						
	Total	In structures with			Location <sup>1</sup>		Total	In structures with			Location <sup>1</sup>		
		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	
<b>Annual totals:</b>													
1959.....	1,516.8	1,234.1	55.6	227.1	1,054.7	462.1	36.7	16.6	2.9	17.2	22.2	14.5	
1960.....	1,252.1	994.8	44.0	213.4	864.4	387.8	43.9	14.0	6.5	23.4	24.6	19.2	
1961.....	1,313.0	974.8	43.8	294.8	913.9	399.1	52.0	14.5	6.2	31.3	34.0	18.0	
1962.....	1,462.8	991.6	49.2	422.2	1,033.8	429.0	29.6	4.7	6.9	18.0	19.7	9.9	
1963.....	1,609.2	1,020.8	53.1	535.3	1,128.1	481.0	31.8	0.9	8.0	22.9	22.5	9.3	
1964 <sup>†</sup> .....	1,557.4	971.5	53.5	532.4	1,099.1	458.3	33.4	1.8	8.4	23.3	19.8	13.7	
<b>First 5 months:</b>													
1964 <sup>†</sup> .....	635.5	388.6	23.3	223.6	453.2	182.2	12.3	0.9	3.1	8.3	6.5	5.8	
1965*.....	593.0	383.0	19.8	190.1	408.9	184.2	17.8	0.6	3.4	13.9	11.2	6.7	
<b>1959</b>													
January.....	96.2	75.7	3.7	16.8	72.7	23.5	3.0	0.3	-	2.7	2.4	0.6	
February.....	99.0	78.8	3.8	16.4	69.8	29.2	1.0	0.2	-	0.8	0.9	0.1	
March.....	127.7	102.2	5.2	20.3	89.2	38.5	3.0	1.8	-	1.2	1.0	2.0	
April.....	150.7	122.3	5.8	22.6	103.4	47.3	5.2	1.7	-	3.5	3.8	1.4	
May.....	152.5	123.9	5.6	23.0	103.7	48.8	3.5	2.0	-	1.5	2.3	1.2	
June.....	147.8	121.2	5.1	21.5	100.6	47.2	5.6	2.5	0.6	2.5	2.6	3.0	
July.....	148.1	122.8	5.6	19.7	101.4	46.7	1.6	1.4	(Z)	0.2	1.2	0.4	
August.....	138.2	114.9	4.5	18.8	96.5	41.7	4.2	3.2	0.4	0.6	1.9	2.3	
September.....	136.3	113.1	4.4	18.8	91.1	45.2	3.7	1.6	1.1	1.0	2.5	1.2	
October.....	120.0	96.8	4.5	18.7	87.3	32.7	3.3	1.9	0.3	1.1	1.4	1.9	
November.....	104.7	85.4	3.9	15.4	72.6	32.1	1.8	-	0.4	1.4	1.6	0.2	
December.....	95.6	77.0	3.5	15.1	66.4	29.2	0.8	(Z)	0.1	0.7	0.6	0.2	
<b>1960</b>													
January.....	86.0	68.4	3.3	14.3	63.0	23.0	1.4	0.6	0.5	0.3	0.3	1.1	
February.....	90.7	71.3	3.9	15.3	66.2	24.5	2.6	0.2	0.6	1.9	1.5	1.1	
March.....	90.5	73.5	3.3	13.7	65.0	25.5	3.4	0.8	0.4	2.2	2.1	1.3	
April.....	123.0	101.1	4.0	18.0	83.5	39.5	1.8	0.3	0.9	0.5	0.3	1.5	
May.....	130.2	103.9	4.4	21.9	90.3	39.9	3.6	1.3	0.6	1.7	2.6	1.0	
June.....	122.8	100.6	4.2	17.9	80.8	42.1	5.4	1.3	0.6	3.5	3.6	1.7	
July.....	114.3	92.4	3.9	18.1	80.0	34.3	4.0	0.7	0.8	2.5	2.7	1.3	
August.....	130.3	105.4	4.0	20.9	82.4	47.9	4.8	1.6	0.5	2.7	2.3	2.5	
September.....	96.9	76.7	3.0	17.2	66.4	30.5	5.7	3.6	0.7	1.4	2.1	3.6	
October.....	110.4	85.8	3.7	20.9	76.7	33.7	2.8	0.9	0.3	1.7	1.3	1.5	
November.....	92.8	69.5	3.2	20.2	64.8	28.0	1.7	0.9	0.2	0.6	1.3	0.4	
December.....	64.2	46.1	3.1	15.1	45.3	18.9	6.7	1.9	0.4	4.3	4.5	2.2	
<b>1961</b>													
January.....	70.4	50.5	2.6	17.3	50.6	19.8	2.7	1.8	0.5	0.4	1.1	1.6	
February.....	74.1	54.7	3.7	15.6	51.8	22.3	5.2	0.9	0.6	3.7	3.5	1.7	
March.....	104.2	77.8	3.5	22.9	75.9	28.3	5.1	2.5	0.5	2.1	2.8	2.3	
April.....	112.8	85.4	3.8	23.5	79.1	33.7	4.3	1.7	0.5	2.1	2.3	2.0	
May.....	127.6	97.6	4.7	25.4	87.7	39.9	4.0	1.5	0.9	1.6	2.2	1.8	
June.....	134.8	101.7	4.5	28.7	90.4	44.4	5.8	0.7	0.4	4.7	4.4	1.4	
July.....	126.6	97.3	3.6	25.8	86.5	40.1	3.3	1.4	0.5	1.4	2.0	1.3	
August.....	127.1	94.7	3.1	29.6	86.4	40.7	3.2	1.3	0.6	1.3	2.1	1.1	
September.....	125.4	92.6	4.3	28.5	89.9	35.5	5.8	0.7	0.4	4.7	4.5	1.3	
October.....	124.8	92.5	4.3	28.0	85.8	39.0	5.1	1.8	0.7	2.6	3.3	1.8	
November.....	103.0	74.4	3.6	25.0	70.4	32.6	3.1	0.1	0.3	2.7	2.6	0.5	
December.....	82.2	55.5	2.2	24.5	59.4	22.8	4.4	0.2	0.2	4.0	3.2	1.2	
<b>1962</b>													
January.....	81.2	54.4	2.9	23.9	58.4	22.8	2.4	(Z)	0.3	2.1	2.0	0.4	
February.....	77.1	53.2	2.6	21.3	55.6	21.5	1.4	0.1	0.5	0.8	0.9	0.5	
March.....	116.2	79.9	4.5	31.8	82.9	33.3	1.9	0.1	0.6	1.2	1.1	0.8	
April.....	147.8	101.2	5.4	41.2	107.6	40.2	4.7	0.7	0.5	3.5	4.0	0.7	
May.....	155.2	107.9	5.1	42.1	112.0	43.2	2.4	0.5	0.4	1.5	1.0	1.4	
June.....	136.8	95.9	4.0	36.9	94.9	41.9	3.4	1.0	1.4	1.0	2.1	1.3	
July.....	136.5	95.0	4.3	37.3	96.0	40.5	3.5	0.7	0.9	1.9	2.5	1.0	
August.....	147.7	101.8	4.2	41.8	100.2	47.5	1.8	0.6	0.6	0.6	0.9	0.9	
September.....	114.3	75.7	4.0	34.6	83.1	31.2	2.7	0.4	0.9	1.4	1.5	1.2	
October.....	135.2	92.0	4.0	39.1	92.6	42.6	2.8	0.1	0.2	2.5	2.1	0.7	
November.....	120.9	78.7	3.9	38.4	82.6	38.3	1.6	0.1	0.2	1.3	1.2	0.4	
December.....	93.9	55.9	4.2	33.8	67.9	26.0	1.0	0.4	0.5	0.2	0.4	0.6	

See footnotes at end of table.

Table 2.—NEW PRIVATE AND PUBLIC HOUSING UNITS STARTED, INCLUDING FARM, BY TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATIONS: ANNUALLY 1959-1964 AND MONTHLY 1959-1965—Continued

(Thousands of units)

Period	Private housing units						Public housing units					
	Total	In structures with			Location <sup>1</sup>		Total	In structures with			Location <sup>1</sup>	
		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
1963												
January.....	79.0	45.0	2.9	31.1	59.9	19.2	2.8	0.1	0.6	2.1	2.1	0.7
February.....	89.6	53.4	3.8	32.4	65.8	23.8	1.2	(Z)	0.4	0.7	0.8	0.4
March.....	124.8	79.8	4.5	40.5	86.6	38.3	3.7	0.1	0.8	2.8	2.8	0.9
April.....	164.2	110.0	5.6	48.5	111.9	52.2	2.3	0.1	0.4	1.8	1.8	0.5
May.....	172.7	112.5	5.7	54.6	116.6	56.1	3.6	0.1	1.2	2.3	2.7	0.9
June.....	154.2	101.7	4.6	47.9	106.5	47.7	3.9	0.3	1.0	2.5	2.3	1.5
July.....	151.3	99.0	4.8	47.5	104.8	46.5	2.2	0.1	0.4	1.7	1.4	0.8
August.....	146.3	97.9	4.7	43.8	97.9	48.3	3.6	(Z)	0.6	3.0	3.2	0.5
September.....	146.4	94.0	4.4	48.0	102.8	43.6	2.0	(Z)	0.4	1.6	1.4	0.6
October.....	164.5	104.2	5.1	55.2	116.3	48.2	3.0	0.1	0.7	2.2	1.5	1.5
November.....	120.5	72.3	4.0	44.1	84.1	36.4	1.8	0.1	0.8	0.9	0.9	0.9
December.....	95.7	50.9	3.1	41.7	75.2	20.5	1.8	(Z)	0.4	1.4	1.6	0.1
1964 <sup>2</sup>												
January.....	100.3	55.2	3.5	41.6	75.2	25.0	1.4	0.3	0.6	0.6	0.4	1.0
February.....	101.3	63.7	4.9	32.7	74.2	27.1	0.9	0.1	0.2	0.5	0.4	0.5
March.....	130.3	82.1	4.6	43.7	94.6	35.7	3.2	0.1	0.6	2.5	2.0	1.2
April.....	148.2	89.0	5.5	53.7	98.6	49.6	3.8	0.2	0.9	2.7	2.2	1.6
May.....	155.4	98.6	4.8	51.9	110.6	44.8	3.0	0.2	0.8	2.0	1.5	1.5
June.....	159.4	102.0	5.4	52.0	114.1	45.3	5.5	0.2	0.7	4.6	4.3	1.2
July.....	143.5	91.8	4.5	47.2	101.9	41.6	2.5	0.1	0.9	1.6	1.3	1.2
August.....	142.3	90.2	4.2	48.0	95.3	47.0	3.4	-	1.0	2.4	2.2	1.3
September.....	124.0	79.1	3.8	41.2	88.5	35.5	3.3	0.1	0.9	2.4	2.2	1.2
October.....	144.0	91.8	4.8	47.4	103.2	43.8	2.1	0.2	0.6	1.4	1.0	1.1
November.....	112.0	69.4	4.1	38.5	76.4	35.6	2.6	0.1	0.8	1.6	1.3	1.3
December.....	96.7	58.6	3.4	34.7	69.4	27.3	1.6	0.2	0.4	1.0	1.0	0.6
1965												
January.....	81.5	51.7	2.8	26.9	55.3	26.2	4.1	0.1	0.4	3.6	3.6	0.5
February.....	85.4	51.4	3.0	31.1	61.9	23.6	2.4	(Z)	0.8	1.6	1.5	0.9
March.....	120.7	76.6	3.9	40.2	87.5	33.2	4.2	0.1	0.6	3.6	3.2	1.0
April*.....	151.6	99.8	4.9	46.9	100.9	50.7	2.7	0.4	0.7	1.6	0.8	2.0
May*.....	153.8	103.5	5.2	45.0	103.3	50.5	4.4	(Z)	0.9	3.5	2.1	2.3

Note: Components may not add to totals due to rounding.

- Entry represents zero.

\*Preliminary.

<sup>1</sup>Revised.

(Z) Less than 50 housing units.

<sup>2</sup>See table 1, footnote 1.

Table 3.—NEW PRIVATE HOUSING UNITS STARTED, EXCLUDING FARM, BY TYPE OF STRUCTURE, METROPOLITAN-NONMETROPOLITAN LOCATION AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1959-1965

(Thousands of units)

Period	Total	Seasonally adjusted annual rate		In structures with			Location <sup>2</sup>		Regions <sup>3</sup>			
		Monthly	6-month moving average <sup>1</sup>	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	1,494.6	(X)	(X)	1,211.9	55.7	227.0	1,053.9	440.7	268.2	360.5	496.6	369.2
1960.....	1,230.1	(X)	(X)	972.3	43.8	213.6	862.9	367.2	220.6	287.5	413.2	308.8
1961.....	1,284.8	(X)	(X)	946.4	44.0	294.6	912.0	372.8	246.1	270.2	452.4	316.0
1962.....	1,439.1	(X)	(X)	967.8	48.9	422.4	1,033.0	406.1	263.7	283.3	514.0	378.0
1963.....	1,581.7	(X)	(X)	993.2	53.2	535.3	1,126.5	455.2	260.4	319.9	570.6	430.8
1964 <sup>F</sup> .....	1,530.4	(X)	(X)	944.5	53.5	532.4	1,098.5	431.9	258.5	336.9	570.4	364.5
<b>First 5 months:</b>												
1964 <sup>F</sup> .....	624.8	1,510	(X)	377.9	23.3	223.6	453.1	171.8	87.5	125.5	241.3	170.5
1965*.....	584.5	1,469	(X)	374.8	19.8	190.1	408.5	176.1	99.2	124.0	232.6	128.8
<b>1959</b>												
January.....	95.3	1,562	(X)	74.8	3.7	16.8	72.7	22.6	15.3	19.4	34.0	26.5
February.....	98.0	1,512	(X)	77.8	3.8	16.4	69.8	28.2	16.4	18.9	37.1	25.6
March.....	126.4	1,561	(X)	100.9	5.2	20.3	89.1	37.3	23.0	27.4	43.1	32.9
April.....	149.1	1,578	1,530	120.7	5.8	22.6	103.4	45.7	27.2	37.8	48.5	35.6
May.....	150.8	1,495	1,526	122.2	5.6	23.0	103.7	47.1	28.0	38.5	47.2	37.1
June.....	146.5	1,474	1,515	119.9	5.1	21.5	100.5	46.0	28.1	37.7	46.1	34.6
July.....	145.1	1,538	1,508	119.8	5.6	19.7	101.4	43.7	26.8	38.5	46.9	32.9
August.....	137.8	1,443	1,457	114.5	4.5	18.8	96.3	41.5	23.4	38.1	44.0	32.3
September.....	132.4	1,521	1,443	109.2	4.4	18.8	91.0	41.4	23.6	33.9	44.5	30.4
October.....	117.9	1,273	1,458	94.7	4.6	18.6	87.2	30.7	22.7	28.3	35.8	31.1
November.....	102.5	1,408	1,469	83.2	3.9	15.4	72.4	30.1	18.6	23.2	35.3	25.4
December.....	92.8	1,563	1,482	74.2	3.5	15.1	66.4	26.4	15.1	18.8	34.1	24.8
<b>1960</b>												
January.....	82.0	1,605	1,410	64.3	3.3	14.3	62.7	19.3	11.7	15.3	30.5	24.5
February.....	89.7	1,521	1,409	70.3	3.9	15.4	66.2	23.5	12.4	15.4	34.8	27.1
March.....	89.4	1,088	1,386	72.4	3.3	13.7	64.9	24.5	10.1	13.7	36.9	28.7
April.....	121.2	1,267	1,328	99.3	3.9	18.0	83.5	37.7	22.0	28.7	41.8	28.7
May.....	128.1	1,271	1,259	101.7	4.4	21.9	90.2	37.9	23.4	33.0	43.5	28.2
June.....	121.2	1,213	1,233	99.1	4.2	17.9	80.5	40.7	22.7	35.7	35.5	27.3
July.....	112.6	1,195	1,232	90.6	3.9	18.1	79.8	32.8	19.4	31.3	35.5	26.4
August.....	128.2	1,365	1,212	103.3	4.0	20.9	82.1	46.1	23.6	30.4	43.7	30.5
September.....	94.9	1,084	1,209	74.7	3.0	17.2	66.2	28.7	18.7	27.6	30.4	18.2
October.....	107.3	1,144	1,179	82.7	3.7	20.9	76.7	30.6	25.1	24.6	31.1	26.5
November.....	91.8	1,251	1,191	68.4	3.2	20.2	64.8	27.0	23.0	19.9	28.2	20.7
December.....	63.7	1,037	1,167	45.5	3.0	15.1	45.3	18.4	8.5	11.9	21.3	22.0
<b>1961</b>												
January.....	68.9	1,266	1,198	49.1	2.6	17.2	50.6	18.3	6.3	12.4	27.6	22.6
February.....	70.8	1,217	1,196	51.5	3.8	15.6	51.8	19.0	10.0	10.5	28.7	21.6
March.....	101.8	1,270	1,192	75.3	3.5	23.0	75.8	26.0	15.5	20.2	29.4	26.7
April.....	110.5	1,136	1,241	83.1	3.8	23.6	79.1	31.4	23.6	24.6	36.5	25.7
May.....	125.2	1,223	1,247	95.2	4.7	25.3	87.6	37.6	25.9	30.2	43.6	25.5
June.....	131.8	1,333	1,264	98.7	4.5	28.7	90.2	41.6	29.1	30.5	42.1	30.1
July.....	124.1	1,304	1,289	94.7	3.6	25.8	86.3	37.8	25.3	26.8	43.4	28.6
August.....	124.3	1,315	1,318	91.7	3.1	29.5	86.0	38.3	23.6	28.1	45.3	27.3
September.....	123.7	1,425	1,344	90.9	4.3	28.5	89.4	34.3	29.4	26.6	41.4	26.3
October.....	122.3	1,309	1,344	90.1	4.3	27.9	85.6	36.7	23.2	26.6	42.0	30.5
November.....	101.3	1,377	1,372	72.7	3.5	25.0	70.2	31.1	19.2	20.2	36.1	25.8
December.....	80.1	1,336	1,369	53.4	2.3	24.5	59.4	20.7	15.0	13.5	29.0	22.6
<b>1962</b>												
January.....	79.9	1,470	1,368	53.0	2.9	23.9	58.3	21.6	11.5	9.5	30.7	28.2
February.....	76.0	1,296	1,399	52.1	2.6	21.3	55.6	20.4	9.1	10.3	34.5	22.1
March.....	114.6	1,422	1,422	78.5	4.5	31.8	82.9	31.7	16.8	18.2	47.8	31.7
April.....	145.6	1,494	1,427	99.0	5.4	41.2	107.6	38.0	29.4	33.3	45.7	37.2
May.....	153.8	1,515	1,417	106.5	5.1	42.1	112.0	41.8	32.5	33.7	50.2	37.4
June.....	134.3	1,365	1,456	93.3	4.0	36.9	94.8	39.5	30.5	28.5	44.2	31.1
July.....	134.6	1,409	1,436	93.1	4.3	37.3	95.8	38.8	25.3	28.2	47.0	34.1
August.....	144.6	1,531	1,422	98.7	4.2	41.8	100.1	44.5	28.3	32.6	49.5	34.2
September.....	111.7	1,300	1,442	73.0	4.0	34.7	83.0	28.7	21.5	22.6	36.9	30.7
October.....	131.3	1,410	1,468	88.1	4.1	39.1	92.5	38.8	20.0	28.4	50.7	32.2
November.....	119.8	1,634	1,447	77.6	3.7	38.5	82.5	37.3	19.4	24.6	42.6	33.2
December.....	92.9	1,521	1,431	54.9	4.1	33.8	67.9	25.0	19.4	13.4	34.2	25.9

See footnotes at end of table.

Table 3.—NEW PRIVATE HOUSING UNITS STARTED, EXCLUDING FARM, BY TYPE OF STRUCTURE, METROPOLITAN-NONMETROPOLITAN LOCATION AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1959-1965—Continued

(Thousands of units)

Period	Total	Seasonally adjusted annual rate		In structures with			Location <sup>2</sup>		Regions <sup>3</sup>			
		Monthly	6-month moving average <sup>1</sup>	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	North-east	North Central	South	West
1963												
January.....	77.9	1,285	1,462	43.9	2.9	31.1	59.8	18.1	6.5	6.2	31.8	33.4
February.....	88.0	1,438	1,503	51.9	3.8	32.4	65.7	22.3	9.3	9.2	36.4	33.2
March.....	123.1	1,486	1,510	78.1	4.5	40.5	86.5	36.6	16.0	17.2	55.1	34.7
April.....	161.4	1,652	1,515	107.2	5.6	48.5	111.5	49.8	34.5	35.7	51.1	40.0
May.....	169.6	1,676	1,563	109.3	5.7	54.6	116.5	53.0	30.3	41.7	54.3	43.2
June.....	152.4	1,550	1,577	99.9	4.6	47.9	106.3	46.1	26.5	38.0	49.6	38.4
July.....	149.7	1,574	1,608	97.4	4.8	47.5	104.8	44.9	23.3	30.8	56.8	38.8
August.....	143.9	1,522	1,617	95.5	4.7	43.8	97.9	46.0	26.7	32.3	49.7	35.2
September.....	143.2	1,676	1,603	90.8	4.4	48.0	102.8	40.4	24.1	31.1	53.6	34.4
October.....	161.2	1,706	1,599	100.9	5.1	55.2	115.8	45.3	28.2	35.9	57.0	40.1
November.....	117.9	1,592	1,629	69.7	4.0	44.1	83.7	34.2	22.5	25.0	42.4	28.0
December.....	93.4	1,522	1,659	48.6	3.1	41.7	75.2	18.2	12.5	16.8	32.8	31.4
1964 <sup>r</sup>												
January.....	99.0	1,753	1,642	53.9	3.5	41.6	75.2	23.8	8.6	12.6	40.1	37.7
February.....	98.7	1,706	1,608	61.1	4.9	32.7	74.2	24.6	7.2	19.4	40.0	32.2
March.....	128.6	1,571	1,592	80.3	4.6	43.7	94.6	34.0	17.1	23.8	55.4	32.2
April.....	145.5	1,506	1,604	86.3	5.5	53.7	98.6	46.9	24.2	32.4	52.2	36.7
May.....	153.0	1,496	1,558	96.3	4.8	51.9	110.5	42.5	30.4	37.3	53.6	31.7
June.....	156.7	1,593	1,522	99.3	5.4	52.0	114.1	42.6	27.6	40.8	55.3	33.0
July.....	141.2	1,475	1,497	89.6	4.5	47.2	101.9	39.4	24.7	32.1	50.2	34.1
August.....	139.7	1,489	1,495	87.5	4.2	48.0	95.3	44.4	26.3	32.1	49.8	31.5
September.....	121.9	1,422	1,492	77.0	3.8	41.2	88.4	33.5	22.0	29.8	43.5	26.5
October.....	141.4	1,495	1,489	89.3	4.8	47.4	99.9	41.5	27.6	36.0	52.9	25.0
November.....	109.9	1,480	1,480	67.3	4.1	38.5	76.4	33.4	21.6	25.8	40.0	22.5
December.....	94.8	1,575	1,476	56.7	3.4	34.7	69.4	25.4	21.2	14.8	37.5	21.3
1965												
January.....	80.1	1,417	1,484	50.4	2.8	26.9	55.2	24.9	5.6	11.9	41.8	20.8
February.....	84.7	1,468	1,489	50.7	3.0	31.1	61.9	22.8	10.8	11.2	39.3	23.4
March.....	118.8	1,465	1,487	74.8	3.9	40.2	87.5	31.4	19.2	24.0	47.0	28.6
April*.....	149.5	1,526	(X)	97.7	4.9	46.9	100.8	48.7	33.1	37.9	52.9	25.6
May*.....	151.4	1,469	(X)	101.2	5.2	45.0	103.1	48.3	30.5	39.0	51.6	30.4

Note: Components may not add to totals due to rounding.

\*Preliminary.

<sup>r</sup>Revised.

X Not applicable.

<sup>1</sup>Centered on the 4th month.<sup>2</sup>See table 1, footnote 1.<sup>3</sup>For states contained in each region, see "Definitions" on page 7.

Table 4.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1959-1965

(Thousands of units)

Period	Total private and public				Private				Public			
	North-east	North Central	South	West	North-east	North Central	South	West	North-east	North Central	South	West
Annual totals:												
1959.....	279.9	374.8	521.3	377.2	268.6	367.5	511.3	369.0	11.3	7.3	9.9	8.2
1960.....	236.5	303.7	441.3	314.5	221.4	292.0	429.4	309.3	15.1	11.7	11.9	5.2
1961.....	265.1	289.0	487.4	323.3	246.5	277.4	472.8	316.1	18.6	11.6	14.6	7.2
1962.....	273.7	295.0	541.2	382.5	263.7	289.8	531.3	378.1	10.0	5.2	9.9	4.4
1963.....	271.3	333.8	600.0	435.8	260.6	327.2	590.3	430.7	10.7	6.6	9.7	5.1
1964 <sup>1</sup> .....	266.9	351.3	602.2	370.3	258.3	344.1	589.9	364.8	8.6	7.2	12.3	5.5
First 5 months:												
1964 <sup>2</sup> .....	89.7	130.4	255.1	172.6	87.3	127.4	250.0	170.6	2.4	3.0	5.1	2.0
1965 <sup>3</sup> .....	104.8	129.2	245.2	131.9	99.3	126.4	238.5	128.8	5.5	2.9	6.5	3.1
1959												
January.....	15.8	20.5	35.9	27.0	15.4	19.8	34.5	26.5	0.4	0.7	1.4	0.5
February.....	16.5	20.0	37.9	25.6	16.4	19.3	37.7	25.6	0.1	0.7	0.2	-
March.....	23.8	28.2	45.6	33.1	23.0	27.9	43.9	32.9	0.8	0.3	1.7	0.2
April.....	30.1	39.0	50.6	36.2	27.3	38.5	49.3	35.6	2.8	0.5	1.3	0.6
May.....	28.8	39.3	48.1	39.8	28.1	39.2	48.1	37.1	0.7	0.1	-	2.7
June.....	29.7	40.1	47.9	35.6	28.2	38.5	46.5	34.5	1.5	1.6	1.4	1.1
July.....	27.3	39.4	50.0	33.0	26.8	39.4	49.0	32.9	0.5	-	1.0	0.1
August.....	25.1	39.9	44.8	32.6	23.4	38.4	44.1	32.3	1.7	1.5	0.7	0.3
September.....	24.6	35.5	48.4	31.4	23.6	35.2	47.0	30.4	1.0	0.3	1.4	1.0
October.....	23.1	30.1	37.9	32.2	22.7	28.6	37.6	31.1	0.4	1.5	0.3	1.1
November.....	20.0	23.5	37.5	25.5	18.6	23.4	37.3	25.4	1.4	0.1	0.2	0.1
December.....	15.1	19.3	36.7	25.2	15.1	19.3	36.4	24.7	-	-	0.3	0.5
1960												
January.....	12.2	15.5	35.0	24.7	11.9	15.3	34.3	24.5	0.3	0.2	0.7	0.2
February.....	12.8	16.7	36.5	27.3	12.4	15.4	35.8	27.1	0.4	1.3	0.7	0.2
March.....	11.7	14.6	38.7	28.9	10.1	13.8	38.0	28.7	1.6	0.8	0.7	0.2
April.....	22.4	29.1	44.2	29.1	22.0	29.0	42.8	29.1	0.4	0.1	1.4	(Z)
May.....	23.7	34.3	45.9	29.9	23.5	33.3	45.0	28.3	0.2	1.0	0.9	1.6
June.....	25.1	36.8	38.0	28.3	23.0	36.0	36.6	27.3	2.1	0.8	1.4	1.0
July.....	21.4	33.1	37.4	26.4	19.4	32.2	36.3	26.4	2.0	0.9	1.1	(Z)
August.....	25.8	32.2	46.4	30.7	23.6	31.4	44.8	30.5	2.2	0.8	1.6	0.2
September.....	21.3	29.2	33.7	18.4	18.8	27.9	32.0	18.2	2.5	1.3	1.7	0.2
October.....	26.9	26.3	33.0	27.0	25.2	32.8	26.5	1.7	0.4	0.4	0.2	0.5
November.....	23.5	20.1	30.0	20.9	23.0	19.8	29.2	20.7	0.5	0.3	0.8	0.2
December.....	9.7	15.8	22.5	22.9	8.5	12.0	21.8	22.0	1.2	3.8	0.7	0.9
1961												
January.....	7.3	12.9	29.5	23.4	6.3	12.9	28.6	22.6	1.0	(Z)	0.9	0.8
February.....	11.7	13.3	32.5	21.7	10.0	10.4	32.1	21.5	1.7	2.9	0.4	0.2
March.....	17.3	21.6	40.0	30.4	15.5	20.3	38.9	29.5	1.8	1.3	1.1	0.9
April.....	25.4	25.9	39.2	26.6	23.6	25.4	38.1	25.7	1.8	0.5	1.1	0.9
May.....	27.1	31.3	46.9	26.2	25.9	31.0	45.1	25.5	1.2	0.3	1.8	0.7
June.....	32.8	32.1	45.2	30.5	29.1	31.7	43.9	30.1	3.7	0.4	1.3	0.4
July.....	26.2	28.2	46.2	29.4	25.3	27.8	44.9	28.7	0.9	0.4	1.3	0.7
August.....	24.5	30.3	47.6	27.9	24.0	28.7	47.1	27.3	0.5	1.6	0.5	0.6
September.....	30.5	29.0	44.5	27.2	29.4	27.2	42.5	26.3	1.1	1.8	2.0	0.9
October.....	24.9	28.3	45.7	31.0	23.2	27.5	43.6	30.5	1.7	0.8	2.1	0.5
November.....	20.7	21.1	38.2	26.1	19.2	21.1	36.9	25.8	1.5	-	1.3	0.3
December.....	16.7	15.0	31.9	22.9	15.0	13.4	31.1	22.6	1.7	1.6	0.8	0.3
1962												
January.....	12.8	9.9	32.5	28.4	11.5	9.6	31.9	28.2	1.3	0.3	0.6	0.2
February.....	9.3	10.7	36.2	22.3	9.1	10.3	35.6	22.1	0.2	0.4	0.6	0.2
March.....	17.2	19.1	49.9	31.9	16.8	18.3	49.4	31.7	0.4	0.8	0.5	0.2
April.....	31.2	34.7	48.2	38.4	29.4	34.5	46.7	37.2	1.8	0.2	1.5	1.2
May.....	32.9	34.9	52.1	37.7	32.5	34.1	51.3	37.4	0.4	0.8	0.8	0.3
June.....	30.9	30.1	47.4	31.8	30.5	29.3	45.9	31.1	0.4	0.8	1.5	0.7
July.....	27.2	29.4	49.0	34.4	25.4	28.9	48.2	34.0	1.8	0.5	0.8	0.4
August.....	28.9	34.3	51.9	34.4	28.3	34.0	51.1	34.4	0.6	0.3	0.8	(Z)
September.....	22.8	24.0	39.3	30.9	21.5	23.5	38.6	30.7	1.3	0.5	0.7	0.2
October.....	21.0	29.6	54.5	32.9	20.0	29.3	53.7	32.2	1.0	0.3	0.8	0.7
November.....	20.1	24.8	44.3	33.3	19.4	24.6	43.7	33.2	0.7	0.2	0.6	0.1
December.....	19.4	13.5	35.9	26.1	19.3	13.4	35.2	25.9	0.1	0.1	0.7	0.2

See footnotes at end of table.

Table 4.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1959-1965—Continued

(Thousands of units)

Period	Total private and public				Private				Public			
	North-east	North Central	South	West	North-east	North Central	South	West	North-east	North Central	South	West
1963												
January.....	7.0	6.5	34.5	33.8	6.5	6.3	32.9	33.4	0.5	0.2	1.6	0.4
February.....	9.9	9.8	37.8	33.2	9.3	9.8	37.4	33.1	0.6	(Z)	0.4	0.1
March.....	17.2	17.9	57.6	35.8	16.0	17.2	56.8	34.7	1.2	0.7	0.8	1.1
April.....	35.9	37.1	52.9	40.6	34.8	36.6	52.7	40.1	1.1	0.5	0.2	0.5
May.....	31.5	43.4	57.6	43.7	30.3	42.7	56.4	43.2	1.2	0.7	1.2	0.5
June.....	27.3	39.4	51.7	39.6	26.4	38.4	50.9	38.3	0.9	1.0	0.8	1.3
July.....	23.8	32.2	58.4	39.1	23.3	31.7	57.4	38.9	0.5	0.5	1.0	0.2
August.....	29.1	34.1	51.4	35.4	26.7	33.4	51.0	35.2	2.4	0.7	0.4	0.2
September.....	24.1	31.6	58.0	34.6	24.1	31.4	56.5	34.3	-	0.2	1.5	0.3
October.....	29.8	37.9	59.7	40.2	28.2	37.2	59.1	40.1	1.6	0.7	0.6	0.1
November.....	22.6	26.7	44.9	28.1	22.5	25.7	44.2	28.0	0.1	1.0	0.7	0.1
December.....	13.1	17.2	35.5	31.7	12.5	16.8	35.0	31.4	0.6	0.4	0.5	0.3
1964 <sup>r</sup>												
January.....	9.0	12.9	41.8	38.0	8.6	12.8	41.2	37.7	0.4	0.1	0.6	0.3
February.....	7.6	19.8	42.4	32.4	7.2	19.6	42.2	32.2	0.4	0.2	0.2	0.2
March.....	17.5	25.3	58.1	32.7	17.1	23.9	57.1	32.3	0.4	1.4	1.0	0.4
April.....	24.5	33.8	56.2	37.5	24.1	33.2	54.1	36.7	0.4	0.6	2.1	0.8
May.....	31.1	38.6	56.6	32.0	30.3	37.9	55.4	31.7	0.8	0.7	1.2	0.3
June.....	29.3	43.1	57.8	34.7	27.6	41.6	57.0	33.2	1.7	1.5	0.8	1.5
July.....	25.3	33.0	52.9	34.8	24.7	32.8	51.8	34.1	0.6	0.2	1.1	0.7
August.....	27.5	33.7	52.9	31.5	26.3	33.0	51.4	31.5	1.2	0.7	1.5	(Z)
September.....	23.0	30.9	46.8	26.7	22.0	30.4	45.2	26.5	1.0	0.5	1.6	0.2
October.....	28.2	37.7	54.8	25.4	27.6	37.3	54.1	25.0	0.6	0.4	0.7	0.4
November.....	22.5	26.7	42.7	22.7	21.6	26.1	41.8	22.5	0.9	0.6	0.9	0.2
December.....	21.4	15.8	39.2	21.9	21.2	15.5	38.6	21.4	0.2	0.3	0.6	0.5
1965												
January.....	7.8	12.1	44.5	21.2	5.6	12.0	43.1	20.8	2.2	0.2	1.3	0.5
February.....	11.1	11.6	40.9	24.3	10.8	11.4	39.8	23.4	0.3	0.1	1.1	0.9
March.....	20.2	25.8	49.7	29.2	19.2	24.2	48.6	28.6	1.0	1.6	1.1	0.6
April*.....	33.8	39.3	55.1	26.3	33.2	38.7	54.1	25.6	0.6	0.6	0.9	0.6
May*.....	31.9	40.4	55.0	30.9	30.5	40.1	52.9	30.4	1.4	0.4	2.1	0.5

Note: Components may not add to totals due to rounding. For states contained in each region, see "Definitions" on page 7.

- Entry represents zero.

\*Preliminary.

<sup>r</sup>Revised.

(Z) Less than 50 housing units.

Table 5.—NEW PRIVATE HOUSING UNITS STARTED, INCLUDING FARM, SEASONALLY ADJUSTED ANNUAL RATE, BY GEOGRAPHIC REGIONS: MONTHLY 1959-1965

(Thousands of units)

Period	Seasonally adjusted annual rate, monthly					Seasonally adjusted annual rate, moving average <sup>1</sup>				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
1959 <sup>2</sup>										
January.....	1,582	283	405	523	371	(X)	(X)	(X)	(X)	(X)
February.....	1,530	292	364	525	349	(X)	(X)	(X)	(X)	(X)
March.....	1,579	299	379	527	374	(X)	(X)	(X)	(X)	(X)
April.....	1,597	285	399	533	380	1,543	278	368	517	380
May.....	1,494	257	330	494	414	1,535	276	363	514	383
June.....	1,475	253	330	500	392	1,521	266	362	508	386
July.....	1,537	270	373	507	388	1,511	259	359	509	384
August.....	1,443	232	358	487	366	1,457	249	340	489	380
September.....	1,521	259	364	532	366	1,443	245	339	488	371
October.....	1,274	221	283	415	356	1,458	245	353	496	364
November.....	1,408	235	328	487	358	1,482	264	374	494	351
December.....	1,564	251	413	551	349	1,498	275	377	498	348
1960 <sup>2</sup>										
January.....	1,684	387	496	492	309	1,427	259	351	477	341
February.....	1,536	299	377	513	348	1,427	255	349	487	335
March.....	1,098	160	208	405	325	1,407	252	342	484	328
April.....	1,270	201	274	472	323	1,351	245	326	459	322
May.....	1,291	216	287	473	316	1,272	215	295	442	321
June.....	1,228	208	311	397	312	1,244	204	281	438	321
July.....	1,211	203	312	393	303	1,246	211	296	435	304
August.....	1,366	233	296	490	346	1,230	218	293	418	300
September.....	1,107	206	298	382	221	1,226	231	292	406	296
October.....	1,174	243	254	374	303	1,196	220	281	399	296
November.....	1,267	293	279	402	292	1,214	221	297	402	293
December.....	1,048	141	246	353	309	1,197	228	290	398	281
1961 <sup>2</sup>										
January.....	1,319	212	407	413	286	1,229	234	291	404	300
February.....	1,267	273	255	463	276	1,227	230	289	411	297
March.....	1,299	244	304	416	335	1,223	218	287	423	296
April.....	1,159	215	242	418	284	1,276	238	292	444	302
May.....	1,248	221	266	475	286	1,277	244	269	457	308
June.....	1,361	262	277	478	344	1,290	238	272	466	313
July.....	1,329	250	269	490	320	1,314	251	270	481	311
August.....	1,341	236	276	518	311	1,343	253	276	492	322
September.....	1,444	324	292	505	323	1,368	256	279	498	336
October.....	1,333	223	275	487	349	1,370	255	282	502	332
November.....	1,402	241	287	508	366	1,397	277	284	498	338
December.....	1,370	253	294	503	320	1,392	281	280	497	334
1962 <sup>2</sup>										
January.....	1,489	384	281	465	359	1,391	274	277	501	340
February.....	1,313	263	253	512	286	1,422	282	286	505	350
March.....	1,441	280	270	528	362	1,443	288	287	510	359
April.....	1,515	268	329	511	408	1,446	291	281	509	365
May.....	1,531	278	293	539	421	1,436	270	281	519	367
June.....	1,389	275	257	501	356	1,478	273	292	528	385
July.....	1,429	253	282	524	370	1,459	266	290	516	388
August.....	1,560	283	323	563	391	1,448	253	283	530	382
September.....	1,328	237	253	458	380	1,468	248	289	540	390
October.....	1,451	193	292	595	371	1,492	258	291	552	392
November.....	1,648	247	328	601	472	1,471	249	277	545	401
December.....	1,538	332	270	569	367	1,456	245	263	541	408
1963 <sup>2</sup>										
January.....	1,303	202	194	482	425	1,486	246	264	566	411
February.....	1,470	260	241	539	430	1,525	267	274	563	421
March.....	1,507	243	258	608	398	1,535	269	280	562	424
April.....	1,681	319	351	577	434	1,540	253	291	560	436
May.....	1,708	257	368	595	488	1,588	260	311	583	434
June.....	1,569	238	335	556	440	1,600	260	323	588	430
July.....	1,590	240	310	625	415	1,634	264	337	599	435
August.....	1,545	262	317	564	402	1,646	257	340	610	439
September.....	1,713	269	341	675	428	1,633	261	334	613	424
October.....	1,749	274	367	646	462	1,631	257	334	615	425
November.....	1,629	284	335	611	399	1,662	264	350	612	437
December.....	1,560	212	334	568	446	1,696	258	380	620	439

See footnotes at end of table.

Table 5.—NEW PRIVATE HOUSING UNITS STARTED, INCLUDING FARM, SEASONALLY ADJUSTED ANNUAL RATE, BY GEOGRAPHIC REGIONS: MONTHLY 1959-1965—Continued  
(Thousands of units)

Period	Seasonally adjusted annual rate, monthly					Seasonally adjusted annual rate, moving average <sup>1</sup>				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
1964 <sup>R</sup>										
January.....	1,776	280	407	607	482	1,676	256	382	609	429
February.....	1,750	229	493	610	418	1,640	247	374	601	419
March.....	1,593	258	354	611	369	1,622	242	372	596	412
April.....	1,532	221	318	596	397	1,632	249	378	605	401
May.....	1,518	250	327	583	358	1,586	244	363	598	381
June.....	1,621	253	366	622	381	1,546	251	334	591	371
July.....	1,500	255	321	563	361	1,522	249	330	579	365
August.....	1,513	266	318	568	361	1,520	257	339	578	347
September.....	1,445	247	328	540	331	1,518	260	341	577	341
October.....	1,522	268	376	589	289	1,516	276	336	577	328
November.....	1,505	270	336	578	321	1,505	265	340	589	312
December.....	1,610	348	338	621	304	1,499	275	333	590	302
1965 <sup>R</sup>										
January.....	1,442	188	344	644	266	1,508	282	337	588	302
February.....	1,482	326	279	574	303	1,512	288	337	589	300
March.....	1,489	289	350	521	329	1,509	284	338	584	303
April*.....	1,546	304	373	594	275	(X)	(X)	(X)	(X)	(X)
May*.....	1,484	247	346	548	343	(X)	(X)	(X)	(X)	(X)

Note: For the states contained in each region, see "Definitions" on page 7.

\*Preliminary.

<sup>R</sup>Revised.

X Not applicable.

<sup>1</sup>Represents a 6-month moving average centered on the 4th month.

NEW PRIVATE HOUSING STARTS, UNITED STATES AND REGIONAL TOTALS, SEASONALLY ADJUSTED AND 6-MONTH MOVING AVERAGES, 1959-1965  
(Thousands of housing units)

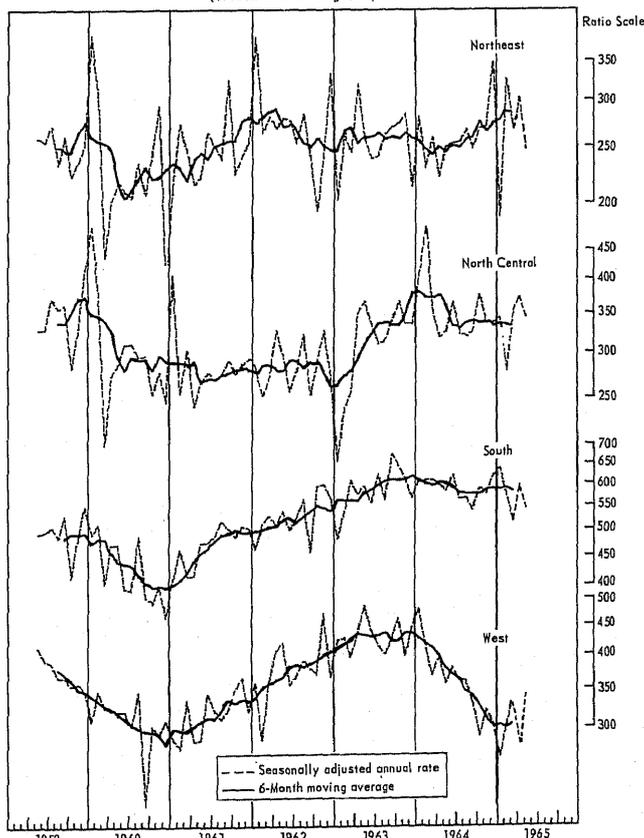


Table 6.—NUMBER OF NEW PRIVATE HOUSING UNITS AUTHORIZED BY LOCAL BUILDING PERMITS IN 10,000 AND 12,000 PERMIT-ISSUING PLACES—UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATE: ANNUALLY 1959-1964 AND MONTHLY 1959-1965

(Thousands of units)

Period	U.S. total number of housing units	U.S. total	Northeast	North Central	South	West	In structures with		
							1 unit	2-4 units	5 units or more
UNADJUSTED TOTALS									
10,000—PLACE SERIES									
Annual totals:									
1959.....	1,208,328	(X)	222	286	356	344	938	76	194
1960.....	998,048	(X)	199	228	284	287	746	65	187
1961.....	1,064,189	(X)	230	226	299	309	723	67	274
1962.....	1,186,601	(X)	243	238	343	363	716	87	384
1963.....	1,285,028	(X)	231	254	387	413	705	117	463
SEASONALLY ADJUSTED ANNUAL RATES									
1959									
January.....	75,716	1,220	228	281	362	349	935	76	209
February.....	78,999	1,272	264	272	405	331	986	75	211
March.....	118,963	1,329	265	306	386	372	1,030	86	213
April.....	127,852	1,267	224	316	376	351	986	79	202
May.....	120,791	1,248	223	290	354	381	969	81	198
June.....	120,891	1,228	228	305	348	347	955	82	191
July.....	112,262	1,197	213	294	360	330	937	74	186
August.....	106,432	1,209	198	289	354	368	956	73	180
September.....	102,492	1,164	218	280	345	321	906	71	187
October.....	94,592	1,120	217	250	329	324	877	74	169
November.....	75,835	1,071	185	248	332	306	839	69	163
December.....	73,503	1,150	210	257	350	333	900	69	181
1960									
January.....	62,358	1,093	236	259	324	274	855	68	170
February.....	68,101	1,071	214	252	304	301	855	68	148
March.....	89,003	938	158	184	283	313	721	62	155
April.....	101,172	1,025	197	242	292	294	796	58	171
May.....	103,473	1,041	219	238	302	282	770	64	207
June.....	94,847	961	177	213	285	286	749	69	143
July.....	86,307	998	217	218	267	296	737	75	186
August.....	93,681	958	193	225	261	279	708	65	185
September.....	84,944	964	199	212	260	293	697	61	206
October.....	81,630	981	205	235	263	278	707	59	215
November.....	73,890	991	215	230	272	274	711	70	210
December.....	58,642	949	182	238	270	259	670	65	214
1961									
January.....	59,683	977	162	243	273	299	714	60	203
February.....	58,797	962	172	244	261	285	675	61	226
March.....	92,664	996	198	227	293	278	700	61	235
April.....	94,048	997	209	209	294	285	698	70	229
May.....	105,358	1,017	214	218	289	296	717	66	234
June.....	104,551	1,077	211	228	309	329	718	71	288
July.....	92,855	1,079	230	225	307	317	742	62	275
August.....	108,591	1,112	273	223	310	306	727	71	314
September.....	90,299	1,093	235	227	312	319	742	73	278
October.....	98,046	1,137	246	231	324	336	765	78	294
November.....	87,329	1,111	252	226	299	334	737	69	305
December.....	71,659	1,180	307	225	314	334	759	73	348
1962									
January.....	73,189	1,133	265	211	325	332	736	83	314
February.....	74,625	1,190	270	247	344	329	744	78	368
March.....	101,421	1,135	244	218	339	334	705	86	344
April.....	120,773	1,221	289	229	329	374	748	83	390
May.....	117,512	1,133	223	230	337	343	718	100	315
June.....	106,992	1,158	236	241	330	351	702	79	377
July.....	105,849	1,186	228	244	343	371	710	96	380
August.....	110,962	1,169	219	229	348	373	709	85	375
September.....	95,204	1,190	221	246	348	375	706	88	396
October.....	107,611	1,170	240	230	341	359	678	86	406
November.....	94,469	1,233	248	234	361	390	702	96	435
December.....	77,994	1,222	247	242	332	401	698	107	417

See footnotes at end of table.

Table 6.—NUMBER OF NEW PRIVATE HOUSING UNITS AUTHORIZED BY LOCAL BUILDING PERMITS IN 10,000 AND 12,000 PERMIT-ISSUING PLACES—  
UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATE: ANNUALLY 1959-1964 AND MONTHLY 1959-1965—Continued

(Thousands of units)

Period	U.S. total number of housing units	U.S. total	Northeast	North Central	South	West	In structures with		
							1 unit	2-4 units	5 units or more
SEASONALLY ADJUSTED ANNUAL RATES—Continued									
1963									
January.....	81,415	1,217	242	201	356	418	669	101	447
February.....	76,185	1,187	222	184	373	408	674	97	416
March.....	104,538	1,229	229	241	351	408	705	118	406
April.....	125,773	1,233	218	267	371	377	730	100	403
May.....	133,759	1,309	243	253	385	428	709	116	484
June.....	113,919	1,300	208	269	391	432	724	136	440
July.....	116,681	1,266	215	245	389	417	692	128	446
August.....	110,031	1,234	204	263	366	401	690	104	440
September.....	110,819	1,322	257	249	395	421	718	128	476
October.....	123,163	1,351	244	265	404	438	707	125	519
November.....	95,046	1,309	229	287	406	387	693	124	492
December.....	93,699	1,359	247	259	443	410	677	109	573
UNADJUSTED TOTALS									
12,000—PLACE SERIES									
Annual totals:									
1963.....	1,334,684	(X)	239	269	403	423	750	119	466
1964.....	1,285,818	(X)	243	287	401	354	720	101	465
SEASONALLY ADJUSTED ANNUAL RATES									
First 5 months:									
1964.....	548,190	1,337	245	295	410	387	742	109	485
1965*.....	499,309	1,236	238	306	404	288	711	85	440
1963									
January.....	84,401	1,267	247	217	375	428	714	105	448
February.....	78,679	1,226	227	194	387	418	710	100	416
March.....	108,766	1,279	235	254	368	422	746	120	413
April.....	131,472	1,287	226	285	388	388	779	104	404
May.....	138,727	1,360	252	269	400	439	752	122	486
June.....	118,676	1,352	216	284	407	445	771	139	442
July.....	121,850	1,320	224	261	406	429	739	129	452
August.....	115,001	1,286	214	277	383	412	738	107	441
September.....	114,672	1,371	266	264	413	428	764	128	479
October.....	127,771	1,401	254	279	420	448	751	128	522
November.....	98,580	1,359	235	302	424	398	738	128	493
December.....	96,089	1,402	253	271	460	418	715	112	575
1964 <sup>r</sup>									
January.....	86,292	1,324	211	299	408	406	721	116	487
February.....	90,825	1,412	276	323	405	408	808	127	477
March.....	119,173	1,379	275	317	417	370	774	100	505
April.....	128,837	1,288	234	258	414	382	691	103	494
May.....	123,063	1,280	229	276	405	370	716	100	464
June.....	124,778	1,305	267	271	409	358	726	103	476
July.....	119,615	1,264	231	275	390	368	683	103	478
August.....	108,379	1,285	258	294	414	319	694	95	496
September.....	107,668	1,243	237	301	378	327	705	92	446
October.....	106,748	1,236	220	299	400	317	709	93	434
November.....	90,630	1,256	250	291	406	309	741	97	418
December.....	79,810	1,195	247	276	376	296	720	80	395
1965									
January.....	74,081	1,280	238	347	416	279	734	93	453
February.....	75,255	1,224	238	276	424	286	713	78	433
March.....	115,542	1,269	262	281	400	326	711	79	479
April.....	120,927	1,187	226	306	385	270	677	86	424
May*.....	113,504	1,220	225	321	394	280	722	88	410

Note: For states contained in each region, see "Definitions" on page 17.

\*Preliminary.

<sup>r</sup>Revised.

(X) Not applicable.

Table 7.—SEASONAL INDEXES USED TO ADJUST PRIVATE HOUSING STARTS, INCLUDING FARM:

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Seasonal indexes by region and area							
		Starts in permit areas				Starts in nonpermit areas			
		Total	Northeast	North Central	South	West	Northeast	North Central	South
1964: January..	65.8	39.4	43.8	82.1	93.9	13.4	15.6	79.8	100.0
February..	67.6	41.7	49.7	84.3	92.4	12.3	42.5	81.0	100.0
March....	95.2	81.6	86.0	113.1	104.7	57.3	55.4	109.9	100.0
April....	112.5	131.3	123.3	106.2	111.3	127.0	135.7	116.0	100.0
May.....	119.0	142.3	139.7	115.3	106.4	187.6	136.7	110.7	100.0
June.....	114.2	129.1	133.9	111.3	104.5	164.3	153.0	106.9	100.0
July.....	111.2	111.3	120.9	112.6	113.7	186.7	133.0	105.2	100.0
August...	109.3	116.8	120.1	106.0	104.8	157.3	154.9	114.2	100.0
September	99.7	109.1	108.9	97.9	96.0	84.0	122.2	106.1	100.0
October..	109.8	125.6	116.4	111.7	104.0	100.7	142.0	106.4	100.0
November.	86.1	96.2	94.7	86.1	83.9	78.5	78.2	88.6	100.0
December.	69.4	75.2	62.7	73.5	84.2	29.2	30.8	75.1	100.0
1965: January..	67.8	39.3	43.8	81.8	93.8	13.3	15.6	79.8	100.0
February..	69.2	41.4	49.7	84.3	92.3	12.2	42.5	81.0	100.0
March....	97.4	81.4	86.0	113.0	104.6	65.2	55.4	109.9	100.0
April*....	117.7	131.0	123.3	106.2	112.0	126.5	135.7	116.0	100.0
May*.....	124.4	145.2	139.6	115.3	106.3	186.8	136.7	110.7	100.0
June.....	(X)	128.8	133.8	111.3	104.4	163.7	153.0	106.9	100.0
July.....	(X)	111.0	120.9	112.5	114.3	180.6	133.0	105.2	100.0
August...	(X)	116.6	120.0	106.0	104.7	156.7	154.9	114.2	100.0
September	(X)	108.9	108.9	97.8	95.6	80.3	122.2	106.1	100.0
October..	(X)	125.4	116.3	112.6	103.9	100.7	142.0	106.4	100.0
November.	(X)	96.2	95.3	86.1	83.9	78.5	78.2	88.6	100.0
December.	(X)	75.3	62.7	73.5	84.2	29.2	30.8	75.1	100.0

Note: These seasonal adjustment indexes are calculated on the basis of averages per working day of the number of housing units authorized.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 8.—SEASONAL INDEXES USED TO ADJUST HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, BY TYPE OF STRUCTURE: MONTHLY

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Northeast			North Central			South			West		
		1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more
		1964: January..	76.2	46.6	60.7	59.5	46.6	60.5	72.0	83.6	106.5	92.1	86.3
February..	82.8	46.7	74.3	77.4	61.0	68.5	74.7	96.2	104.7	87.0	98.6	97.6	109.6
March....	101.0	98.6	129.0	86.4	93.1	103.2	95.0	109.1	109.2	99.9	104.6	120.8	100.9
April....	116.9	129.9	134.0	118.8	143.4	125.6	109.6	116.3	106.0	98.9	111.7	108.1	109.9
May.....	117.5	136.6	119.8	110.0	128.3	116.3	127.7	113.8	107.6	98.8	113.5	107.8	120.8
June.....	111.7	129.7	107.3	104.5	128.7	112.3	124.6	107.4	110.7	96.1	107.3	102.5	105.4
July.....	105.6	120.6	86.1	93.4	116.6	108.8	99.9	107.0	95.9	108.1	106.1	94.0	95.0
August...	103.2	110.8	94.7	95.3	112.4	100.3	99.8	103.3	99.0	100.2	106.2	89.6	98.6
September	106.0	110.5	102.0	107.5	115.4	101.2	110.7	104.5	100.5	114.9	100.9	99.5	87.4
October..	100.8	106.6	116.0	106.4	104.8	125.4	108.3	95.5	93.3	100.4	96.7	96.3	91.3
November.	97.6	97.1	99.0	111.8	94.8	104.0	111.6	91.2	96.8	110.5	89.0	92.2	92.5
December.	78.3	66.3	77.0	131.1	54.5	75.3	68.0	72.2	69.8	93.0	79.4	93.8	91.8
1965: January..	73.4	46.6	60.6	59.0	46.8	60.5	71.8	83.7	106.4	92.1	85.8	98.7	95.6
February..	82.1	46.6	74.3	77.0	61.1	67.9	74.1	95.7	104.8	87.8	98.6	97.1	113.2
March....	100.5	98.2	129.4	86.9	92.8	102.2	94.1	109.0	109.6	100.2	104.4	120.6	99.7
April....	117.7	129.8	133.9	117.8	144.4	125.3	109.4	116.7	105.9	96.8	111.8	107.7	109.4
May*.....	118.1	137.9	119.7	110.0	128.5	116.1	126.2	113.8	107.5	99.0	113.6	107.9	120.7
June.....	(X)	129.5	107.3	104.5	128.8	112.1	124.4	107.4	110.6	96.4	107.4	102.6	105.3
July.....	(X)	120.5	86.1	91.1	114.9	108.5	99.7	107.0	95.8	108.5	106.2	94.1	94.8
August...	(X)	110.7	94.7	95.1	112.5	100.1	99.6	103.3	98.9	100.5	106.3	89.2	98.5
September	(X)	110.4	102.0	107.3	115.5	99.7	110.4	104.8	100.4	115.2	100.9	100.1	86.9
October..	(X)	106.4	116.0	106.2	104.9	129.9	112.5	95.2	93.3	100.6	96.7	95.5	90.8
November.	(X)	97.0	98.9	111.5	95.5	103.8	111.2	91.2	96.7	110.5	89.1	92.2	92.3
December.	(X)	66.3	76.9	136.1	53.8	75.2	67.8	72.2	69.4	91.4	79.5	94.3	91.6

Note: These seasonal adjustment indexes are calculated on the basis of averages per working day of the number of housing units authorized.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 9.—AVERAGE PERCENTAGE CHANGES AND RELATED MEASURES FOR MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATIONS

Item	$\bar{O}$	$\bar{S}$	$\bar{I}$	$\bar{C}$	MCD
BUILDING PERMITS					
U.S. total (composite of 12 separately adjusted series).....	9.02	8.56	3.56	0.97	4
Northeast.....	18.30	15.32	9.49	1.25	6+
North Central.....	19.28	18.68	6.93	1.65	5
South.....	7.55	6.49	4.43	1.11	4
West.....	7.57	5.22	5.31	1.42	4
1 unit.....	10.82	10.23	3.23	1.00	4
2-4 units.....	10.35	6.98	7.65	1.79	4
5 units or more.....	10.22	8.00	7.33	2.30	4
PRIVATE HOUSING STARTS					
U.S. total-private.....	12.84	11.56	7.36	0.92	6+
Northeast.....	30.63	24.63	17.46	1.21	6+
North Central.....	25.64	23.34	12.94	1.13	6+
South.....	10.35	8.29	7.90	1.00	6+
West.....	10.08	6.46	9.11	1.57	6

NOTE: Summary measures of the seasonal, cyclical, and irregular components of housing starts provide a rough guide for use in interpreting current percentage changes in the seasonally adjusted data. Some discussion of these measures appears in each issue of *Business Cycle Developments*, published monthly by the Bureau of the Census, along with similar data for a number of other series. More detailed explanations of the basic method and definitions of the measures used, appear in *Electronic Computers and Business Indicators*, Occasional Paper 57, National Bureau of Economic Research, N.Y., 1957. More detailed measures and descriptions of average percentage changes and related measures for monthly housing starts and building permit authorizations appear in the July 1963 report (C20-50). A similar presentation will appear in these reports from time to time.

The following are brief descriptions of the measures used in this report.

$\bar{O}$  is the average month-to-month percentage change, without regard to sign, in the original series before seasonal adjustment.

$\bar{S}$  is the average month-to-month percentage change, without regard to sign, in the seasonal component. It is a measure of the average monthly seasonal change in the unadjusted series.

$\bar{I}$  is the average month-to-month percentage change, without regard to sign, for the irregular component. The irregular component is obtained by dividing the cyclical component into the seasonally adjusted series.

$\bar{C}$  is the average month-to-month percentage change, without regard to sign, for the cyclical component, which is a smooth, flexible moving average.

MCD (months for cyclical dominance) gives an estimate of the appropriate time span over which to observe cyclical movements in a monthly series. In deriving MCD the average (without regard to sign) percentage changes in the irregular and in the cyclical component are computed for 1-month spans (Jan.-Feb., Feb.-Mar., etc.), 2-month spans (Jan.-Mar., Feb.-Apr., etc.) up to 5-month spans. MCD is the shortest span for which the average change (without regard to sign) in the cyclical component is larger than the average change (without regard to sign) in the irregular component; thus it indicates the point at which fluctuations begin to be more attributable to cyclical than to irregular movements. Since changes are not computed for spans greater than 5 months, all series with an MCD greater than "5" are shown as "6." MCD is small for smooth series and large for erratic series.

Table 10.—RELATIVE CONTRIBUTIONS OF COMPONENTS TO VARIATION IN MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATION SERIES (PERCENT)<sup>1</sup>

Series	Total, all components	Irregular component	Cyclical component	Seasonal component	Working day component
BUILDING PERMITS					
U.S. total (composed of 12 separately adjusted series).....	100.0	11.2	0.9	63.7	24.2
Northeast.....	100.0	25.5	0.5	66.1	7.9
North Central.....	100.0	11.1	0.7	81.6	6.6
South.....	100.0	21.3	1.3	46.5	30.9
West.....	100.0	33.0	2.3	31.7	33.0
1 family.....	100.0	7.0	0.8	72.6	19.6
2-4 family.....	100.0	42.4	2.4	35.1	20.1
5+ family.....	100.0	35.4	3.5	42.5	18.6
PRIVATE HOUSING STARTS					
U.S. total-private.....	100.0	28.8	0.4	70.8	( <sup>2</sup> )
Northeast.....	100.0	33.5	0.2	66.3	( <sup>2</sup> )
North Central.....	100.0	23.4	0.2	76.4	( <sup>2</sup> )
South.....	100.0	47.1	0.8	52.1	( <sup>2</sup> )
West.....	100.0	64.9	2.0	33.1	( <sup>2</sup> )

NOTE: The percent contribution measures indicate what proportion of the month-to-month variability in the unadjusted data (before seasonal or working-day adjustments) is attributable to the irregular, cyclical, seasonal and working-day components of the series. They are based on derivations by Joseph Bongard of the Organization for Economic Cooperation and Development. Further details are given in Bongard's article, "Notes on the Characteristics of Seasonal Variation in Europe" in *Seasonal Adjustment on Electronic Computers*, OECD, Paris, 1961, pp. 179-204.

<sup>1</sup>Computed for the period May 1959 - March 1965 for Private Housing Starts and January 1959 - April 1965 for Building Permits.

<sup>2</sup>No working-day adjustment made.

Table 11.—NEW PUBLIC HOUSING UNITS FOR WHICH CONSTRUCTION CONTRACTS WERE AWARDED BY TYPE OF PROGRAM, GEOGRAPHIC REGION AND TYPE OF STRUCTURE, ANNUALLY 1959-1964

Type of program	Number of units								
	Total	Region				Type of structure			
		Northeast	North Central	South	West	1-family	2-family	3-4 family	5 or more family
U.S. totals:									
1959.....	36,690	11,314	7,323	9,902	8,151	16,577	2,864	948	16,301
1960.....	43,897	15,110	11,708	11,894	5,185	13,982	6,534	1,590	21,791
1961.....	52,001	18,583	11,585	14,643	7,190	14,526	6,184	2,117	29,174
1962.....	29,643	10,031	5,426	9,919	4,267	4,711	6,878	1,432	16,622
1963.....	31,777	10,487	6,649	9,597	5,044	900	8,007	718	22,152
1964.....	33,408	8,335	7,137	12,405	5,531	1,492	8,486	4,385	19,045
Capehart Housing:									
1959.....	14,590	2,060	4,460	3,340	4,730	14,590	-	-	-
1960.....	13,182	2,503	2,288	5,222	3,169	13,182	-	-	-
1961.....	13,153	1,434	3,955	3,918	3,846	13,153	-	-	-
1962.....	2,532	650	-	1,182	700	2,532	-	-	-
1963.....	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
1964.....	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Public Housing Adm.: <sup>1</sup>									
1959.....	11,857	2,106	2,542	4,913	2,296	1,473	2,832	624	6,928
1960.....	22,330	6,588	8,625	5,827	1,290	219	6,394	1,346	14,371
1961.....	23,668	6,375	6,706	8,923	1,664	573	5,965	1,909	15,221
1962.....	16,200	2,272	4,936	7,627	1,365	1,115	6,173	1,276	7,636
1963.....	19,642	3,883	5,648	8,269	1,842	244	6,256	143	12,999
1964.....	21,679	4,458	5,874	9,753	1,594	787	7,326	3,004	10,562
New York City Housing Authority:									
1959.....	5,969	5,969	-	-	-	-	-	-	5,969
1960.....	4,974	4,974	-	-	-	-	-	-	4,974
1961.....	9,785	9,785	-	-	-	-	-	-	9,785
1962.....	6,183	6,183	-	-	-	-	-	-	6,183
1963.....	5,391	5,391	-	-	-	-	-	-	5,391
1964.....	2,368	2,368	-	-	-	-	-	-	2,368
College Housing: <sup>2</sup>									
1959.....	2,854	221	318	1,450	865	101	30	264	2,459
1960.....	1,860	120	678	704	358	12	52	192	1,604
1961.....	3,098	-	558	1,619	921	-	16	166	2,916
1962.....	2,089	231	270	362	1,226	-	78	46	1,965
1963.....	1,919	255	758	500	406	-	-	-	1,919
1964.....	948	-	162	455	331	-	-	-	948
Other Federal:									
1959.....	409	-	3	185	221	391	2	-	16
1960.....	619	162	91	96	270	499	70	36	14
1961.....	894	1	55	166	672	757	36	42	59
1962.....	1,821	232	58	616	915	1,060	625	52	84
1963.....	3,181	132	143	700	2,206	576	1,697	347	561
1964.....	4,580	100	128	1,173	3,179	647	1,160	1,362	1,411
Other State and Local:									
1959.....	1,011	958	-	14	39	22	-	60	929
1960.....	932	763	26	45	98	70	18	16	828
1961.....	1,403	988	311	17	87	43	167	-	1,193
1962.....	818	463	162	132	61	4	2	58	754
1963.....	1,644	826	100	128	590	80	54	228	1,282
1964.....	3,833	1,409	973	1,024	427	58	-	19	3,756

NOTE: The public housing units for which construction contracts are awarded are incorporated in Tables 1-5 as started in the month of contract award. (X) Not applicable. <sup>1</sup>Public Housing Administration (excluding Federally-aided projects in New York City) - public housing owned and operated by local public housing authorities under the program of Housing and Home Finance Agency, Public Housing Administration. <sup>2</sup>College Housing (family units only) - projects owned and operated by public institutions and financed by loans from Housing and Home Finance Agency, Community Facilities Administration.

## DEFINITIONS AND DESCRIPTIONS

### Definitions

A housing start consists of the start of construction on a new housing unit, when located within a new building which is intended primarily as a housekeeping residential building designed for nontransient occupancy. Start of construction for private housing units is defined as the beginning of excavation for the foundation of a building; for public housing units it is defined as when the construction contract is awarded. All housing units in a multi-family building are counted as being started when excavation for the building is started. A housing unit is a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. A housekeeping residential building is one consisting primarily of housing units. Housing starts exclude group quarters (such as dormitories and rooming houses) and transient accommodations (such as transient hotels, motels, and tourist courts) and mobile homes (trailers).

The standard Census geographic regions are used in the tables of this report. States contained in each region are as follows: Northeast—Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, and Pennsylvania; North Central—Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas; South—Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas; West—Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Washington, Oregon, California, Alaska, and Hawaii.

The distribution of housing starts between metropolitan and nonmetropolitan areas is based on the definitions published by the Bureau of the Budget in Standard Metropolitan Statistical Areas. Data for the period beginning with January 1964, on metropolitan-nonmetropolitan distributions, are based on 1964 definitions; data for 1961-1963 are based on 1961 definitions; and data for 1959-1960 are based on 1959 definitions.

### Descriptions and Procedures

#### HOUSING STARTS COMPILATION

Compilation of the housing starts series depends on 4 steps. First, an estimate is prepared of the number of housing units for which building permits

have been issued in all 12,000 permit-issuing places each month. Second, a sample field survey is made of the use of permits. In this survey, a sample of building permits is selected each month and then an inquiry is made of the owner or the builder to find out whether and when the units covered by the permit have been started. In case the units authorized by permits in a particular month are not started by the end of that month, follow-up calls are made in successive months to find out when the units were actually started. From this sample of permits, ratios are calculated of the number of units started to the number of units covered by permits, with separate ratios for units started each month from permits of that month and of each preceding month. These ratios are then applied to the total number of units authorized by permits in the same months to provide estimates of the total number of units started each month with permit authorization. Third, having produced an estimate of the number of units started in each month with permit authorization, an adjustment is next made to take care of units started within permit-issuing areas but without permit authorization.

The final step in the estimates of housing starts is to add an estimate of units started in areas where building permit systems do not exist. This estimate is based upon current monthly surveys in 95 broad areas (counties or groups of counties). In these areas, visits are made to a select group of informed people and a list is obtained from them of all residential buildings they know to have been started within the nonpermit portions of these areas during the preceding month. Information provided by these sources is next checked by field visit. As a final step, a sample of 315 small land areas is selected, and these small areas are canvassed intensively by the enumerators to find by observation, all units started since the enumerators' last visit a month earlier. On the basis of these findings, estimates are made of the number of units not reported by the informed sources, and these are added to the information from the sources to provide an estimate of total construction in the nonpermit areas.

Information on public housing is obtained, for the most part, from the agencies involved, e.g., Public Housing Administration, Department of Defense, New York City Housing Authority, and others.

#### BUILDING PERMITS

Housing units authorized by local building permits relate to the issuance of permits rather than to the actual start of construction. They do, however, provide some indication of activity in residential building in advance of the start of actual

## DEFINITIONS AND DESCRIPTIONS

construction. Although construction is started on most residential buildings in the same month in which the permit is issued, several months or more may pass from the time a permit is issued to the start of construction. In a small number of cases, permits issued are not used at all and are permitted to lapse. The 12,000 areas with local building-permit systems for which figures are currently given in this report account for a major portion of residential building in the United States. For the country as a whole, about 84 percent of the private housing units were constructed in areas of this permit-issuing universe in 1964.

The series shown in table 6, beginning with 1963, pertains to all of the approximately 12,000 places in the United States which were identified in 1962 as having local building-permit systems. For earlier years, back to 1959, the series relates to the 10,000 places identified as permit-issuing in 1959. In 1963, the number of housing units authorized in the 12,000 places was 3.6 percent greater than the number in the 10,000 places.

Basically, the procedure followed in arriving at the monthly building-permit authorization totals involves the cumulating of monthly data from all permit-issuing places that authorized 50 or more housing units (20 or more in some states) in a recent year along with estimates for the less active places based on a stratified probability sample of these places.

A more detailed discussion of the uses and limitations of building-permit data is provided in the Census Bureau's monthly reports on Building Permits (C40 and C42).

### SAMPLING VARIABILITY

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out of 100 that the differ-  
bility between an estimate  
ld be obtained from a  
less than the standard  
that the difference is less  
or; and 99 out of 100 that  
the standard error. The  
for the monthly estimate  
computed for this report  
at. For housing units au-  
ly 1 percent for the final  
the preliminary figure,  $\frac{0}{x}$ ,  
error of the total number

### Building Permits

Seasonal adjustments for Building Permits are based on data for the January 1959 - April 1965. Seasonal factors were developed separately for permits issued by geographic region and type of structure.

Building Permits seasonal adjustments take account of the effect of working days which are defined as Monday through Friday, excluding eight major holidays (New Years, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving, and Christmas). Each reported monthly permits total is divided by the number of working days in the month to arrive at a daily average for that month. The seasonal adjustment factors are then applied to the daily average and the result multiplied by the number of working days in the year.

of housing starts or housing units authorized; that is to say, the sampling error expressed as a percentage of the total number of housing starts or authorizations.

### SEASONAL ADJUSTMENT

The seasonal factors for Private Housing Starts and Building Permits were developed using the X-11 version of the Census Method II program. The background and rationale of Method II is described in Electronic Computers and Business Indicators by Julius Shiskin, National Bureau of Economic Research Occasional Paper 57, 1957. A description of the X-11 version will appear in a forthcoming issue of Business Cycle Developments, published by the Bureau of the Census. Further information on X-11 may be obtained after the publication of this article from the Chief Economic Statistician, Bureau of the Census, Washington, D.C. 20233.

### Housing Starts

Seasonal adjustments for Private Housing Starts are based on data for the period May 1959 - March 1965. Seasonal factors were developed separately for starts in permit areas and in nonpermit areas for each geographic region with the exception of starts in nonpermit areas in the West, where irregularities in the data due to the small magnitudes of the figures made estimation of seasonals impracticable.

Because of the irregularity of all the starts series, it has not been possible to estimate working-day factors internally from the data. Hence, housing starts data are not adjusted for working-day influences at the present time.

Since the estimates of housing units authorized by 1 are to a considerable extent they are subject to sampling error; about 95 out of 100 are expected to differ from the true value by a complete count in which techniques were employed primarily a measure of sampling error. The chances are about 68 percent that the difference between an estimate and the figure that would be obtained from a complete enumeration is less than 2-1/2 times the relative standard error  $(\frac{0}{x})$ ; about 95 out of 100 that it is less than 2-1/2 times the relative standard error  $(\frac{0}{x})$ ; and 99 out of 100 that the difference is less than twice the standard error. For the monthly estimate computed for this report, the standard error is about 1 percent for the final preliminary figure,  $\frac{0}{x}$ , and 2 percent for the relative standard error.

REFERENCE COPY

BUREAU OF THE CENSUS

CONSTRUCTION REPORTS  
 HOUSING STARTS

AUG 20 9 52 AM '65

Issued August 1965

C20-65-6

HOUSING STARTS IN JUNE 1965

THIS ISSUE INCLUDES CORRECTION TABLES TO THE C20-65-5 HOUSING STARTS REPORT (SEE PAGE 12) AND A SPECIAL SUPPLEMENT ON STARTS OF APARTMENT BUILDINGS WITH 5 OR MORE HOUSING UNITS, FIRST QUARTER 1964-FIRST QUARTER 1965 (SEE PAGE 14).

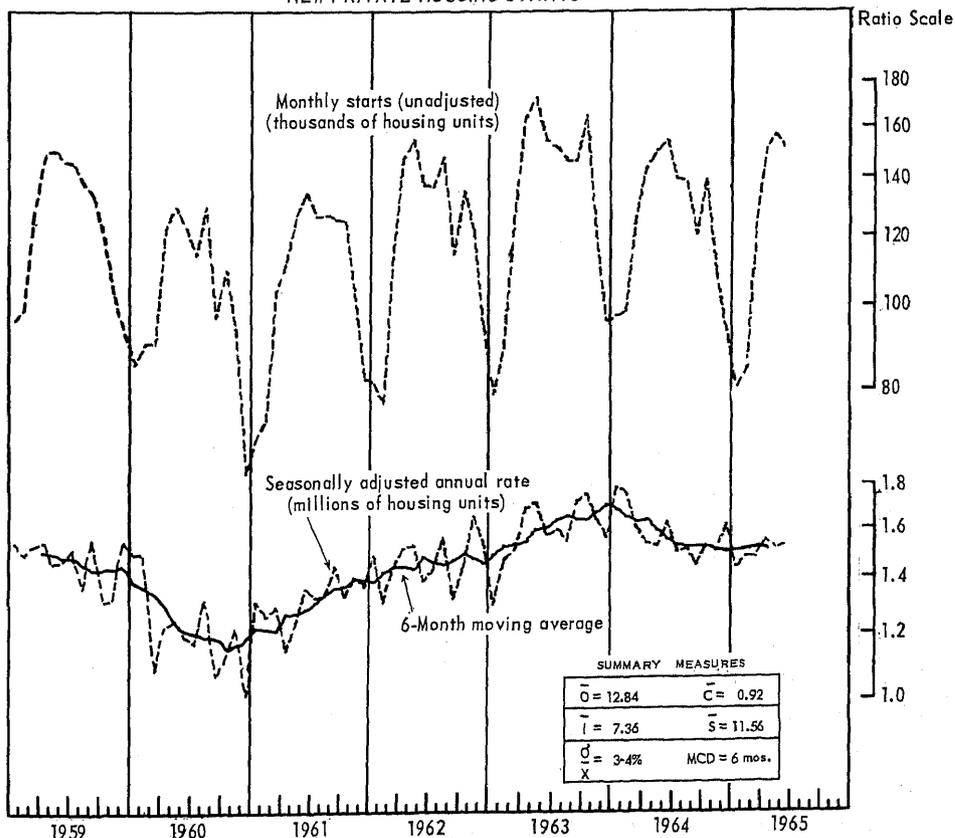
During June 1965, the number of privately owned housing units started (nonfarm and farm) was at a seasonally adjusted annual rate of 1.531 million units, virtually unchanged from the revised May 1965 rate of 1.516 million units but 6 percent below the revised June 1964 rate of 1.621 million units. Private nonfarm housing starts showed changes very much like those of all private starts.

The actual number of private housing units started during June 1965 was 151,900 compared with 157,500 in May 1965, and 159,400 units in June 1964. In addition, some 5,000 publicly owned housing units were started in June 1965, bringing the grand total for the month up to 156,900 units.

Seasonally adjusted annual rates of private housing starts, by regions, are shown in table 5 and in the accompanying chart. A 6-month moving average is superimposed on the monthly data to provide a clearer indication of regional and national trends.

A total of 120,812 new privately owned housing units, equivalent to a seasonally adjusted annual rate of 1,241,000 units, were authorized by the 12,000 permit-issuing jurisdictions in June 1965. This rate was unchanged from the revised May 1965 rate of 1,240,000 units, but 5 percent below the June 1964 rate of 1,305,000 units.

NEW PRIVATE HOUSING STARTS



THE LATEST FIGURES ENTERED ARE PRELIMINARY. FOR EXPLANATION OF THE SUMMARY MEASURES, SEE SECTION ON SAMPLING VARIABILITY AND TABLE 9

Table 1.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP, TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total				In structures with			Location <sup>1</sup>	
	Total public and private	Public	Private	Seasonally adjusted annual rate, private only	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
<b>Annual totals:</b>									
1959.....	1,553.5	36.7	1,516.8	(X)	1,250.7	58.5	244.3	1,076.9	476.6
1960.....	1,296.0	43.9	1,252.1	(X)	1,008.8	50.5	236.8	889.0	407.0
1961.....	1,365.0	52.0	1,313.0	(X)	989.3	50.0	326.1	947.9	417.1
1962.....	1,492.4	29.6	1,462.8	(X)	996.3	56.1	440.2	1,053.5	438.9
1963.....	1,640.9	31.8	1,609.2	(X)	1,021.7	61.1	558.2	1,150.6	490.3
1964 <sup>T</sup> .....	1,590.8	33.4	1,557.4	(X)	973.0	62.0	555.8	1,118.5	472.3
<b>First 6 months:</b>									
1964 <sup>T</sup> .....	812.6	17.8	794.9	1,632	491.6	32.6	288.5	578.2	234.5
1965*.....	772.3	23.0	749.2	1,502	483.4	29.2	259.7	536.3	236.0
1964 <sup>T</sup>									
January.....	101.7	1.4	100.3	1,776	55.4	4.1	42.1	75.7	26.0
February.....	102.2	0.9	101.3	1,750	63.9	5.1	33.3	74.6	27.7
March.....	133.5	3.2	130.3	1,593	82.1	5.2	46.2	96.6	37.0
April.....	152.0	3.8	148.2	1,532	89.2	6.5	56.4	100.8	51.2
May.....	158.3	3.0	155.4	1,518	98.8	5.6	53.9	112.1	46.2
June.....	164.9	5.5	159.4	1,621	102.2	6.1	56.6	118.4	46.4
July.....	146.0	2.5	143.5	1,500	91.9	5.4	48.8	103.2	42.8
August.....	145.7	3.4	142.3	1,513	90.2	5.2	50.4	97.5	48.2
September.....	127.4	3.3	124.0	1,445	79.2	4.7	43.5	90.6	36.7
October.....	146.1	2.1	144.0	1,522	92.0	5.4	48.8	101.2	44.9
November.....	114.6	2.6	112.0	1,505	69.5	4.9	40.1	77.8	36.8
December.....	98.3	1.6	96.7	1,610	58.8	3.8	35.7	70.0	28.3
1965									
January.....	85.6	4.1	81.5	1,442	51.8	3.2	30.5	58.9	26.7
February.....	87.9	2.4	85.4	1,482	51.5	3.8	32.6	63.4	24.5
March.....	124.9	4.2	120.7	1,489	76.7	4.5	43.8	90.7	34.2
April.....	154.9	2.7	152.2	1,552	100.2	5.6	49.1	102.5	52.4
May*.....	162.1	4.6	157.5	1,516	102.5	6.2	53.4	110.4	51.7
June*.....	156.9	5.0	151.9	1,531	100.7	5.9	50.3	110.4	46.5

Note: Components may not add to totals due to rounding.

\*Preliminary.

<sup>T</sup>Revised.

(X) Not applicable.

<sup>1</sup>Data for 1964 not directly comparable with data for preceding years. Beginning January 1964, the metropolitan-nonmetropolitan distribution is based on 1964 definitions of standard metropolitan statistical areas (Standard Metropolitan Statistical Areas, 1964, Bureau of the Budget); data for 1961-1963 based on 1961 definitions, data for 1959-60 on 1959 definitions.

Table 2.—NEW PRIVATE AND PUBLIC HOUSING UNITS STARTED, INCLUDING FARM, BY TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Private housing units						Public housing units					
	Total	In structures with			Location <sup>1</sup>		Total	In structures with			Location <sup>1</sup>	
		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
<b>Annual totals:</b>												
1959.....	1,516.8	1,234.1	55.6	227.1	1,054.7	462.1	36.7	16.6	2.9	17.2	22.2	14.5
1960.....	1,252.1	994.8	44.0	213.4	864.4	387.8	43.9	14.0	6.5	23.4	24.6	19.2
1961.....	1,313.0	974.8	43.8	294.8	913.9	399.1	52.0	14.5	6.2	31.3	34.0	18.0
1962.....	1,462.8	991.6	49.2	422.2	1,033.8	429.0	29.6	4.7	6.9	18.0	19.7	9.9
1963.....	1,609.2	1,020.8	53.1	535.3	1,128.1	481.0	31.8	0.9	8.0	22.9	22.5	9.3
1964 <sup>r</sup> .....	1,557.4	971.5	53.5	532.4	1,099.1	458.3	33.4	1.8	8.4	23.3	19.8	13.7
<b>First 6 months:</b>												
1964 <sup>r</sup> .....	794.9	490.6	28.7	275.6	567.3	227.5	17.8	1.1	3.8	12.9	10.8	7.0
1965*.....	749.2	482.6	25.1	241.4	521.1	228.2	23.0	0.6	4.1	18.4	15.3	7.8
1964 <sup>r</sup>												
January.....	100.3	55.2	3.5	41.6	75.2	25.0	1.4	0.3	0.6	0.6	0.4	1.0
February.....	101.3	63.7	4.9	32.7	74.2	27.1	0.9	0.1	0.2	0.5	0.4	0.5
March.....	130.3	82.1	4.6	43.7	94.6	35.7	3.2	0.1	0.6	2.5	2.0	1.2
April.....	148.2	89.0	5.5	53.7	98.6	49.6	3.8	0.2	0.9	2.7	2.2	1.6
May.....	155.4 <sup>r</sup>	98.6	4.8	51.9	110.6	44.8	3.0	0.2	0.8	2.0	1.5	1.5
June.....	159.4	102.0	5.4	52.0	114.1	45.3	5.5	0.2	0.7	4.6	4.3	1.2
July.....	143.5	91.8	4.5	47.2	101.9	41.6	2.5	0.1	0.9	1.6	1.3	1.2
August.....	142.3	90.2	4.2	48.0	95.3	47.0	3.4	-	1.0	2.4	2.2	1.3
September.....	124.0	79.1	3.8	41.2	88.5	35.5	3.3	0.1	0.9	2.4	2.2	1.2
October.....	144.0	91.8	4.8	47.4	100.2	43.8	2.1	0.2	0.6	1.4	1.0	1.1
November.....	112.0	69.4	4.1	38.5	76.4	35.6	2.6	0.1	0.8	1.6	1.3	1.3
December.....	96.7	58.6	3.4	34.7	69.4	27.3	1.6	0.2	0.4	1.0	1.0	0.6
1965												
January.....	81.5	51.7	2.8	26.9	55.3	26.2	4.1	0.1	0.4	3.6	3.6	0.5
February.....	85.4	51.4	3.0	31.1	61.9	23.6	2.4	(Z)	0.8	1.6	1.5	0.9
March.....	120.7	76.6	3.9	40.2	87.5	33.2	4.2	0.1	0.6	3.6	3.2	1.0
April.....	152.2	99.8	4.9	47.5	101.8	50.4	2.7	0.4	0.7	1.6	0.8	2.0
May*.....	157.5	102.4	5.3	49.7	108.1	49.4	4.6	(Z)	0.9	3.7	2.3	2.3
June*.....	151.9	100.7	5.2	46.0	106.5	45.4	5.0	(Z)	0.7	4.3	3.9	1.1

Note: Components may not add to totals due to rounding.

- Entry represents zero.

\*Preliminary.

<sup>r</sup>Revised.

(Z) Less than 50 housing units.

<sup>1</sup>See table 1, footnote 1.

Table 3.—NEW PRIVATE HOUSING UNITS STARTED, EXCLUDING FARM, BY TYPE OF STRUCTURE, METROPOLITAN-NONMETROPOLITAN LOCATION AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total	Seasonally adjusted annual rate		In structures with			Location <sup>2</sup>		Regions <sup>3</sup>			
		Monthly	6-month moving average <sup>1</sup>	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	1,494.6	(X)	(X)	1,211.9	55.7	227.0	1,053.9	440.7	268.2	360.5	496.6	369.2
1960.....	1,230.1	(X)	(X)	972.3	43.8	213.6	862.9	367.2	220.6	287.5	413.2	308.8
1961.....	1,284.8	(X)	(X)	946.4	44.0	294.6	912.0	372.8	246.1	270.2	452.4	316.0
1962.....	1,439.1	(X)	(X)	967.8	48.9	422.4	1,033.0	406.1	263.7	283.3	514.0	378.0
1963.....	1,581.7	(X)	(X)	993.2	53.2	535.3	1,126.5	455.2	260.4	319.9	570.6	430.8
1964 <sup>r</sup> .....	1,530.4	(X)	(X)	944.5	53.5	532.4	1,098.5	431.9	258.5	336.9	570.4	364.5
<b>First 6 months:</b>												
1964 <sup>r</sup> .....	781.5	1,604	(X)	477.2	28.7	275.6	567.2	214.4	115.1	166.3	296.6	203.5
1965*.....	738.1	1,481	(X)	471.7	25.1	241.4	520.5	217.6	130.5	168.1	286.5	153.0
<b>1964<sup>r</sup></b>												
January.....	99.0	1,753	1,642	53.9	3.5	41.6	75.2	23.8	8.6	12.6	40.1	37.7
February.....	98.7	1,706	1,608	61.1	4.9	32.7	74.2	24.6	7.2	19.4	40.0	32.2
March.....	128.6	1,571	1,592	80.3	4.6	43.7	94.6	34.0	17.1	23.8	55.4	32.2
April.....	145.5	1,506	1,604	86.3	5.5	53.7	98.6	46.9	24.2	32.4	52.2	36.7
May.....	153.0	1,496	1,558	96.3	4.8	51.9	110.5	42.5	30.4	37.3	53.6	31.7
June.....	156.7	1,593	1,522	99.3	5.4	52.0	114.1	42.6	27.6	40.8	55.3	33.0
July.....	141.2	1,475	1,497	89.6	4.5	47.2	101.9	39.4	24.7	32.1	50.2	34.1
August.....	139.7	1,489	1,495	87.5	4.2	48.0	95.3	44.4	26.3	32.1	49.8	31.5
September.....	121.9	1,422	1,492	77.0	3.8	41.2	88.4	33.5	22.0	29.8	43.5	26.5
October.....	141.4	1,495	1,489	89.3	4.8	47.4	99.9	41.5	27.6	36.0	52.9	29.0
November.....	109.9	1,480	1,480	67.3	4.1	38.5	76.4	33.4	21.6	25.8	40.0	22.5
December.....	94.8	1,576	1,476	56.7	3.4	34.7	69.4	25.4	21.2	14.8	37.5	21.3
<b>1965</b>												
January.....	80.1	1,417	1,483	50.4	2.8	26.9	55.2	24.9	5.6	11.9	41.8	20.8
February.....	84.7	1,468	1,490	50.7	3.0	31.1	61.9	22.8	10.8	11.2	39.3	23.4
March.....	118.8	1,465	1,493	74.8	3.9	40.2	87.5	31.4	19.2	24.0	47.0	28.6
April.....	150.1	1,532	1,481	97.7	4.9	47.5	101.7	48.4	33.1	38.0	53.1	25.9
May*.....	155.1	1,501	(X)	100.1	5.3	49.7	107.9	47.2	32.6	40.1	52.5	30.0
June*.....	149.3	1,504	(X)	98.0	5.2	46.0	106.3	42.9	29.2	42.9	52.8	24.3

Note: Components may not add to totals due to rounding.

\*Preliminary.

<sup>r</sup>Revised.

(X) Not applicable.

<sup>1</sup>Centered on the 4th month.

<sup>2</sup>See table 1, footnote 1.

<sup>3</sup>For states contained in each region, see "Definitions" on page 7.

Table 4.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total private and public				Private				Public			
	North-east	North Central	South	West	North-east	North Central	South	West	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	279.9	374.8	521.3	377.2	268.6	367.5	511.3	369.0	11.3	7.3	9.9	8.2
1960.....	236.5	303.7	441.3	314.5	221.4	292.0	429.4	309.3	15.1	11.7	11.9	5.2
1961.....	265.1	289.0	487.4	323.3	246.5	277.4	472.8	316.1	18.6	11.6	14.6	7.2
1962.....	273.7	295.0	541.2	382.5	263.7	289.8	531.3	378.1	10.0	5.2	9.9	4.4
1963.....	271.3	333.8	600.0	435.8	260.6	327.2	590.3	430.7	10.7	6.6	9.7	5.1
1964 <sup>†</sup> .....	266.9	351.3	602.2	370.3	258.3	344.1	589.9	364.8	8.6	7.2	12.3	5.5
<b>First 6 months:</b>												
1964 <sup>†</sup> .....	119.0	173.5	312.9	207.3	114.9	169.0	307.0	203.8	4.1	4.5	5.9	3.5
1965*.....	138.5	174.0	303.2	156.7	130.6	170.7	294.6	153.0	7.9	3.3	8.4	3.7
1964 <sup>†</sup>												
January.....	9.0	12.9	41.8	38.0	8.6	12.8	41.2	37.7	0.4	0.1	0.6	0.3
February.....	7.6	19.8	42.4	32.4	7.2	19.6	42.2	32.2	0.4	0.2	0.2	0.2
March.....	17.5	25.3	58.1	32.7	17.1	23.9	57.1	32.3	0.4	1.4	1.0	0.4
April.....	24.5	33.8	56.2	37.5	24.1	33.2	54.1	36.7	0.4	0.6	2.1	0.8
May.....	31.1	38.6	56.6	32.0	30.3	37.9	55.4	31.7	0.8	0.7	1.2	0.3
June.....	29.3	43.1	57.8	34.7	27.6	41.6	57.0	33.2	1.7	1.5	0.8	1.5
July.....	25.3	33.0	52.9	34.8	24.7	32.8	51.8	34.1	0.6	0.2	1.1	0.7
August.....	27.5	33.7	52.9	31.5	26.3	33.0	51.4	31.5	1.2	0.7	1.5	(Z)
September.....	23.0	30.9	46.8	26.7	22.0	30.4	45.2	26.5	1.0	0.5	1.6	0.2
October.....	28.2	37.7	54.8	25.4	27.6	37.3	54.1	25.0	0.6	0.4	0.7	0.4
November.....	22.5	26.7	42.7	22.7	21.6	26.1	41.8	22.5	0.9	0.6	0.9	0.2
December.....	21.4	15.8	39.2	21.9	21.2	15.5	38.6	21.4	0.2	0.3	0.6	0.5
1965												
January.....	7.8	12.1	44.5	21.2	5.6	12.0	43.1	20.8	2.2	0.2	1.3	0.5
February.....	11.1	11.6	40.9	24.3	10.8	11.4	39.8	23.4	0.3	0.1	1.1	0.9
March.....	20.2	25.8	49.7	29.2	19.2	24.2	48.6	28.6	1.0	1.6	1.1	0.6
April.....	33.7	39.4	55.3	26.6	33.1	38.8	54.3	25.9	0.6	0.6	0.9	0.6
May.....	34.2	41.5	55.9	30.5	32.6	41.1	53.8	30.0	1.6	0.4	2.1	0.5
June*.....	31.5	43.6	56.9	24.9	29.3	43.2	55.0	24.3	2.2	0.4	1.9	0.6

Note: Components may not add to totals due to rounding. For states contained in each region, see "Definitions" on page 7.

\*Preliminary.

†Revised.

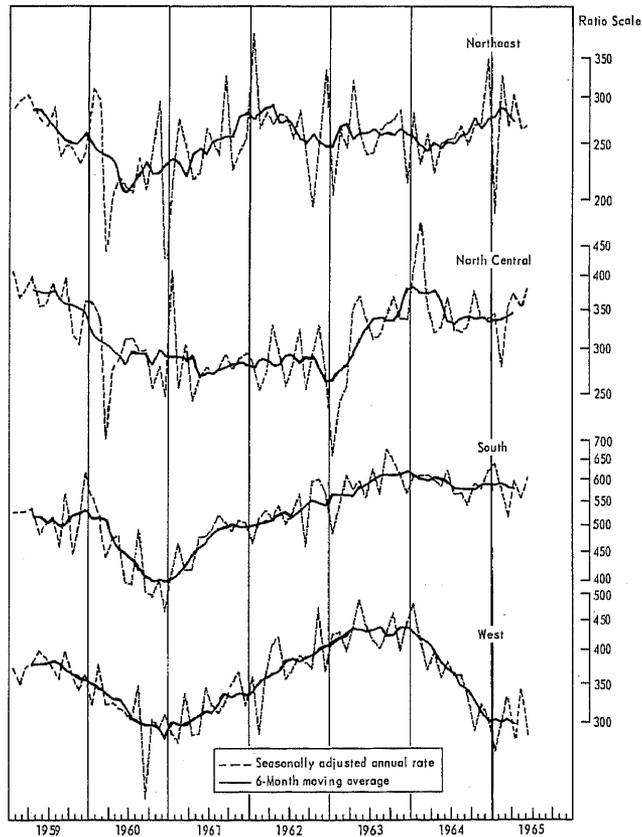
(Z) Less than 50 housing units.

Table 5.—NEW PRIVATE HOUSING UNITS STARTED, INCLUDING FARM, SEASONALLY ADJUSTED ANNUAL RATE, BY GEOGRAPHIC REGIONS: MONTHLY 1964-1965  
(Thousands of units)

Period	Seasonally adjusted annual rate, monthly					Seasonally adjusted annual rate, moving average <sup>1</sup>				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
1964 <sup>r</sup>										
January.....	1,776	280	407	607	482	1,676	256	382	609	429
February.....	1,750	229	493	610	418	1,640	247	374	601	419
March.....	1,593	258	354	611	369	1,622	242	372	596	412
April.....	1,532	221	318	596	397	1,632	249	378	605	401
May.....	1,518	250	327	583	358	1,586	244	363	598	381
June.....	1,621	253	366	622	381	1,546	251	334	591	371
July.....	1,500	255	321	563	361	1,522	249	330	579	365
August.....	1,513	266	318	568	361	1,520	257	339	578	347
September.....	1,445	247	328	540	331	1,518	260	341	577	341
October.....	1,522	268	376	589	289	1,516	276	336	577	328
November.....	1,505	270	336	578	321	1,505	265	340	589	312
December.....	1,610	348	338	621	304	1,499	275	333	590	302
1965 <sup>r</sup>										
January.....	1,442	188	344	644	266	1,508	282	337	588	302
February.....	1,482	326	279	574	303	1,513	288	337	589	300
March.....	1,489	289	350	521	329	1,515	287	340	586	303
April.....	1,552	304	374	596	278	1,502	273	347	582	299
May*	1,516	264	355	558	339	(X)	(X)	(X)	(X)	(X)
June*	1,531	268	382	601	280	(X)	(X)	(X)	(X)	(X)

Note: For the states contained in each region, see "Definitions" on page 7.  
 \*Preliminary.  
<sup>r</sup>Revised.  
 (X) Not applicable.  
<sup>1</sup>Represents a 6-month moving average centered on the 4th month.

NEW PRIVATE HOUSING STARTS, REGIONAL TOTALS AND SEASONALLY ADJUSTED AND 6-MONTH MOVING AVERAGES, 1959-1965  
(Thousands of housing units)



THE LATEST FIGURES ENTERED ARE PRELIMINARY.

Table 6.—NUMBER OF NEW PRIVATE HOUSING UNITS AUTHORIZED BY LOCAL BUILDING PERMITS IN 10,000 AND 12,000 PERMIT-ISSUING PLACES—  
UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATE: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	U.S. total number of housing units	U.S. total	Northeast	North Central	South	West	In structures with		
							1 unit	2-4 units	5 units or more
UNADJUSTED TOTALS									
10,000—PLACE SERIES									
Annual totals:									
1959.....	1,208,328	(X)	222	286	356	344	938	76	194
1960.....	998,048	(X)	199	228	284	287	746	65	187
1961.....	1,064,189	(X)	230	226	299	309	723	67	274
1962.....	1,186,601	(X)	243	238	343	363	716	87	384
1963.....	1,285,028	(X)	231	254	387	413	705	117	463
12,000—PLACE SERIES									
Annual totals:									
1963.....	1,334,684	(X)	239	269	403	423	750	119	466
1964 <sup>r</sup> .....	1,285,818	(X)	243	287	401	354	720	101	465
SEASONALLY ADJUSTED ANNUAL RATES									
First 6 months:									
1964 <sup>r</sup> .....	672,968	1,331	249	291	409	382	739	108	484
1965*.....	621,758	1,240	245	305	409	281	710	83	447
1964 <sup>r</sup>									
January.....	86,292	1,324	211	299	408	406	721	116	487
February.....	90,825	1,412	276	323	405	408	808	127	477
March.....	119,173	1,379	275	317	417	370	774	100	505
April.....	128,837	1,288	234	258	414	382	691	103	494
May.....	123,063	1,280	229	276	405	370	716	100	464
June.....	124,778	1,305	267	271	409	358	726	103	476
July.....	119,615	1,264	231	275	390	368	683	103	478
August.....	108,379	1,285	258	294	414	319	694	95	496
September.....	107,668	1,243	237	301	378	327	705	92	446
October.....	106,748	1,236	220	299	400	317	709	93	434
November.....	90,630	1,256	250	291	406	309	741	97	418
December.....	79,810	1,195	247	276	376	296	720	80	395
1965									
January.....	74,081	1,280	238	347	416	279	734	93	453
February.....	75,255	1,224	238	276	424	286	713	78	433
March.....	115,542	1,269	262	281	400	326	711	79	479
April.....	120,927	1,187	226	306	385	270	677	86	424
May.....	115,141	1,240	241	326	402	271	722	81	437
June*.....	120,812	1,241	265	294	430	252	702	82	457

Note: For states contained in each region, see "Definitions" on page 17.

\*Preliminary.

<sup>r</sup>Revised.

(X) Not applicable.

Table 7.—SEASONAL INDEXES USED TO ADJUST PRIVATE HOUSING STARTS, INCLUDING FARM:

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Seasonal indexes by region and area							
		Starts in permit areas				Starts in nonpermit areas			
		Total	Northeast	North Central	South	West	Northeast	North Central	South
1964: January..	65.8	39.4	43.8	82.1	93.9	13.4	15.6	79.8	100.0
February..	67.6	41.7	49.7	84.3	92.4	12.3	42.5	81.0	100.0
March....	95.2	81.6	86.0	113.1	104.7	57.3	55.4	109.9	100.0
April.....	112.5	131.3	123.3	106.2	111.3	127.0	135.7	116.0	100.0
May.....	119.0	142.3	139.7	115.3	106.4	187.6	136.7	110.7	100.0
June.....	114.2	129.1	133.9	111.3	104.5	164.3	153.0	106.9	100.0
July.....	111.2	111.3	120.9	112.6	113.7	186.7	133.0	105.2	100.0
August...	109.3	116.8	120.1	106.0	104.8	157.3	154.9	114.2	100.0
September	99.7	109.1	108.9	97.9	96.0	84.0	122.2	106.1	100.0
October..	109.8	125.6	116.4	111.7	104.0	100.7	142.0	106.4	100.0
November.	86.1	96.2	94.7	86.1	83.9	78.5	78.2	88.6	100.0
December.	69.4	75.2	62.7	73.5	84.2	29.2	30.8	75.1	100.0
1965: January..	67.8	39.3	43.8	81.8	93.8	13.3	15.6	79.8	100.0
February..	69.2	41.4	49.7	84.3	92.3	12.2	42.5	81.0	100.0
March....	97.4	81.4	86.0	113.0	104.6	65.2	55.4	109.9	100.0
April.....	117.7	131.0	123.3	106.2	112.0	126.5	135.7	116.0	100.0
May*.....	124.7	145.2	139.6	115.3	106.3	186.8	136.7	110.7	100.0
June*....	119.1	128.8	133.8	111.3	104.4	163.7	153.0	106.9	100.0
July.....	(X)	111.0	120.9	112.5	114.3	180.6	133.0	105.2	100.0
August...	(X)	116.6	120.0	106.0	104.7	156.7	154.9	114.2	100.0
September	(X)	108.9	108.9	97.8	95.6	80.3	122.2	106.1	100.0
October..	(X)	125.4	116.3	112.6	103.9	100.7	142.0	106.4	100.0
November.	(X)	96.2	95.3	86.1	83.9	78.5	78.2	88.6	100.0
December.	(X)	75.3	62.7	73.5	84.2	29.2	30.8	75.1	100.0

Note: These seasonal adjustment indexes are calculated on the basis of averages per working day of the number of housing units authorized.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 8.—SEASONAL INDEXES USED TO ADJUST HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, BY TYPE OF STRUCTURE: MONTHLY

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Northeast			North Central			South			West		
		1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more
1964: January..	76.2	46.6	60.7	59.5	46.6	60.5	72.0	83.6	106.5	92.1	86.3	98.6	95.7
February..	82.8	46.7	74.3	77.4	61.0	68.5	74.7	96.2	104.7	87.0	98.6	97.6	109.6
March....	101.0	98.6	129.0	86.4	93.1	103.2	95.0	109.1	109.2	99.9	104.6	120.8	100.9
April.....	116.9	129.9	134.0	118.8	143.4	125.6	109.6	116.3	106.0	98.9	111.7	108.1	109.9
May.....	117.5	136.6	119.8	110.0	128.3	116.3	127.7	113.8	107.6	98.8	113.5	107.8	120.8
June.....	111.7	129.7	107.3	104.5	128.7	112.3	124.6	107.4	110.7	96.1	107.3	102.5	105.4
July.....	105.6	120.6	86.1	93.4	116.6	108.8	99.9	107.0	95.9	108.1	106.1	94.0	95.0
August...	103.2	110.8	94.7	95.3	112.4	100.3	99.8	103.3	99.0	100.2	106.2	89.6	98.6
September	106.0	110.5	102.0	107.5	115.4	101.2	110.7	104.5	100.5	114.9	100.9	99.5	87.4
October..	100.8	106.6	116.0	106.4	104.8	125.4	108.3	95.5	93.3	100.4	96.7	96.3	91.3
November.	97.6	97.1	99.0	111.8	94.8	104.0	111.6	91.2	96.8	110.5	89.0	92.2	92.5
December.	78.3	66.3	77.0	131.1	54.5	75.3	68.0	72.2	69.8	93.0	79.4	93.8	91.8
1965: January..	73.4	46.6	60.6	59.0	46.8	60.5	71.8	83.7	106.4	92.1	85.8	98.7	95.6
February..	82.1	46.6	74.3	77.0	61.1	67.9	74.1	95.7	104.8	87.8	98.6	97.1	113.2
March....	100.5	98.2	129.4	86.9	92.8	102.2	94.1	109.0	109.6	100.2	104.4	120.6	99.7
April.....	117.7	129.8	133.9	117.8	144.4	125.3	109.4	116.7	105.9	96.8	111.8	107.7	109.4
May.....	118.1	137.9	119.7	110.0	128.5	116.1	126.2	113.8	107.5	99.0	113.6	107.9	120.7
June*....	112.3	129.5	107.3	104.5	128.8	112.1	124.4	107.4	110.6	96.4	107.4	102.6	105.3
July.....	(X)	120.5	86.1	91.1	114.9	108.5	99.7	107.0	95.8	108.5	106.2	94.1	94.8
August...	(X)	110.7	94.7	95.1	112.5	100.1	99.6	103.3	98.9	100.5	106.3	89.2	98.5
September	(X)	110.4	102.0	107.3	115.5	99.7	110.4	104.8	100.4	115.2	100.9	100.1	86.9
October..	(X)	106.4	116.0	106.2	104.9	129.9	112.5	95.2	93.3	100.6	96.7	95.5	90.8
November.	(X)	97.0	98.9	111.5	95.5	103.8	111.2	91.2	96.7	110.5	89.1	92.2	92.3
December.	(X)	66.3	76.9	136.1	53.8	75.2	67.8	72.2	69.4	91.4	79.5	94.3	91.6

Note: These seasonal adjustment indexes are calculated on the basis of averages per working day of the number of housing units authorized.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 9.—AVERAGE PERCENTAGE CHANGES AND RELATED MEASURES FOR MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATIONS

Item	$\bar{O}$	$\bar{S}$	$\bar{I}$	$\bar{C}$	MCD
BUILDING PERMITS					
U.S. total (composite of 12 separately adjusted series).....	9.02	8.56	3.56	0.97	4
Northeast.....	18.30	15.32	9.49	1.25	6+
North Central.....	19.28	18.68	6.93	1.65	5
South.....	7.55	6.49	4.43	1.11	4
West.....	7.57	5.22	9.31	1.42	4
1 unit.....	10.82	10.23	3.23	1.00	4
2-4 units.....	10.35	6.98	7.65	1.79	4
5 units or more.....	10.22	8.00	7.33	2.30	4
PRIVATE HOUSING STARTS					
U.S. total-private.....	12.84	11.56	7.36	0.92	6+
Northeast.....	30.63	24.63	17.46	1.21	6+
North Central.....	25.64	23.34	12.94	1.13	6+
South.....	10.35	8.29	7.90	1.00	6+
West.....	10.08	6.46	9.11	1.57	6

NOTE: Summary measures of the seasonal, cyclical, and irregular components of housing starts provide a rough guide for use in interpreting current percentage changes in the seasonally adjusted data. Some discussion of these measures appears in each issue of *Business Cycle Developments*, published monthly by the Bureau of the Census, along with similar data for a number of other series. More detailed explanations of the basic method and definitions of the measures used, appear in *Electronic Computers and Business Indicators*, Occasional Paper 57, National Bureau of Economic Research, N.Y., 1957. More detailed measures and descriptions of average percentage changes and related measures for monthly housing starts and building permit authorizations appear in the July 1963 report (C20-50). A similar presentation will appear in these reports from time to time.

The following are brief descriptions of the measures used in this report.

$\bar{O}$  is the average month-to-month percentage change, without regard to sign, in the original series before seasonal adjustment.

$\bar{S}$  is the average month-to-month percentage change, without regard to sign, in the seasonal component. It is a measure of the average monthly seasonal change in the unadjusted series.

$\bar{I}$  is the average month-to-month percentage change, without regard to sign, for the irregular component. The irregular component is obtained by dividing the cyclical component into the seasonally adjusted series.

$\bar{C}$  is the average month-to-month percentage change, without regard to sign, for the cyclical component, which is a smooth, flexible moving average.

MCD (months for cyclical dominance) gives an estimate of the appropriate time span over which to observe cyclical movements in a monthly series. In deriving MCD the average (without regard to sign) percentage changes in the irregular and in the cyclical component are computed for 1-month spans (Jan.-Feb., Feb.-Mar., etc.), 2-month spans (Jan.-Mar., Feb.-Apr., etc.) up to 5-month spans. MCD is the shortest span for which the average change (without regard to sign) in the cyclical component is larger than the average change (without regard to sign) in the irregular component; thus it indicates the point at which fluctuations begin to be more attributable to cyclical than to irregular movements. Since changes are not computed for spans greater than 5 months, all series with an MCD greater than "5" are shown as "6." MCD is small for smooth series and large for erratic series.

Table 10.—RELATIVE CONTRIBUTIONS OF COMPONENTS TO VARIATION IN MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATION SERIES (PERCENT)<sup>1</sup>

Series	Total, all components	Irregular component	Cyclical component	Seasonal component	Working day component
BUILDING PERMITS					
U.S. total (composed of 12 separately adjusted series).....	100.0	11.2	0.9	63.7	24.2
Northeast.....	100.0	25.5	0.5	66.1	7.9
North Central.....	100.0	11.1	0.7	81.6	6.6
South.....	100.0	21.3	1.3	46.5	30.9
West.....	100.0	33.0	2.3	31.7	33.0
1 family.....	100.0	7.0	0.8	72.6	19.6
2-4 family.....	100.0	42.4	2.4	35.1	20.1
5+ family.....	100.0	35.4	3.5	42.5	18.6
PRIVATE HOUSING STARTS					
U.S. total-private.....	100.0	28.8	0.4	70.8	( <sup>2</sup> )
Northeast.....	100.0	33.5	0.2	66.3	( <sup>2</sup> )
North Central.....	100.0	23.4	0.2	76.4	( <sup>2</sup> )
South.....	100.0	47.1	0.8	52.1	( <sup>2</sup> )
West.....	100.0	64.9	2.0	33.1	( <sup>2</sup> )

NOTE: The percent contribution measures indicate what proportion of the month-to-month variability in the unadjusted data (before seasonal or working-day adjustments) is attributable to the irregular, cyclical, seasonal and working-day components of the series. They are based on derivations by Joseph Bongard of the Organization for Economic Cooperation and Development. Further details are given in Bongard's article, "Notes on the Characteristics of Seasonal Variation in Europe" in *Seasonal Adjustment on Electronic Computers*, OECD, Paris, 1961, pp. 179-204.

<sup>1</sup>Computed for the period May 1959 - March 1965 for Private Housing Starts and January 1959 - April 1965 for Building Permits.

<sup>2</sup>No working-day adjustment made.

## DEFINITIONS AND DESCRIPTIONS

### Definitions

A housing start consists of the start of construction on a new housing unit, when located within a new building which is intended primarily as a housekeeping residential building designed for nontransient occupancy. Start of construction for private housing units is defined as the beginning of excavation for the foundation of a building; for public housing units it is defined as when the construction contract is awarded. All housing units in a multifamily building are counted as being started when excavation for the building is started. A housing unit is a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. A housekeeping residential building is one consisting primarily of housing units. Housing starts exclude group quarters (such as dormitories and rooming houses) and transient accommodations (such as transient hotels, motels, and tourist courts) and mobile homes (trailers).

The standard Census geographic regions are used in the tables of this report. States contained in each region are as follows: Northeast—Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, and Pennsylvania; North Central—Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas; South—Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas; West—Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Washington, Oregon, California, Alaska, and Hawaii.

The distribution of housing starts between metropolitan and nonmetropolitan areas is based on the definitions published by the Bureau of the Budget in Standard Metropolitan Statistical Areas. Data for the period beginning with January 1964, on metropolitan-nonmetropolitan distributions, are based on 1964 definitions; data for 1961-1963 are based on 1961 definitions; and data for 1959-1960 are based on 1959 definitions.

### Descriptions and Procedures

#### HOUSING STARTS COMPILATION

Compilation of the housing starts series depends on 4 steps. First, an estimate is prepared of the number of housing units for which building permits

have been issued in all 12,000 permit-issuing places each month. Second, a sample field survey is made of the use of permits. In this survey, a sample of building permits is selected each month and then an inquiry is made of the owner or the builder to find out whether and when the units covered by the permit have been started. In case the units authorized by permits in a particular month are not started by the end of that month, follow-up calls are made in successive months to find out when the units were actually started. From this sample of permits, ratios are calculated of the number of units started to the number of units covered by permits, with separate ratios for units started each month from permits of that month and of each preceding month. These ratios are then applied to the total number of units authorized by permits in the same months to provide estimates of the total number of units started each month with permit authorization. Third, having produced an estimate of the number of units started in each month with permit authorization, an adjustment is next made to take care of units started within permit-issuing areas but without permit authorization.

The final step in the estimates of housing starts is to add an estimate of units started in areas where building permit systems do not exist. This estimate is based upon current monthly surveys in 95 broad areas (counties or groups of counties). In these areas, visits are made to a select group of informed people and a list is obtained from them of all residential buildings they know to have been started within the nonpermit portions of these areas during the preceding month. Information provided by these sources is next checked by field visit. As a final step, a sample of 315 small land areas is selected, and these small areas are canvassed intensively by the enumerators to find by observation, all units started since the enumerators' last visit a month earlier. On the basis of these findings, estimates are made of the number of units not reported by the informed sources, and these are added to the information from the sources to provide an estimate of total construction in the nonpermit areas.

Information on public housing is obtained, for the most part, from the agencies involved, e.g., Public Housing Administration, Department of Defense, New York City Housing Authority, and others.

#### BUILDING PERMITS

Housing units authorized by local building permits relate to the issuance of permits rather than to the actual start of construction. They do, however, provide some indication of activity in residential building in advance of the start of actual

## DEFINITIONS AND DESCRIPTIONS

construction. Although construction is started on most residential buildings in the same month in which the permit is issued, several months or more may pass from the time a permit is issued to the start of construction. In a small number of cases, permits issued are not used at all and are permitted to lapse. The 12,000 areas with local building-permit systems for which figures are currently given in this report account for a major portion of residential building in the United States. For the country as a whole, about 84 percent of the private housing units were constructed in areas of this permit-issuing universe in 1964.

The series shown in table 6, beginning with 1963, pertains to all of the approximately 12,000 places in the United States which were identified in 1962 as having local building-permit systems. For earlier years, back to 1959, the series relates to the 10,000 places identified as permit-issuing in 1959. In 1963, the number of housing units authorized in the 12,000 places was 3.6 percent greater than the number in the 10,000 places.

Basically, the procedure followed in arriving at the monthly building-permit authorization totals involves the cumulating of monthly data from all permit-issuing places that authorized 50 or more housing units (20 or more in some states) in a recent year along with estimates for the less active places based on a stratified probability sample of these places.

A more detailed discussion of the uses and limitations of building-permit data is provided in the Census Bureau's monthly reports on Building Permits (C40 and C42).

### SAMPLING VARIABILITY

Since the estimates of housing starts and private housing units authorized by local building permits are, to a considerable extent, based on samples, they are subject to sampling variability and may be expected to differ from what would be obtained from a complete count in which identical measurement techniques were employed. The standard error is primarily a measure of such sampling variability. The chances are about 68 out of 100 that the difference due to sampling variability between an estimate and the figure that could be obtained from a complete enumeration is less than the standard error; about 95 out of 100 that the difference is less than twice the standard error; and 99 out of 100 that it is less than 2-1/2 times the standard error. The relative standard error ( $\frac{s}{\bar{x}}$ ) for the monthly estimate of total housing starts as computed for this report is between 3 and 4 percent. For housing units authorized, it is approximately 1 percent for the final figure and 2 percent for the preliminary figure.  $\frac{s}{\bar{x}}$  is the relative standard error of the total number

of housing starts or housing units authorized; that is, to say,  $\frac{s}{\bar{x}}$  means the standard error expressed as a percentage of the total number of housing starts or authorizations.

### SEASONAL ADJUSTMENT

The seasonal factors for Private Housing Starts and Building Permits were developed using the X-11 version of the Census Method II program. The background and rationale of Method II is described in Electronic Computers and Business Indicators by Julius Shiskin, National Bureau of Economic Research Occasional Paper 57, 1957. A description of the X-11 version will appear in a forthcoming issue of Business Cycle Developments, published by the Bureau of the Census. Further information on X-11 may be obtained after the publication of this article from the Chief Economic Statistician, Bureau of the Census, Washington, D.C. 20233.

#### Housing Starts

Seasonal adjustments for Private Housing Starts are based on data for the period May 1959 - March 1965. Seasonal factors were developed separately for starts in permit areas and in nonpermit areas for each geographic region with the exception of starts in nonpermit areas in the West, where irregularities in the data due to the small magnitudes of the figures made estimation of seasonals impracticable.

Because of the irregularity of all the starts series, it has not been possible to estimate working-day factors internally from the data. Hence, housing starts data are not adjusted for working-day influences at the present time.

#### Building Permits

Seasonal adjustments for Building Permits are based on data for January 1959 - April 1965. Seasonal factors were developed separately for permits issued by geographic region and type of structure.

Building Permits seasonal adjustments take account of the effect of working days which are defined as Monday through Friday, excluding eight major holidays (New Years, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving, and Christmas). Each reported monthly permits total is divided by the number of working days in the month to arrive at a daily average for that month. The seasonal adjustment factors are then applied to the daily average and the result multiplied by the number of working days in the year.

## Construction Report C20-65-5, Housing Starts in May 1965

The seasonally adjusted annual rates of housing starts contained in the following tables replace the corresponding figures published for the period May 1959 to March 1960, in Construction Report C20-65-5. All other figures are unchanged. For convenience in using the data in conjunction with the C20-65-5 Report, the full spread of each table has been shown covering a slightly larger period. The tables retain the seasonally adjusted annual rates for April 1959-March 1960 as they were published before the revisions were made in the C20-65-5 Report. The new figures introduced in C20-65-5 beginning with data for May 1959 should have been introduced beginning with April 1960 and the seasonally adjusted figures previously published for May 1959-March 1960 should have been left unchanged.

The series of housing starts introduced in Construction Report, C20-11 (Supplement), first published in May 1960, has a different seasonal movement from the old series which it replaces. There is an abrupt change in the shape of the seasonal movement between 1959 and 1960, with the new movement not clearly in evidence until the spring of 1960. Hence it is not appropriate to introduce seasonal indexes which reflect the seasonal behavior of the new series until about April 1960. While the new seasonal indexes introduced in C20-65-5, are based on the 6 years May 1959 through April 1965 in order to utilize a period of satisfactory length, they are dominated by the behavior of the new series and are appropriate for the new series but not for the old.

Table 1.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP, TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: MONTHLY 1959-1960

(Thousands of units)

Period	Total				In structures with			Location	
	Total public and private	Public	Private	Seasonally adjusted annual rate, private only	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
1959									
January.....	99.2	3.0	96.2	1,582	76.0	3.7	19.5	75.1	24.1
February.....	100.0	1.0	99.0	1,530	79.0	3.8	17.2	70.7	29.3
March.....	130.7	3.0	127.7	1,579	104.0	5.2	21.5	90.2	40.5
April.....	155.9	5.2	150.7	1,597	124.0	5.8	26.1	107.2	48.7
May.....	156.0	3.5	152.5	1,497	125.9	5.6	24.5	106.0	50.0
June.....	153.4	5.6	147.8	1,511	123.7	5.7	24.0	103.2	50.2
July.....	149.7	1.6	148.1	1,556	124.2	5.6	19.9	102.6	47.1
August.....	142.4	4.2	138.2	1,399	118.1	4.9	19.4	98.4	44.0
September.....	140.0	3.7	136.3	1,608	114.7	5.5	19.8	93.6	46.4
October.....	123.3	3.3	120.0	1,357	98.7	4.8	19.8	88.7	34.6
November.....	106.5	1.8	104.7	1,371	85.4	4.3	16.8	74.2	32.3
December.....	96.4	0.8	95.6	1,584	77.0	3.6	15.8	67.0	29.4
1960									
January.....	87.4	1.4	86.0	1,533	69.0	3.8	14.6	63.3	24.1
February.....	93.3	2.6	90.7	1,526	71.5	4.5	17.2	67.7	25.6
March.....	93.9	3.4	90.5	1,122	74.3	3.7	15.9	67.1	26.8
April.....	124.8	1.8	123.0	1,270	101.4	4.9	18.5	83.8	41.0
May.....	133.8	3.6	130.2	1,291	105.2	5.0	23.6	92.9	40.9
June.....	128.2	5.4	122.8	1,228	101.9	4.8	21.4	84.4	43.8

Table 3.—NEW PRIVATE HOUSING UNITS STARTED, EXCLUDING FARM, BY TYPE OF STRUCTURE, METROPOLITAN-NONMETROPOLITAN LOCATION AND BY GEOGRAPHIC REGIONS: MONTHLY 1959-1960

(Thousands of units)

Period	Total	Seasonally adjusted annual rate		In structures with			Location		Regions			
		Monthly	6-month moving average	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	North-east	North Central	South	West
1959												
January.....	95.3	1,562	(X)	74.8	3.7	16.8	72.7	22.6	15.3	19.4	34.0	26.5
February.....	98.0	1,512	(X)	77.8	3.8	16.4	69.8	28.2	16.4	18.9	37.1	25.6
March.....	126.4	1,561	(X)	100.9	5.2	20.3	89.1	37.3	23.0	27.4	43.1	32.9
April.....	149.1	1,578	1,532	120.7	5.8	22.6	103.4	45.7	27.2	37.8	48.5	35.6
May.....	150.8	1,481	1,526	122.2	5.6	23.0	103.7	47.1	28.0	38.5	47.2	37.1
June.....	146.5	1,498	1,506	119.9	5.1	21.5	100.5	46.0	28.1	37.7	46.1	34.6
July.....	145.1	1,525	1,507	119.8	5.6	19.7	101.4	43.7	26.8	38.5	46.9	32.9
August.....	137.8	1,395	1,466	114.5	4.5	18.8	96.3	41.5	23.4	38.1	44.0	32.3
September.....	132.4	1,567	1,444	109.2	4.4	18.8	91.0	41.4	23.6	33.9	44.5	30.4
October.....	117.9	1,332	1,449	94.7	4.6	18.6	87.2	30.7	22.7	28.3	35.8	31.1
November.....	102.5	1,344	1,436	83.2	3.9	15.4	72.4	30.1	18.6	23.2	35.3	25.4
December.....	92.8	1,531	1,454	74.2	3.5	15.1	66.4	26.4	15.1	18.8	34.1	24.8
1960												
January.....	82.0	1,444	1,378	64.3	3.3	14.3	62.7	19.3	11.7	15.3	30.5	24.5
February.....	89.7	1,508	1,367	70.3	3.9	15.4	66.2	23.5	12.4	15.4	34.8	27.1
March.....	89.4	1,107	1,355	72.4	3.3	13.7	64.9	24.5	10.1	13.7	36.9	28.7
April.....	121.2	1,267	1,302	99.3	3.9	18.0	83.5	37.7	22.0	28.7	41.8	28.7
May.....	128.1	1,271	1,260	101.7	4.4	21.9	90.2	37.9	23.4	33.0	43.5	28.2
June.....	121.2	1,213	1,236	99.1	4.2	17.9	80.5	40.7	22.7	35.7	35.5	27.3

Table 5.—NEW PRIVATE HOUSING UNITS STARTED, INCLUDING FARM, SEASONALLY ADJUSTED ANNUAL RATE, BY GEOGRAPHIC REGIONS:  
MONTHLY 1959-1960

(Thousands of units)

Period	Seasonally adjusted annual rate, monthly					Seasonally adjusted annual rate, moving average				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
1959										
January.....	1,582	283	405	523	371	(X)	(X)	(X)	(X)	(X)
February.....	1,530	292	364	525	349	(X)	(X)	(X)	(X)	(X)
March.....	1,579	299	379	527	374	(X)	(X)	(X)	(X)	(X)
April.....	1,597	285	399	533	380	(X)	(X)	(X)	(X)	(X)
May.....	1,497	269	352	478	398	1,545	282	373	514	376
June.....	1,511	263	357	505	386	1,523	272	372	502	377
July.....	1,556	284	386	516	370	1,528	263	375	509	381
August.....	1,399	232	359	455	353	1,488	256	361	494	378
September.....	1,608	245	396	569	398	1,467	248	353	498	368
October.....	1,357	240	317	440	360	1,479	245	354	517	363
November.....	1,371	226	302	505	338	1,475	249	349	523	355
December.....	1,584	244	361	618	361	1,497	259	345	534	359
1960										
January.....	1,533	306	357	551	319	1,416	244	314	512	346
February.....	1,526	292	338	519	377	1,401	237	307	517	340
March.....	1,122	155	209	437	321	1,388	236	304	512	336
April.....	1,270	201	274	472	323	1,328	230	295	475	328
May.....	1,291	216	287	473	316	1,275	213	289	449	325
June.....	1,228	208	311	397	312	1,248	203	282	444	320

## SPECIAL SUPPLEMENT

### Starts of Apartment Buildings With 5 Or More Housing Units, FIRST QUARTER 1964-FIRST QUARTER 1965

#### INTRODUCTION

This supplement provides charts of quarterly statistics on selected privately owned apartment houses started in the United States, first quarter 1964-first quarter 1965. These data which apply only to structures with 5 or more housing units are provided as a quarterly adjunct to the regular monthly reports on housing starts.

For the first time this supplement provides information on the number of bedrooms in apartments.

#### SUMMARY OF FINDINGS

About 96 percent of the buildings with 5 or more housing units started in the first quarter 1965 had 1 to 3 floors (Chart 1). However, the 4 percent of the buildings with 4 floors or more accounted for 20 percent of all housing units in the 5 or more housing unit buildings (Chart 2).

Although buildings with 50 housing units or more accounted for only 4 percent of the number of buildings started during the first quarter 1965 (Chart 3), almost 29 percent of the housing units were in these buildings (Chart 4). It is noteworthy that buildings with 100 units or more accounted for 17 percent of all apartment units. Buildings with 20 to 49 units comprised 17 percent of the buildings started but contained 30 percent of the housing units. However, the remaining 78 percent of the buildings, containing 5 to 19 units, accounted for only 41 percent of the housing units.

In buildings started during the first quarter 1965, over 85 percent of all housing units had either one or two bedrooms, with the latter slightly ahead (Chart 5). Efficiencies and units with 3 bedrooms or more accounted for the remaining units. The distribution between regions varied considerably in the one-two bedroom relationship.

#### DESCRIPTION OF SURVEY

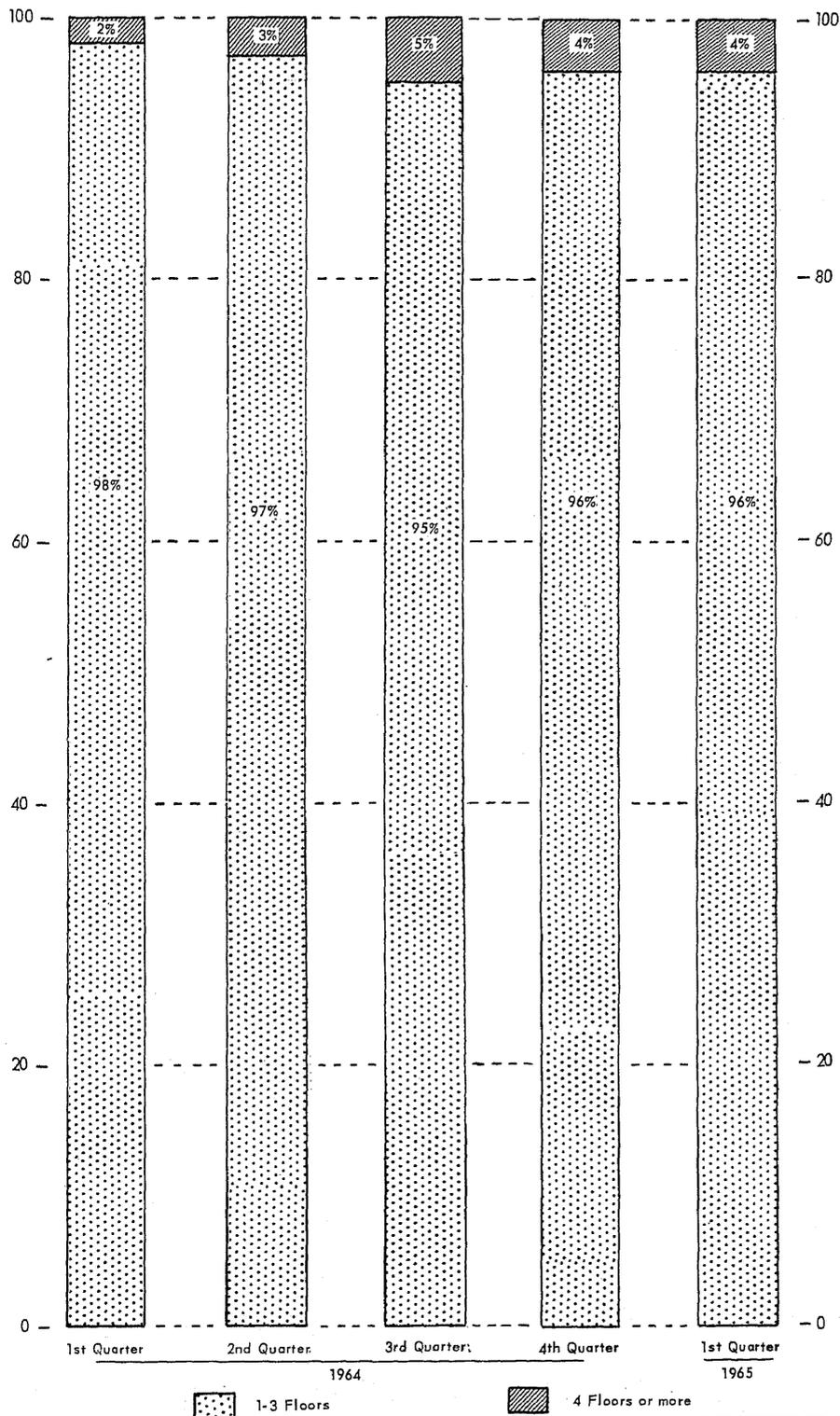
The data relating to housing starts are based on sample surveys conducted each month. The information is obtained from a national probability sample of all housing units on which construction is started. The size of the sample varies from month to month. However, in the first quarter 1965, approximately 1,250 buildings with 5 or more apartments came into the starts survey sample. This sample represents more than 25 percent of all apartment buildings started during the first quarter of 1965.

Because of the method of calculating the data, figures on the actual number of buildings with 5 or more housing units and the number of housing units in those buildings are not now available. Published figures show 107,000 units in buildings with 3 or more housing units which were started in the first quarter of 1965. The great majority of these were in buildings with 5 or more units.

For a more detailed description of the housing starts survey and its limitations, see pages 10 and 11.

CHART 1

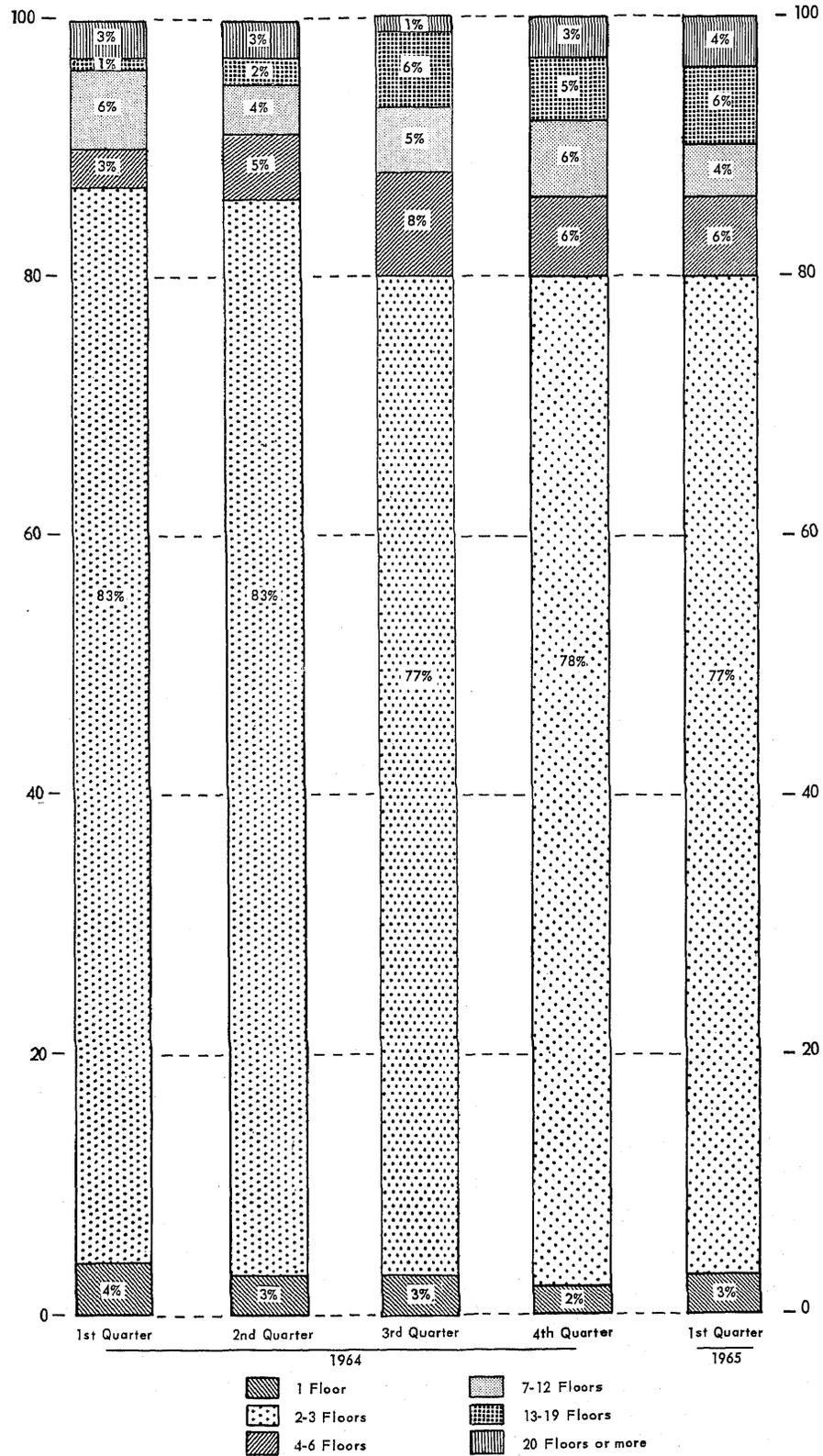
PERCENT DISTRIBUTION OF THE NUMBER OF BUILDINGS WITH FIVE OR MORE HOUSING UNITS STARTED, FIRST QUARTER 1964 - FIRST QUARTER 1965, BY NUMBER OF FLOORS IN THE BUILDING



Source: Bureau of the Census, Department of Commerce, Washington, D.C. 20233.

CHART 2

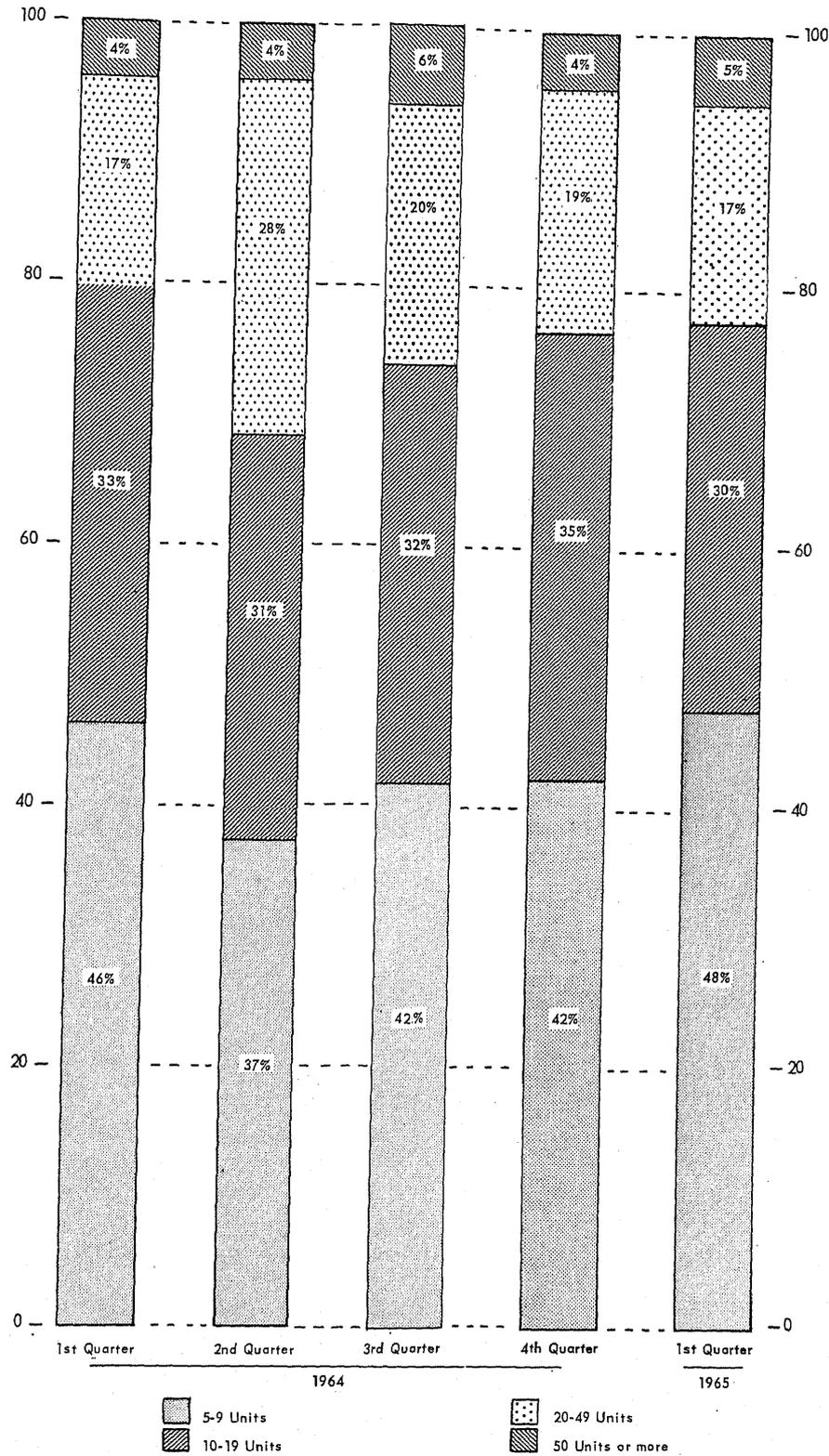
PERCENT DISTRIBUTION OF HOUSING UNITS IN BUILDINGS WITH FIVE OR MORE UNITS STARTED, FIRST QUARTER 1964 - FIRST QUARTER 1965, BY NUMBER OF FLOORS IN THE BUILDING



Source: Bureau of the Census, Department of Commerce, Washington, D.C. 20233.

CHART 3

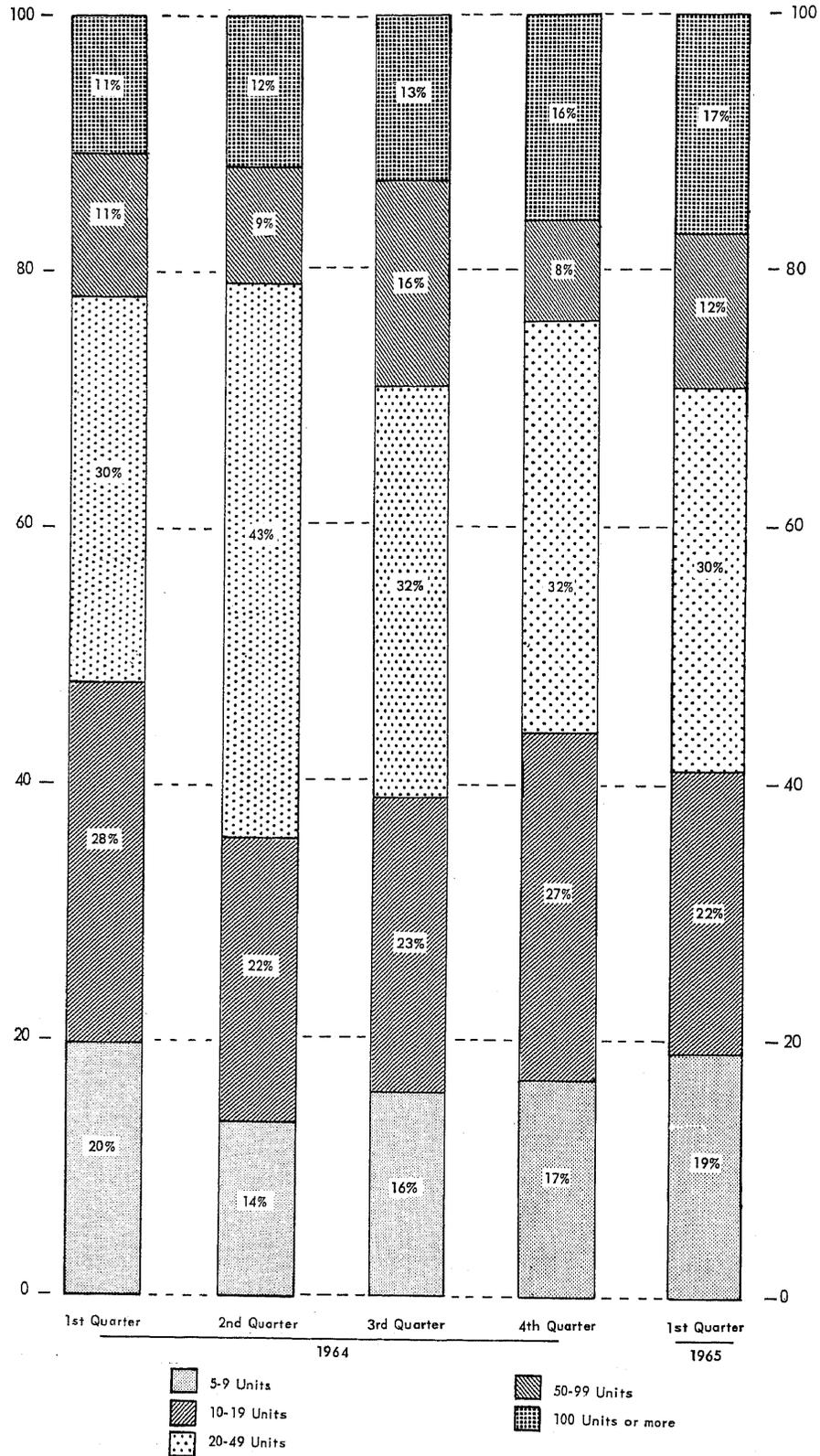
PERCENT DISTRIBUTION OF THE NUMBER OF BUILDINGS WITH FIVE OR MORE HOUSING UNITS STARTED, FIRST QUARTER 1964 - FIRST QUARTER 1965, BY NUMBER OF HOUSING UNITS IN THE BUILDING



Source: Bureau of the Census, Department of Commerce, Washington, D.C. 20233.

CHART 4

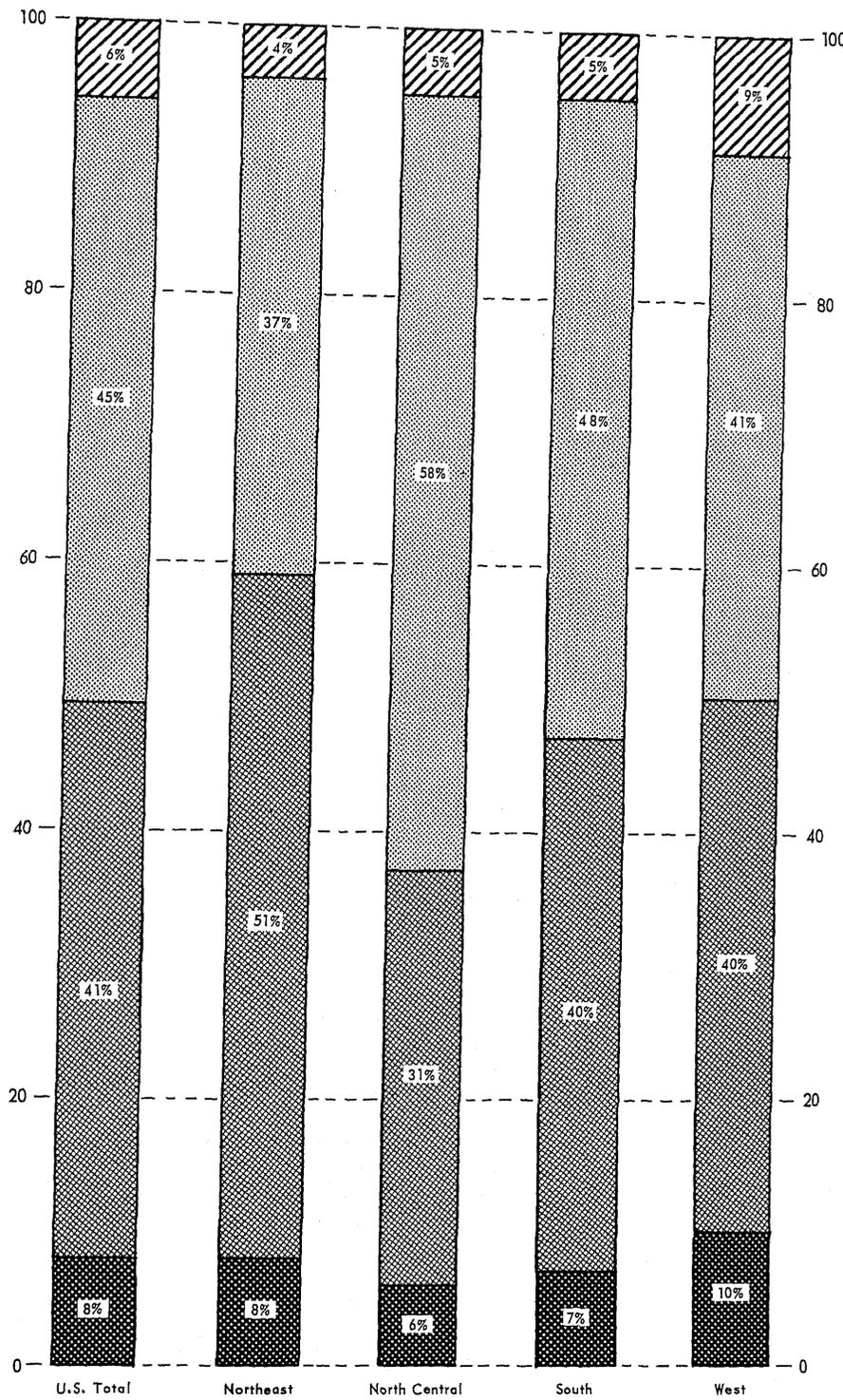
PERCENT DISTRIBUTION OF HOUSING UNITS IN BUILDINGS WITH FIVE OR MORE UNITS STARTED, FIRST QUARTER 1964 - FIRST QUARTER 1965, BY NUMBER OF HOUSING UNITS IN THE BUILDING



Source: Bureau of the Census, Department of Commerce, Washington, D.C. 20233.

CHART 5

PERCENT DISTRIBUTION OF HOUSING UNITS IN BUILDINGS WITH FIVE OR MORE HOUSING UNITS STARTED DURING FIRST QUARTER 1965, BY NUMBER OF BEDROOMS



1st Quarter 1965



Source: Bureau of the Census, Department of Commerce, Washington, D.C. 20233.

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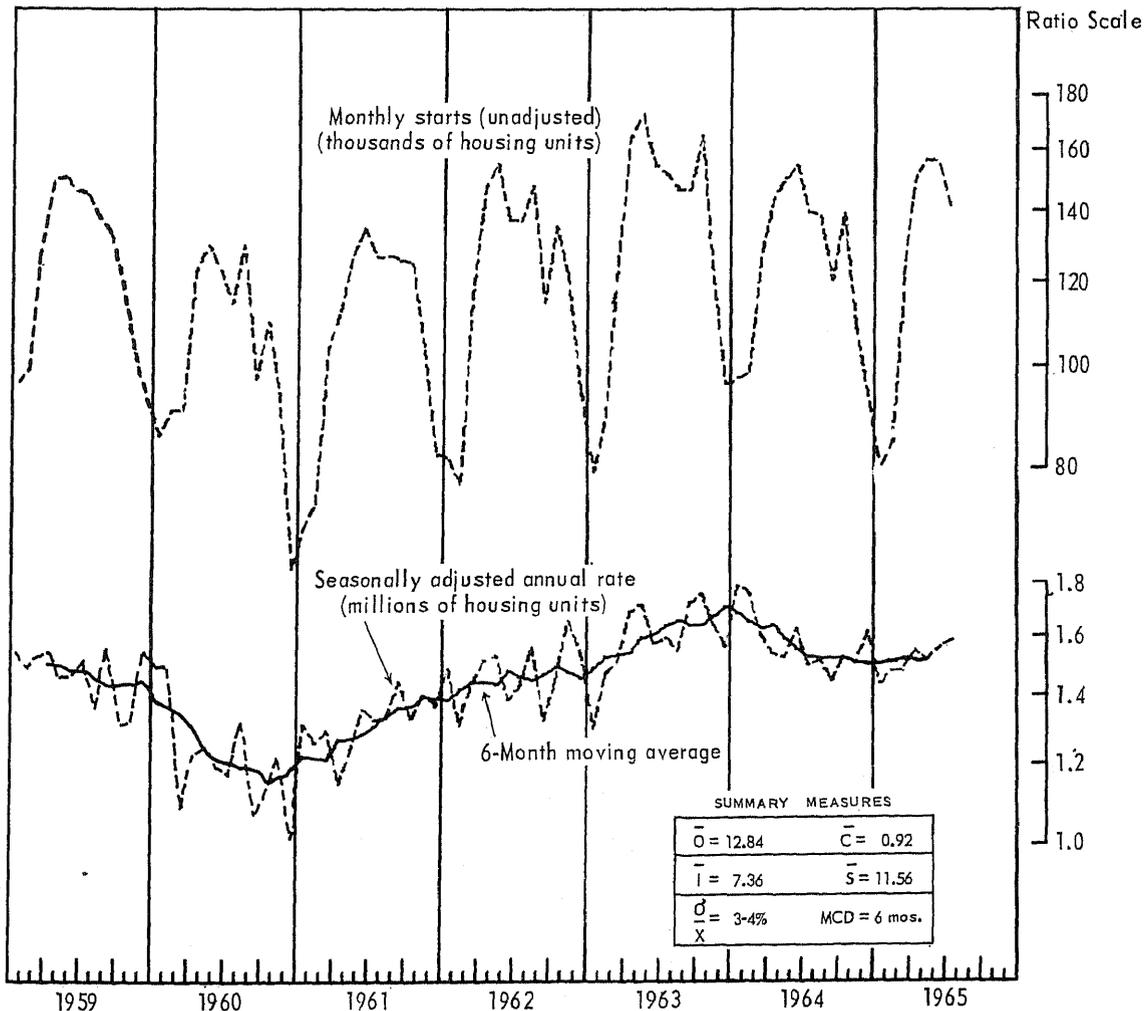
During July 1965, the number of privately owned housing units started (nonfarm and farm) was at a seasonally adjusted annual rate of 1.459 million units, down 7 percent from the revised June 1965 rate of 1.562 million units and 3 percent below the July 1964 rate of 1.500 million units. Private nonfarm housing starts showed changes very much like those of all private starts.

The actual number of private housing units started during July 1965 was 140,200 compared with 155,100 in June 1965, and 143,500 units in July 1964. In addition, some 2,600 publicly owned housing units were started in July 1965, bringing the grand total for the month up to 142,800 units.

Seasonally adjusted annual rates of private housing starts, by regions, are shown in table 5 and in the accompanying chart. A 6-month moving average is superimposed on the monthly data to provide a clearer indication of regional and national trends.

A total of 107,917 new privately owned housing units, equivalent to a seasonally adjusted annual rate of 1,230,000 units, were authorized by the 12,000 permit-issuing jurisdictions in July 1965. This rate was 2 percent below the revised June seasonally adjusted annual rate of 1,254,000 units, and 3 percent below the July 1964 rate of 1,264,000 units.

NEW PRIVATE HOUSING STARTS



THE LATEST FIGURES ENTERED ARE PRELIMINARY. FOR EXPLANATION OF THE SUMMARY MEASURES, SEE SECTION ON SAMPLING VARIABILITY AND TABLE 9

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402  
Price 10 cents. Annual subscription \$1.00.

Table 1.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP, TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total				In structures with			Location <sup>1</sup>	
	Total public and private	Public	Private	Seasonally adjusted annual rate, private only	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
<b>Annual totals:</b>									
1959.....	1,553.5	36.7	1,516.8	(X)	1,250.7	58.5	244.3	1,076.9	476.6
1960.....	1,296.0	43.9	1,252.1	(X)	1,008.8	50.5	236.8	889.0	407.0
1961.....	1,365.0	52.0	1,313.0	(X)	989.3	50.0	326.1	947.9	417.1
1962.....	1,492.4	29.6	1,462.8	(X)	996.3	56.1	440.2	1,053.5	438.9
1963.....	1,640.9	31.8	1,609.2	(X)	1,021.7	61.1	558.2	1,150.6	490.3
1964.....	1,590.8	33.4	1,557.4	(X)	973.0	62.0	555.8	1,118.5	472.3
<b>First 7 months:</b>									
1964.....	958.6	20.3	938.4	1,613	583.5	38.0	337.3	681.4	277.3
1965*.....	920.1	27.4	892.6	1,500	578.5	35.0	306.5	633.9	286.3
<b>1964</b>									
April.....	152.0	3.8	148.2	1,532	89.2	6.5	56.4	100.8	51.2
May.....	158.3	3.0	155.4	1,518	98.8	5.6	53.9	112.1	46.2
June.....	164.9	5.5	159.4	1,621	102.2	6.1	56.6	118.4	46.4
July.....	146.0	2.5	143.5	1,500	91.9	5.4	48.8	103.2	42.8
August.....	145.7	3.4	142.3	1,513	90.2	5.2	50.4	97.5	48.2
September.....	127.4	3.3	124.0	1,445	79.2	4.7	43.5	90.6	36.7
October.....	146.1	2.1	144.0	1,522	92.0	5.4	48.8	101.2	44.9
November.....	114.6	2.6	112.0	1,505	69.5	4.9	40.1	77.8	36.8
December.....	98.3	1.6	96.7	1,610	58.8	3.8	35.7	70.0	28.3
<b>1965</b>									
January.....	85.6	4.1	81.5	1,442	51.8	3.2	30.5	58.9	26.7
February.....	87.9	2.4	85.4	1,482	51.5	3.8	32.6	63.4	24.5
March.....	124.9	4.2	120.7	1,489	76.7	4.5	43.8	90.7	34.2
April.....	154.9	2.7	152.2	1,552	100.2	5.6	49.1	102.5	52.4
May.....	162.1	4.6	157.5	1,516	102.3	6.2	53.6	110.6	51.6
June*.....	161.9	6.8	155.1	1,562	99.7	6.5	55.7	114.2	47.8
July*.....	142.8	2.6	140.2	1,459	96.1	5.2	41.4	93.8	49.0

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Data for 1964 not directly comparable with data for preceding years. Beginning January 1964, the metropolitan-nonmetropolitan distribution is based on 1964 definitions of standard metropolitan statistical areas (Standard Metropolitan Statistical Areas, 1964, Bureau of the Budget); data for 1961-1963 based on 1961 definitions, data for 1959-60 on 1959 definitions.

Table 2.—NEW PRIVATE AND PUBLIC HOUSING UNITS STARTED, INCLUDING FARM, BY TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Private housing units						Public housing units						
	Total	In structures with			Location <sup>1</sup>		Total	In structures with			Location <sup>1</sup>		
		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	
<b>Annual totals:</b>													
1959.....	1,516.8	1,234.1	55.6	227.1	1,054.7	462.1	36.7	16.6	2.9	17.2	22.2	14.5	
1960.....	1,252.1	994.8	44.0	213.4	864.4	387.8	43.9	14.0	6.5	23.4	24.6	19.2	
1961.....	1,313.0	974.8	43.8	294.8	913.9	399.1	52.0	14.5	6.2	31.3	34.0	18.0	
1962.....	1,462.8	991.6	49.2	422.2	1,033.8	429.0	29.6	4.7	6.9	18.0	19.7	9.9	
1963.....	1,609.2	1,020.8	53.1	535.3	1,128.1	481.0	31.8	0.9	8.0	22.9	22.5	9.3	
1964.....	1,557.4	971.5	53.5	532.4	1,099.1	458.3	33.4	1.8	8.4	23.3	19.8	13.7	
<b>First 7 months:</b>													
1964.....	938.4	582.4	33.2	322.8	669.1	269.1	20.3	1.2	4.7	14.5	12.1	8.2	
1965*.....	892.6	577.4	30.1	285.1	616.2	276.5	27.4	1.0	5.1	21.6	17.9	9.6	
<b>1964</b>													
April.....	148.2	89.0	5.5	53.7	98.6	49.6	3.8	0.2	0.9	2.7	2.2	1.6	
May.....	155.4	98.6	4.8	51.9	110.6	44.8	3.0	0.2	0.8	2.0	1.5	1.5	
June.....	159.4	102.0	5.4	52.0	114.1	45.3	5.5	0.2	0.7	4.6	4.3	1.2	
July.....	143.5	91.8	4.5	47.2	101.9	41.6	2.5	0.1	0.9	1.6	1.3	1.2	
August.....	142.3	90.2	4.2	48.0	95.3	47.0	3.4	-	1.0	2.4	2.2	1.3	
September.....	124.0	79.1	3.8	41.2	88.5	35.5	3.3	0.1	0.9	2.4	2.2	1.2	
October.....	144.0	91.8	4.8	47.4	100.2	43.8	2.1	0.2	0.6	1.4	1.0	1.1	
November.....	112.0	69.4	4.1	38.5	76.4	35.6	2.6	0.1	0.8	1.6	1.3	1.3	
December.....	96.7	58.6	3.4	34.7	69.4	27.3	1.6	0.2	0.4	1.0	1.0	0.6	
<b>1965</b>													
January.....	81.5	51.7	2.8	26.9	55.3	26.2	4.1	0.1	0.4	3.6	3.6	0.5	
February.....	85.4	51.4	3.0	31.1	61.9	23.6	2.4	(Z)	0.8	1.6	1.5	0.9	
March.....	120.7	76.6	3.9	40.2	87.5	33.2	4.2	0.1	0.6	3.6	3.2	1.0	
April.....	152.2	99.8	4.9	47.5	101.8	50.4	2.7	0.4	0.7	1.6	0.8	2.0	
May.....	157.5	102.3	5.3	49.9	108.3	49.2	4.6	(Z)	0.9	3.7	2.3	2.3	
June*.....	155.1	99.5	5.6	50.0	109.2	45.9	6.8	0.3	1.0	5.6	4.9	1.9	
July*.....	140.2	96.1	4.6	39.5	92.2	48.0	2.6	0.1	0.7	1.9	1.6	1.0	

Note: Components may not add to totals due to rounding.  
 - Entry represents zero.  
 \*Preliminary.  
 (Z) Less than 50 housing units.  
<sup>1</sup>See table 1, footnote 1.

Table 3.—NEW PRIVATE HOUSING UNITS STARTED, EXCLUDING FARM, BY TYPE OF STRUCTURE, METROPOLITAN-NONMETROPOLITAN LOCATION AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total	Seasonally adjusted annual rate		In structures with			Location <sup>2</sup>		Regions <sup>3</sup>			
		Monthly	6-month moving average <sup>1</sup>	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	1,494.6	(X)	(X)	1,211.9	55.7	227.0	1,053.9	440.7	268.2	360.5	496.6	369.2
1960.....	1,230.1	(X)	(X)	972.3	43.8	213.6	862.9	367.2	220.6	287.5	413.2	308.8
1961.....	1,284.8	(X)	(X)	946.4	44.0	294.6	912.0	372.8	246.1	270.2	452.4	316.0
1962.....	1,439.1	(X)	(X)	967.8	48.9	422.4	1,033.0	406.1	263.7	283.3	514.0	378.0
1963.....	1,581.7	(X)	(X)	993.2	53.2	535.3	1,126.5	455.2	260.4	319.9	570.6	430.8
1964.....	1,530.4	(X)	(X)	944.5	53.5	532.4	1,098.5	431.9	258.5	336.9	570.4	364.5
<b>First 7 months:</b>												
1964.....	922.7	1,586	(X)	566.8	33.2	322.8	669.1	253.8	139.8	198.4	346.8	237.6
1965*.....	879.2	1,479	(X)	564.0	30.1	285.1	615.5	263.8	155.5	208.4	338.9	176.4
1964												
April.....	145.5	1,506	1,604	86.3	5.5	53.7	98.6	46.9	24.2	32.4	52.2	36.7
May.....	153.0	1,496	1,558	96.3	4.8	51.9	110.5	42.5	30.4	37.3	53.6	31.7
June.....	156.7	1,593	1,522	99.3	5.4	52.0	114.1	42.6	27.6	40.8	55.3	33.0
July.....	141.2	1,475	1,497	89.6	4.5	47.2	101.9	39.4	24.7	32.1	50.2	34.1
August.....	139.7	1,489	1,495	87.5	4.2	48.0	95.3	44.4	26.3	32.1	49.8	31.5
September.....	121.9	1,422	1,492	77.0	3.8	41.2	88.4	33.5	22.0	29.8	43.5	26.5
October.....	141.4	1,495	1,489	89.3	4.8	47.4	99.9	41.5	27.6	36.0	52.9	25.0
November.....	109.9	1,480	1,480	67.3	4.1	38.5	76.4	33.4	21.6	25.8	40.0	22.5
December.....	94.8	1,576	1,476	56.7	3.4	34.7	69.4	25.4	21.2	14.8	37.5	21.3
1965												
January.....	80.1	1,417	1,483	50.4	2.8	26.9	55.2	24.9	5.6	11.9	41.8	20.8
February.....	84.7	1,468	1,490	50.7	3.0	31.1	61.9	22.8	10.8	11.2	39.3	23.4
March.....	118.8	1,465	1,493	74.8	3.9	40.2	87.5	31.4	19.2	24.0	47.0	28.6
April.....	150.1	1,532	1,486	97.7	4.9	47.5	101.7	48.4	33.1	38.0	53.1	25.9
May.....	155.2	1,501	1,489	99.9	5.3	49.9	108.1	47.1	32.5	40.4	52.1	30.2
June*.....	152.4	1,535	(X)	96.8	5.6	50.0	109.0	43.4	31.0	43.4	52.8	25.2
July*.....	137.9	1,433	(X)	93.7	4.6	39.5	92.1	45.8	23.3	39.5	52.8	22.3

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Centered on the 4th month.

<sup>2</sup>See table 1, footnote 1.

<sup>3</sup>For states contained in each region, see "Definitions" on page 10.

Table 4.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total private and public				Private				Public			
	North-east	North Central	South	West	North-east	North Central	South	West	North-east	North Central	South	West
Annual totals:												
1959.....	279.9	374.8	521.3	377.2	268.6	367.5	511.3	369.0	11.3	7.3	9.9	8.2
1960.....	236.5	303.7	441.3	314.5	221.4	292.0	429.4	309.3	15.1	11.7	11.9	5.2
1961.....	265.1	289.0	487.4	323.3	246.5	277.4	472.8	316.1	18.6	11.6	14.6	7.2
1962.....	273.7	295.0	541.2	382.5	263.7	289.8	531.3	378.1	10.0	5.2	9.9	4.4
1963.....	271.3	333.8	600.0	435.8	260.6	327.2	590.3	430.7	10.7	6.6	9.7	5.1
1964.....	266.9	351.3	602.2	370.3	258.3	344.1	589.9	364.8	8.6	7.2	12.3	5.5
First 7 months:												
1964.....	144.3	206.5	365.8	242.1	139.6	201.8	358.8	237.9	4.7	4.7	7.0	4.2
1965*.....	165.1	216.6	358.2	180.3	155.7	211.6	348.6	176.4	9.3	5.0	9.4	3.9
1964												
April.....	24.5	33.8	56.2	37.5	24.1	33.2	54.1	36.7	0.4	0.6	2.1	0.8
May.....	31.1	38.6	56.6	32.0	30.3	37.9	55.4	31.7	0.8	0.7	1.2	0.3
June.....	29.3	43.1	57.8	34.7	27.6	41.6	57.0	33.2	1.7	1.5	0.8	1.5
July.....	25.3	33.0	52.9	34.8	24.7	32.8	51.8	34.1	0.6	0.2	1.1	0.7
August.....	27.5	33.7	52.9	31.5	26.3	33.0	51.4	31.5	1.2	0.7	1.5	(2)
September.....	23.0	30.9	46.8	26.7	22.0	30.4	45.2	26.5	1.0	0.5	1.6	0.2
October.....	28.2	37.7	54.8	25.4	27.6	37.3	54.1	25.0	0.6	0.4	0.7	0.4
November.....	22.5	26.7	42.7	22.7	21.6	26.1	41.8	22.5	0.9	0.6	0.9	0.2
December.....	21.4	15.8	39.2	21.9	21.2	15.5	38.6	21.4	0.2	0.3	0.6	0.5
1965												
January.....	7.8	12.1	44.5	21.2	5.6	12.0	43.1	20.8	2.2	0.2	1.3	0.5
February.....	11.1	11.6	40.9	24.3	10.8	11.4	39.8	23.4	0.3	0.1	1.1	0.9
March.....	20.2	25.8	49.7	29.2	19.2	24.2	48.6	28.6	1.0	1.6	1.1	0.6
April.....	33.7	39.4	55.3	26.6	33.1	38.8	54.3	25.9	0.6	0.6	0.9	0.6
May.....	34.1	41.8	55.5	30.7	32.5	41.4	53.4	30.2	1.6	0.4	2.1	0.5
June*.....	33.5	45.6	57.0	25.8	31.1	43.8	54.9	25.2	2.3	1.8	2.1	0.6
July*.....	24.7	40.3	55.3	22.5	23.4	40.0	54.5	22.3	1.3	0.3	0.8	0.2

Note: Components may not add to totals due to rounding. For states contained in each region, see "Definitions" on page 10.

\*Preliminary.

(2) Less than 50 housing units.

Table 5.—NEW PRIVATE HOUSING UNITS STARTED, INCLUDING FARM, SEASONALLY ADJUSTED ANNUAL RATE, BY GEOGRAPHIC REGIONS:  
MONTHLY 1964-1965  
(Thousands of units)

Period	Seasonally adjusted annual rate, monthly					Seasonally adjusted annual rate, moving average <sup>1</sup>				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
1964										
April.....	1,532	221	318	596	397	1,632	249	378	605	401
May.....	1,518	250	327	583	358	1,586	244	363	598	381
June.....	1,621	253	366	622	381	1,546	251	334	591	371
July.....	1,500	255	321	563	361	1,522	249	330	579	365
August.....	1,513	266	318	568	361	1,520	257	339	578	347
September.....	1,445	247	328	540	331	1,518	260	341	577	341
October.....	1,522	268	376	589	289	1,516	276	336	577	328
November.....	1,505	270	336	578	321	1,505	265	340	589	312
December.....	1,610	348	338	621	304	1,499	275	333	590	302
1965										
January.....	1,442	188	344	644	266	1,508	282	337	588	302
February.....	1,482	326	279	574	303	1,513	288	337	589	300
March.....	1,489	289	350	521	329	1,515	287	340	586	303
April.....	1,552	304	374	596	278	1,507	276	349	582	301
May.....	1,516	263	358	554	341	1,510	284	357	573	296
June*	1,562	285	387	600	290	(X)	(X)	(X)	(X)	(X)
July*	1,459	238	392	595	234	(X)	(X)	(X)	(X)	(X)

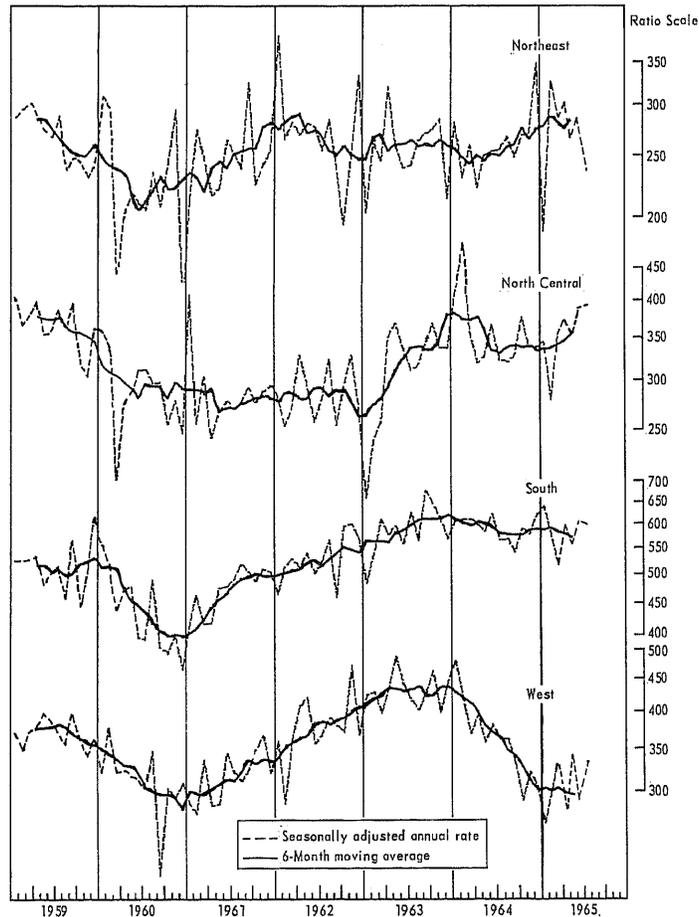
Note: For the states contained in each region, see "Definitions" on page 10.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Represents a 6-month moving average centered on the 4th month.

NEW PRIVATE HOUSING STARTS, INCLUDING FARM, REGIONAL TOTALS AND SEASONALLY ADJUSTED AND 6-MONTH MOVING AVERAGES, 1959-1965  
(Thousands of housing units)



THE LATEST FIGURES ENTERED ARE PRELIMINARY.

Table 6.—NUMBER OF NEW PRIVATE HOUSING UNITS AUTHORIZED BY LOCAL BUILDING PERMITS IN 10,000 AND 12,000 PERMIT-ISSUING PLACES—  
UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATE: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

Period	U.S. total number of housing units	U.S. total	Northeast	North Central	South	West	In structures with		
							1 unit	2-4 units	5 units or more
Unadjusted totals (thousands of units)									
10,000—PLACE SERIES									
Annual totals:									
1959.....	1,208,328	(X)	222	286	356	344	938	76	194
1960.....	998,048	(X)	199	228	284	287	746	65	187
1961.....	1,064,189	(X)	230	226	299	309	723	67	274
1962.....	1,186,601	(X)	243	238	343	363	716	87	384
1963.....	1,285,028	(X)	231	254	387	413	705	117	463
12,000—PLACE SERIES									
Annual totals:									
1963.....	1,334,684	(X)	239	269	403	423	750	119	466
1964.....	1,285,818	(X)	243	287	401	354	720	101	465
Seasonally adjusted annual rates (thousands of units)									
First 7 months:									
1964.....	792,583	1,322	246	288	407	380	731	107	483
1965*.....	730,822	1,241	241	316	406	277	710	85	446
1964									
April.....	128,837	1,288	234	258	414	382	691	103	494
May.....	123,063	1,280	229	276	405	370	716	100	464
June.....	124,778	1,305	267	271	409	358	726	103	476
July.....	119,615	1,264	231	275	390	368	683	103	478
August.....	108,379	1,285	258	294	414	319	694	95	496
September.....	107,668	1,243	237	301	378	327	705	92	446
October.....	106,748	1,236	220	299	400	317	709	93	434
November.....	90,630	1,256	250	291	406	309	741	97	418
December.....	79,810	1,195	247	276	376	296	720	80	395
1965									
January.....	74,081	1,280	238	347	416	279	734	93	453
February.....	75,255	1,224	238	276	424	286	713	78	433
March.....	115,542	1,269	262	281	400	326	711	79	479
April.....	120,927	1,187	226	306	385	270	677	86	424
May.....	115,141	1,240	241	326	402	271	722	81	437
June.....	121,959	1,254	262	304	434	254	703	83	468
July*.....	107,917	1,230	218	375	383	254	708	97	425

Note: For states contained in each region, see "Definitions" on page 10.

\*Preliminary.

(X) Not applicable.

Table 7.—SEASONAL INDEXES USED TO ADJUST PRIVATE HOUSING STARTS, INCLUDING FARM: MONTHLY

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Seasonal indexes by region and area							
		Starts in permit areas				Starts in nonpermit areas			
		Total	Northeast	North Central	South	West	Northeast	North Central	South
1964: January..	65.8	39.4	43.8	82.1	93.9	13.4	15.6	79.8	100.0
February..	67.6	41.7	49.7	84.3	92.4	12.3	42.5	81.0	100.0
March....	95.2	81.6	86.0	113.1	104.7	57.3	55.4	109.9	100.0
April.....	112.5	131.3	123.3	106.2	111.3	127.0	135.7	116.0	100.0
May.....	119.0	142.3	139.7	115.3	106.4	187.6	136.7	110.7	100.0
June.....	114.2	129.1	133.9	111.3	104.5	164.3	153.0	106.9	100.0
July.....	111.2	111.3	120.9	112.6	113.7	186.7	133.0	105.2	100.0
August...	109.3	116.8	120.1	106.0	104.8	157.3	154.9	114.2	100.0
September	99.7	109.1	108.9	97.9	96.0	84.0	122.2	106.1	100.0
October..	109.8	125.6	116.4	111.7	104.0	100.7	142.0	106.4	100.0
November..	86.1	96.2	94.7	86.1	83.9	78.5	78.2	88.6	100.0
December..	69.4	75.2	62.7	73.5	84.2	29.2	30.8	75.1	100.0
1965: January..	67.8	39.3	43.8	81.8	93.8	13.3	15.6	79.8	100.0
February..	69.2	41.4	49.7	84.3	92.3	12.2	42.5	81.0	100.0
March....	97.4	81.4	86.0	113.0	104.6	65.2	55.4	109.9	100.0
April.....	117.7	131.0	123.3	106.2	112.0	126.5	135.7	116.0	100.0
May.....	124.8	145.2	139.6	115.3	106.3	186.8	136.7	110.7	100.0
June*....	119.2	128.8	133.8	111.3	104.4	163.7	153.0	106.9	100.0
July*....	115.3	111.0	120.9	112.5	114.3	180.6	133.0	105.2	100.0
August...	(X)	116.6	120.0	106.0	104.7	156.7	154.9	114.2	100.0
September	(X)	108.9	108.9	97.8	95.6	80.3	122.2	106.1	100.0
October..	(X)	125.4	116.3	112.6	103.9	100.7	142.0	106.4	100.0
November..	(X)	96.2	95.3	86.1	83.9	78.5	78.2	88.6	100.0
December..	(X)	75.3	62.7	73.5	84.2	29.2	30.8	75.1	100.0

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For states contained in each region, see "Definitions" on page 10.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 8.—SEASONAL INDEXES USED TO ADJUST HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, BY TYPE OF STRUCTURE: MONTHLY

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Northeast			North Central			South			West		
		1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more
		1964: January..	76.2	46.6	60.7	59.5	46.6	60.5	72.0	83.6	106.5	92.1	86.3
February..	82.8	46.7	74.3	77.4	61.0	68.5	74.7	96.2	104.7	87.0	98.6	97.6	109.6
March....	101.0	98.6	129.0	86.4	93.1	103.2	95.0	109.1	109.2	99.9	104.6	120.8	100.9
April.....	116.9	129.9	134.0	118.8	143.4	125.6	109.6	116.3	106.0	98.9	111.7	108.1	109.9
May.....	117.5	136.6	119.8	110.0	128.3	116.3	127.7	113.8	107.6	98.8	113.5	107.8	120.8
June.....	111.7	129.7	107.3	104.5	128.7	112.3	124.6	107.4	110.7	96.1	107.3	102.5	105.4
July.....	105.6	120.6	86.1	93.4	116.6	108.8	99.9	107.0	95.9	108.1	106.1	94.0	95.0
August...	103.2	110.8	94.7	95.3	112.4	100.3	99.8	103.3	99.0	100.2	106.2	89.6	98.6
September	106.0	110.5	102.0	107.5	115.4	101.2	110.7	104.5	100.5	114.9	100.9	99.5	87.4
October..	100.8	106.6	116.0	106.4	104.8	125.4	108.3	95.5	93.3	100.4	96.7	96.3	91.3
November..	97.6	97.1	99.0	111.8	94.8	104.0	111.6	91.2	96.8	110.5	89.0	92.2	92.5
December..	78.3	66.3	77.0	131.1	54.5	75.3	68.0	72.2	69.8	93.0	79.4	93.8	91.8
1965: January..	73.4	46.6	60.6	59.0	46.8	60.5	71.8	83.7	106.4	92.1	85.8	98.7	95.6
February..	82.1	46.6	74.3	77.0	61.1	67.9	74.1	95.7	104.8	87.8	98.6	97.1	113.2
March....	100.5	98.2	129.4	86.9	92.8	102.2	94.1	109.0	109.6	100.2	104.4	120.6	99.7
April.....	117.7	129.8	133.9	117.8	144.4	125.3	109.4	116.7	105.9	96.8	111.8	107.7	109.4
May.....	118.1	137.9	119.7	110.0	128.5	116.1	126.2	113.8	107.5	99.0	113.6	107.9	120.7
June.....	112.3	129.5	107.3	104.5	128.8	112.1	124.4	107.4	110.6	96.4	107.4	102.6	105.3
July*....	106.2	120.5	86.1	91.1	114.9	108.5	99.7	107.0	95.8	108.5	106.2	94.1	94.8
August...	(X)	110.7	94.7	95.1	112.5	100.1	99.6	103.3	98.9	100.5	106.3	89.2	98.5
September	(X)	110.4	102.0	107.3	115.5	99.7	110.4	104.8	100.4	115.2	100.9	100.1	86.9
October..	(X)	106.4	116.0	106.2	104.9	129.9	112.5	95.2	93.3	100.6	96.7	95.5	90.8
November..	(X)	97.0	98.9	111.5	95.5	103.8	111.2	91.2	96.7	110.5	89.1	92.2	92.3
December..	(X)	66.3	76.9	136.1	53.8	75.2	67.8	72.2	69.4	91.4	79.5	94.3	91.6

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For states contained in each region, see "Definitions" on page 10.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 9.—AVERAGE PERCENTAGE CHANGES AND RELATED MEASURES FOR MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATIONS

Item	$\bar{0}$	$\bar{S}$	$\bar{I}$	$\bar{C}$	MCD
BUILDING PERMITS					
U.S. total (composite of 12 separately adjusted series).....	9.02	8.56	3.56	0.97	4
Northeast.....	18.30	15.32	9.49	1.25	6+
North Central.....	19.28	18.68	6.93	1.65	5
South.....	7.55	6.49	4.43	1.11	4
West.....	7.57	5.22	5.31	1.42	4
1 unit.....	10.82	10.23	3.23	1.00	4
2-4 units.....	10.35	6.98	7.65	1.79	4
5 units or more.....	10.22	8.00	7.33	2.30	4
PRIVATE HOUSING STARTS					
U.S. total-private.....	12.84	11.56	7.36	0.92	6+
Northeast.....	30.63	24.63	17.46	1.21	6+
North Central.....	25.64	23.34	12.94	1.13	6+
South.....	10.35	8.29	7.90	1.00	6+
West.....	10.08	6.46	9.11	1.57	6

NOTE: Summary measures of the seasonal, cyclical, and irregular components of housing starts provide a rough guide for use in interpreting current percentage changes in the seasonally adjusted data. Some discussion of these measures appears in each issue of *Business Cycle Developments*, published monthly by the Bureau of the Census, along with similar data for a number of other series. More detailed explanations of the basic method and definitions of the measures used, appear in *Electronic Computers and Business Indicators*, Occasional Paper 57, National Bureau of Economic Research, N.Y., 1957. More detailed measures and descriptions of average percentage changes and related measures for monthly housing starts and building permit authorizations appear in the July 1963 report (C20-50). A similar presentation will appear in these reports from time to time.

The following are brief descriptions of the measures used in this report.

$\bar{0}$  is the average month-to-month percentage change, without regard to sign, in the original series before seasonal adjustment.

$\bar{S}$  is the average month-to-month percentage change, without regard to sign, in the seasonal component. It is a measure of the average monthly seasonal change in the unadjusted series.

$\bar{I}$  is the average month-to-month percentage change, without regard to sign, for the irregular component. The irregular component is obtained by dividing the cyclical component into the seasonally adjusted series.

$\bar{C}$  is the average month-to-month percentage change, without regard to sign, for the cyclical component, which is a smooth, flexible moving average.

MCD (months for cyclical dominance) gives an estimate of the appropriate time span over which to observe cyclical movements in a monthly series. In deriving MCD the average (without regard to sign) percentage changes in the irregular and in the cyclical component are computed for 1-month spans (Jan.-Feb., Feb.-Mar., etc.), 2-month spans (Jan.-Mar., Feb.-Apr., etc.) up to 5-month spans. MCD is the shortest span for which the average change (without regard to sign) in the cyclical component is larger than the average change (without regard to sign) in the irregular component; thus it indicates the point at which fluctuations begin to be more attributable to cyclical than to irregular movements. Since changes are not computed for spans greater than 5 months, all series with an MCD greater than "5" are shown as "6." MCD is small for smooth series and large for erratic series.

Table 10.—RELATIVE CONTRIBUTIONS OF COMPONENTS TO VARIATION IN MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATION SERIES (PERCENT)

Series	Total, all components	Irregular component	Cyclical component	Seasonal component	Working day component
BUILDING PERMITS					
U.S. total (composed of 12 separately adjusted series).....	100.0	11.2	0.9	63.7	24.2
Northeast.....	100.0	25.5	0.5	66.1	7.9
North Central.....	100.0	11.1	0.7	81.6	6.6
South.....	100.0	21.3	1.3	46.5	30.9
West.....	100.0	33.0	2.3	31.7	33.0
1 family.....	100.0	7.0	0.8	72.6	19.6
2-4 family.....	100.0	42.4	2.4	35.1	20.1
5+ family.....	100.0	35.4	3.5	42.5	18.6
PRIVATE HOUSING STARTS					
U.S. total-private.....	100.0	28.8	0.4	70.8	(1)
Northeast.....	100.0	33.5	0.2	66.3	(1)
North Central.....	100.0	23.4	0.2	76.4	(1)
South.....	100.0	47.1	0.8	52.1	(1)
West.....	100.0	64.9	2.0	33.1	(1)

NOTE: The percent contribution measures indicate what proportion of the month-to-month variability in the unadjusted data (before seasonal or working-day adjustments) is attributable to the irregular, cyclical, seasonal and working-day components of the series. They are based on derivations by Joseph Bongard of the Organization for Economic Cooperation and Development. Further details are given in Bongard's article, "Notes on the Characteristics of Seasonal Variation in Europe" in *Seasonal Adjustment on Electronic Computers*. OECD, Paris, 1961, pp. 179-204. Computed for the period May 1959 - March 1965 for Private Housing Starts and January 1959 - April 1965 for Building Permits.

<sup>1</sup>No working-day adjustment made.

## DEFINITIONS AND DESCRIPTIONS

### Definitions

A housing start consists of the start of construction on a new housing unit, when located within a new building which is intended primarily as a housekeeping residential building designed for nontransient occupancy. Start of construction for private housing units is defined as the beginning of excavation for the foundation of a building; for public housing units it is defined as when the construction contract is awarded. All housing units in a multi-family building are counted as being started when excavation for the building is started. A housing unit is a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. A housekeeping residential building is one consisting primarily of housing units. Housing starts exclude group quarters (such as dormitories and rooming houses) and transient accommodations (such as transient hotels, motels, and tourist courts) and mobile homes (trailers).

The standard Census geographic regions are used in the tables of this report. States contained in each region are as follows: Northeast—Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, and Pennsylvania; North Central—Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas; South—Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas; West—Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Washington, Oregon, California, Alaska, and Hawaii.

The distribution of housing starts between metropolitan and nonmetropolitan areas is based on the definitions published by the Bureau of the Budget in Standard Metropolitan Statistical Areas. Data for the period beginning with January 1964, on metropolitan-nonmetropolitan distributions, are based on 1964 definitions; data for 1961-1963 are based on 1961 definitions; and data for 1959-1960 are based on 1959 definitions.

### Descriptions and Procedures

#### HOUSING STARTS COMPILATION

Compilation of the housing starts series depends on 4 steps. First, an estimate is prepared of the number of housing units for which building permits

have been issued in all 12,000 permit-issuing places each month. Second, a sample field survey is made of the use of permits. In this survey, a sample of building permits is selected each month and then an inquiry is made of the owner or the builder to find out whether and when the units covered by the permit have been started. In case the units authorized by permits in a particular month are not started by the end of that month, follow-up calls are made in successive months to find out when the units were actually started. From this sample of permits, ratios are calculated of the number of units started to the number of units covered by permits, with separate ratios for units started each month from permits of that month and of each preceding month. These ratios are then applied to the total number of units authorized by permits in the same months to provide estimates of the total number of units started each month with permit authorization. Third, having produced an estimate of the number of units started in each month with permit authorization, an adjustment is next made to take care of units started within permit-issuing areas but without permit authorization.

The final step in the estimates of housing starts is to add an estimate of units started in areas where building permit systems do not exist. This estimate is based upon current monthly surveys in 95 broad areas (counties or groups of counties). In these areas, visits are made to a select group of informed people and a list is obtained from them of all residential buildings they know to have been started within the nonpermit portions of these areas during the preceding month. Information provided by these sources is next checked by field visit. As a final step, a sample of 315 small land areas is selected, and these small areas are canvassed intensively by the enumerators to find by observation, all units started since the enumerators' last visit a month earlier. On the basis of these findings, estimates are made of the number of units not reported by the informed sources, and these are added to the information from the sources to provide an estimate of total construction in the nonpermit areas.

Information on public housing is obtained, for the most part, from the agencies involved, e.g., Public Housing Administration, Department of Defense, New York City Housing Authority, and others.

#### BUILDING PERMITS

Housing units authorized by local building permits relate to the issuance of permits rather than to the actual start of construction. They do, however, provide some indication of activity in residential building in advance of the start of actual

## DEFINITIONS AND DESCRIPTIONS

construction. Although construction is started on most residential buildings in the same month in which the permit is issued, several months or more may pass from the time a permit is issued to the start of construction. In a small number of cases, permits issued are not used at all and are permitted to lapse. The 12,000 areas with local building-permit systems for which figures are currently given in this report account for a major portion of residential building in the United States. For the country as a whole, about 84 percent of the private housing units were constructed in areas of this permit-issuing universe in 1964.

The series shown in table 6, beginning with 1963, pertains to all of the approximately 12,000 places in the United States which were identified in 1962 as having local building-permit systems. For earlier years, back to 1959, the series relates to the 10,000 places identified as permit-issuing in 1959. In 1963, the number of housing units authorized in the 12,000 places was 3.6 percent greater than the number in the 10,000 places.

Basically, the procedure followed in arriving at the monthly building-permit authorization totals involves the cumulating of monthly data from all permit-issuing places that authorized 50 or more housing units (20 or more in some states) in a recent year along with estimates for the less active places based on a stratified probability sample of these places.

A more detailed discussion of the uses and limitations of building-permit data is provided in the Census Bureau's monthly reports on Building Permits (C40 and C42).

### SAMPLING VARIABILITY

Since the estimates of housing starts and private housing units authorized by local building permits are, to a considerable extent, based on samples, they are subject to sampling variability and may be expected to differ from what would be obtained from a complete count in which identical measurement techniques were employed. The standard error is primarily a measure of such sampling variability. The chances are about 68 out of 100 that the difference due to sampling variability between an estimate and the figure that could be obtained from a complete enumeration is less than the standard error; about 95 out of 100 that the difference is less than twice the standard error; and 99 out of 100 that it is less than 2-1/2 times the standard error. The relative standard error ( $\frac{\sigma}{x}$ ) for the monthly estimate of total housing starts as computed for this report is between 3 and 4 percent. For housing units authorized, it is approximately 1 percent for the final figure and 2 percent for the preliminary figure.  $\frac{\sigma}{x}$  is the relative standard error of the total number

of housing starts or housing units authorized; that is to say, the sampling error expressed as a percentage of the total number of housing starts or authorizations.

### SEASONAL ADJUSTMENT

The seasonal factors for Private Housing Starts and Building Permits were developed using the X-11 version of the Census Method II program. The background and rationale of Method II is described in Electronic Computers and Business Indicators by Julius Shiskin, National Bureau of Economic Research Occasional Paper 57, 1957. A description of the X-11 version will appear in a forthcoming issue of Business Cycle Developments, published by the Bureau of the Census. Further information on X-11 may be obtained after the publication of this article from the Chief Economic Statistician, Bureau of the Census, Washington, D.C. 20233.

#### Housing Starts

Seasonal adjustments for Private Housing Starts are based on data for the period May 1959 - March 1965. Seasonal factors were developed separately for starts in permit areas and in nonpermit areas for each geographic region with the exception of starts in nonpermit areas in the West, where irregularities in the data due to the small magnitudes of the figures made estimation of seasonals impracticable.

Because of the irregularity of all the starts series, it has not been possible to estimate working-day factors internally from the data. Hence, housing starts data are not adjusted for working-day influences at the present time.

#### Building Permits

Seasonal adjustments for Building Permits are based on data for January 1959 - April 1965. Seasonal factors were developed separately for permits issued by geographic region and type of structure.

Building Permits seasonal adjustments take account of the effect of working days which are defined as Monday through Friday, excluding eight major holidays (New Years, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving, and Christmas). Each reported monthly permits total is divided by the number of working days in the month to arrive at a daily average for that month. The seasonal adjustment factors are then applied to the daily average and the result multiplied by the number of working days in the year.

# CONSTRUCTION REPORTS

## BUREAU OF THE CENSUS HOUSING STARTS

Issued September 1965

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### HOUSING STARTS IN AUGUST 1965

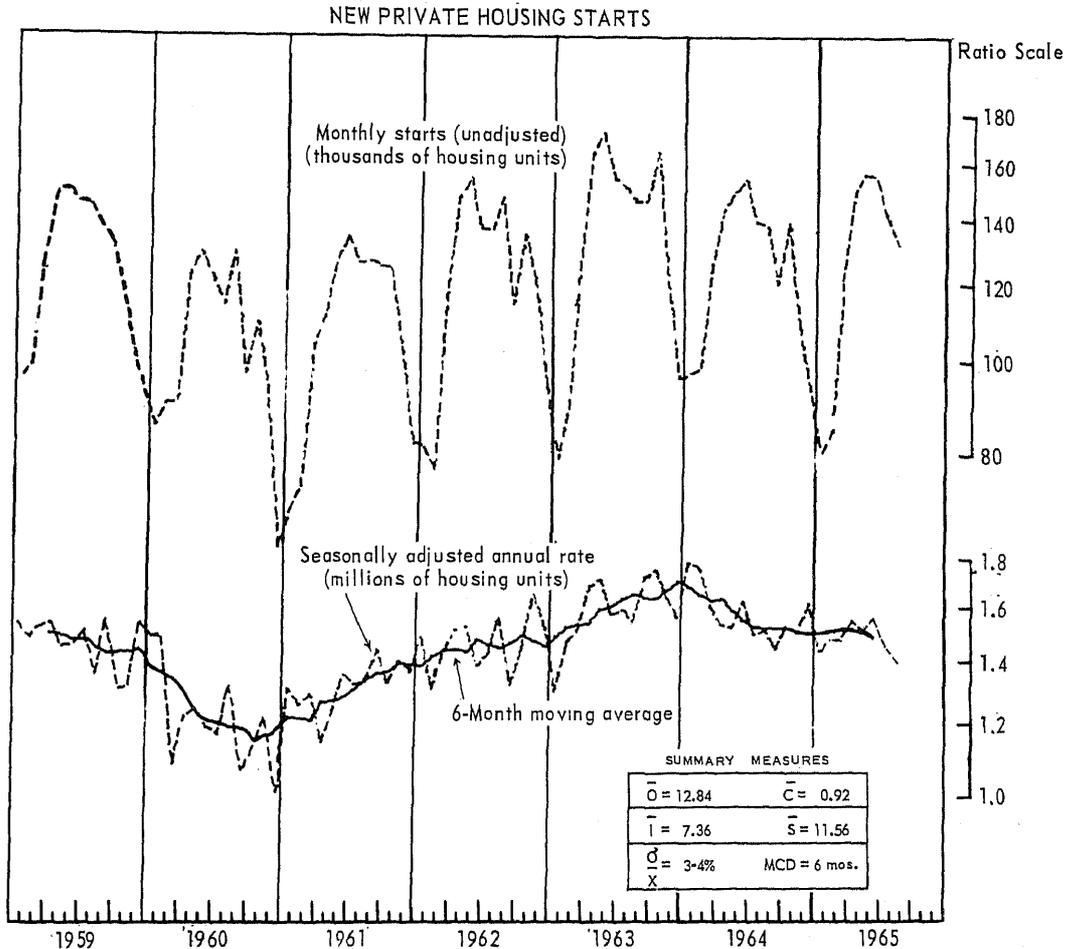
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During August 1965, the number of privately owned housing units started (nonfarm and farm) was at a seasonally adjusted annual rate of 1.402 million units, down 4 percent from the revised July 1965 rate of 1.461 million units and 7 percent below the August 1964 rate of 1.513 million units. Private nonfarm housing starts showed changes very much like those of all private starts.

The actual number of private housing units started during August 1965 was 132,300 compared with 140,200 in July 1965, and 142,300 units in August 1964. In addition, some 3,400 publicly owned housing units were started in August 1965, bringing the grand total for the month up to 135,700 units.

Seasonally adjusted annual rates of private housing starts, by regions, are shown in table 5 and in the accompanying chart. A 6-month moving average is superimposed on the monthly data on the chart to provide a clearer indication of regional and national trends.

A total of 107,400 new privately owned housing units, equivalent to a seasonally adjusted annual rate of 1,195,000 units, were authorized by the 12,000 permit-issuing jurisdictions in August 1965. This rate was 4 percent below the revised July seasonally adjusted annual rate of 1,243,000 units, and 7 percent below the August 1964 rate of 1,285,000 units.



THE LATEST FIGURES ENTERED ARE PRELIMINARY. FOR EXPLANATION OF THE SUMMARY MEASURES, SEE SECTION ON SAMPLING VARIABILITY AND TABLE 9

Table 1.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP, TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total				In structures with			Location <sup>1</sup>	
	Total public and private	Public	Private	Seasonally adjusted annual rate, private only	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
<b>Annual totals:</b>									
1959.....	1,553.5	36.7	1,516.8	(X)	1,250.7	58.5	244.3	1,076.9	476.6
1960.....	1,296.0	43.9	1,252.1	(X)	1,008.8	50.5	236.8	889.0	407.0
1961.....	1,265.0	52.0	1,313.0	(X)	989.3	50.0	326.1	947.9	417.1
1962.....	1,492.4	29.6	1,462.8	(X)	996.3	56.1	440.2	1,053.5	438.9
1963.....	1,640.9	31.8	1,609.2	(X)	1,021.7	61.1	558.2	1,150.6	490.3
1964.....	1,590.8	33.4	1,557.4	(X)	973.0	62.0	555.8	1,118.5	472.3
<b>First 8 months:</b>									
1964.....	1,104.3	23.7	1,080.7	1,600	673.7	43.2	387.7	778.9	325.5
1965*.....	1,056.2	30.8	1,025.3	1,489	664.9	40.6	350.7	727.2	329.1
<b>1964</b>									
April.....	152.0	3.8	148.2	1,532	89.2	6.5	56.4	100.8	51.2
May.....	158.3	3.0	155.4	1,518	98.8	5.6	53.9	112.1	46.2
June.....	164.9	5.5	159.4	1,621	102.2	6.1	56.6	118.4	46.4
July.....	146.0	2.5	143.5	1,500	91.9	5.4	48.8	103.2	42.8
August.....	145.7	3.4	142.3	1,513	90.2	5.2	50.4	97.5	48.2
September.....	127.4	3.3	124.0	1,445	79.2	4.7	43.5	90.6	36.7
October.....	146.1	2.1	144.0	1,522	92.0	5.4	48.8	101.2	44.9
November.....	114.6	2.6	112.0	1,505	69.5	4.9	40.1	77.8	36.8
December.....	98.3	1.6	96.7	1,610	58.8	3.8	35.7	70.0	28.3
<b>1965</b>									
January.....	85.6	4.1	81.5	1,442	51.8	3.2	30.5	58.9	26.7
February.....	87.9	2.4	85.4	1,482	51.5	3.8	32.6	63.4	24.5
March.....	124.9	4.2	120.7	1,489	76.7	4.5	43.8	90.7	34.2
April.....	154.9	2.7	152.2	1,552	100.2	5.6	49.1	102.5	52.4
May.....	162.1	4.6	157.5	1,516	102.3	6.2	53.6	110.6	51.6
June.....	162.3	6.8	155.5	1,566	99.9	6.6	55.9	114.5	47.8
July*.....	142.8	2.6	140.2	1,461	93.1	5.4	44.2	94.1	48.7
August*.....	135.7	3.4	132.3	1,402	89.4	5.3	41.0	92.5	43.2

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Data for 1964 not directly comparable with data for preceding years. Beginning January 1964, the metropolitan-nonmetropolitan distribution is based on 1964 definitions of standard metropolitan statistical areas (Standard Metropolitan Statistical Areas, 1964, Bureau of the Budget); data for 1961-1963 based on 1961 definitions, data for 1959-60 on 1959 definitions.

Table 2.—NEW PRIVATE AND PUBLIC HOUSING UNITS STARTED, INCLUDING FARM, BY TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Private housing units						Public housing units						
	Total	In structures with			Location <sup>1</sup>		Total	In structures with			Location <sup>1</sup>		
		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	
<b>Annual totals:</b>													
1959.....	1,516.8	1,234.1	55.6	227.1	1,054.7	462.1	36.7	16.6	2.9	17.2	22.2	14.5	
1960.....	1,252.1	994.8	44.0	213.4	864.4	387.8	43.9	14.0	6.5	23.4	24.6	19.2	
1961.....	1,313.0	974.8	43.8	294.8	913.9	399.1	52.0	14.5	6.2	31.3	34.0	18.0	
1962.....	1,462.8	991.6	49.2	422.2	1,033.8	429.0	29.6	4.7	6.9	18.0	19.7	9.9	
1963.....	1,609.2	1,020.8	53.1	535.3	1,128.1	481.0	31.8	0.9	8.0	22.9	22.5	9.3	
1964.....	1,557.4	971.5	53.5	532.4	1,099.1	458.3	33.4	<sup>r</sup> 1.5	<sup>r</sup> 8.5	<sup>r</sup> 23.4	<sup>r</sup> 19.3	<sup>r</sup> 14.1	
<b>First 8 months:</b>													
1964.....	1,080.7	672.6	37.4	370.8	764.5	316.1	23.7	1.2	5.7	16.9	14.3	9.5	
1965*.....	1,025.3	663.8	34.8	326.7	707.2	318.2	30.8	1.1	5.8	24.1	20.1	10.8	
<b>1964</b>													
April.....	148.2	89.0	5.5	53.7	98.6	49.6	3.8	0.2	0.9	2.7	2.2	1.6	
May.....	155.4	98.6	4.8	51.9	110.6	44.8	3.0	0.2	0.8	2.0	1.5	1.5	
June.....	159.4	102.0	5.4	52.0	114.1	45.3	5.5	0.2	0.7	4.6	4.3	1.2	
July.....	143.5	91.8	4.5	47.2	101.9	41.6	2.5	0.1	0.9	1.6	1.3	1.2	
August.....	142.3	90.2	4.2	48.0	95.3	47.0	3.4	-	1.0	2.4	2.2	1.3	
September.....	124.0	79.1	3.8	41.2	88.5	35.5	3.3	0.1	0.9	2.4	2.2	1.2	
October.....	144.0	91.8	4.8	47.4	100.2	43.8	2.1	0.2	0.6	1.4	1.0	1.1	
November.....	112.0	69.4	4.1	38.5	76.4	35.6	2.6	0.1	0.8	1.6	1.3	1.3	
December.....	96.7	58.6	3.4	34.7	69.4	27.3	1.6	0.2	0.4	1.0	1.0	0.6	
<b>1965</b>													
January.....	81.5	51.7	2.8	26.9	55.3	26.2	4.1	0.1	0.4	3.6	3.6	0.5	
February.....	85.4	51.4	3.0	31.1	61.9	23.6	2.4	(Z)	0.8	1.6	1.5	0.9	
March.....	120.7	76.6	3.9	40.2	87.5	33.2	4.2	0.1	0.6	3.6	3.2	1.0	
April.....	152.2	99.8	4.9	47.5	101.8	50.4	2.7	0.4	0.7	1.6	0.8	2.0	
May.....	157.5	102.3	5.3	49.9	108.3	49.2	4.6	(Z)	0.9	3.7	2.3	2.3	
June.....	155.5	99.6	5.6	50.3	109.6	45.9	6.8	0.3	1.0	5.6	4.9	1.9	
July*.....	140.2	93.1	4.7	42.4	92.5	47.7	2.6	0.1	0.7	1.9	1.6	1.0	
August*.....	132.3	89.3	4.6	38.4	90.3	42.0	3.4	0.1	0.7	2.5	2.2	1.2	

Note: Components may not add to totals due to rounding.

- Entry represents zero.

\*Preliminary.

(Z) Less than 50 housing units.

<sup>r</sup>Revised.

<sup>1</sup>See table 1, footnote 1.

Table 3.—NEW PRIVATE HOUSING UNITS STARTED, EXCLUDING FARM, BY TYPE OF STRUCTURE, METROPOLITAN-NONMETROPOLITAN LOCATION AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total	Seasonally adjusted annual rate		In structures with			Location <sup>2</sup>		Regions <sup>3</sup>			
		Monthly	6-month moving average <sup>1</sup>	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	1,494.6	(X)	(X)	1,211.9	55.7	227.0	1,053.9	440.7	268.2	360.5	496.6	369.2
1960.....	1,230.1	(X)	(X)	972.3	43.8	213.6	862.9	367.2	220.6	287.5	413.2	308.8
1961.....	1,284.8	(X)	(X)	946.4	44.0	294.6	912.0	372.8	246.1	270.2	452.4	316.0
1962.....	1,439.1	(X)	(X)	967.8	48.9	422.4	1,033.0	406.1	263.7	283.3	514.0	378.0
1963.....	1,581.7	(X)	(X)	993.2	53.2	535.3	1,126.5	455.2	260.4	319.9	570.6	430.8
1964.....	1,530.4	(X)	(X)	944.5	53.5	532.4	1,098.5	431.9	258.5	336.9	570.4	364.5
<b>First 8 months:</b>												
1964.....	1,062.4	1,574	(X)	654.3	37.4	370.8	764.4	298.2	166.1	230.5	396.6	269.1
1965*.....	1,010.0	1,468	(X)	648.7	34.8	326.7	706.5	303.7	183.0	239.5	390.1	197.4
<b>1964</b>												
April.....	145.5	1,506	1,604	86.3	5.5	53.7	98.6	46.9	24.2	32.4	52.2	36.7
May.....	153.0	1,496	1,558	96.3	4.8	51.9	110.5	42.5	30.4	37.3	53.6	31.7
June.....	156.7	1,593	1,522	99.3	5.4	52.0	114.1	42.6	27.6	40.8	55.3	33.0
July.....	141.2	1,475	1,497	89.6	4.5	47.2	101.9	39.4	24.7	32.1	50.2	34.1
August.....	139.7	1,489	1,495	87.5	4.2	48.0	95.3	44.4	26.3	32.1	49.8	31.5
September.....	121.9	1,422	1,492	77.0	3.8	41.2	88.4	33.5	22.0	29.8	43.5	26.5
October.....	141.4	1,495	1,489	89.3	4.8	47.4	99.9	41.5	27.6	36.0	52.9	25.0
November.....	109.9	1,480	1,480	67.3	4.1	38.5	76.4	33.4	21.6	25.8	40.0	22.5
December.....	94.8	1,575	1,476	56.7	3.4	34.7	69.4	25.4	21.2	14.8	37.5	21.3
<b>1965</b>												
January.....	80.1	1,417	1,483	50.4	2.8	26.9	55.2	24.9	5.6	11.9	41.8	20.8
February.....	84.7	1,468	1,490	50.7	3.0	31.1	61.9	22.8	10.8	11.2	39.3	23.4
March.....	118.8	1,465	1,493	74.8	3.9	40.2	87.5	31.4	19.2	24.0	47.0	28.6
April.....	150.1	1,532	1,487	97.7	4.9	47.5	101.7	48.4	33.1	38.0	53.1	25.9
May.....	155.2	1,501	1,490	99.9	5.3	49.9	108.1	47.1	32.5	40.4	52.1	30.2
June.....	152.8	1,539	1,476	97.0	5.6	50.3	109.4	43.4	31.3	43.4	53.0	25.1
July*.....	137.9	1,435	(X)	90.8	4.7	42.4	92.4	45.5	24.5	38.3	53.2	21.9
August*.....	130.4	1,384	(X)	87.4	4.6	38.4	90.3	40.2	26.0	32.3	50.6	21.5

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Centered on the 4th month.<sup>2</sup>See table 1, footnote 1.<sup>3</sup>For States contained in each region, see "Definitions" on page 10.

Table 4.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total private and public				Private				Public			
	North-east	North Central	South	West	North-east	North Central	South	West	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	279.9	374.8	521.3	377.2	268.6	367.5	511.3	369.0	11.3	7.3	9.9	8.2
1960.....	236.5	303.7	441.3	314.5	221.4	292.0	429.4	309.3	15.1	11.7	11.9	5.2
1961.....	265.1	289.0	487.4	323.3	246.5	277.4	472.8	316.1	18.6	11.6	14.6	7.2
1962.....	273.7	295.0	541.2	382.5	263.7	289.8	531.3	378.1	10.0	5.2	9.9	4.4
1963.....	271.3	333.8	600.0	435.8	260.6	327.2	590.3	430.7	10.7	6.6	9.7	5.1
1964.....	266.9	351.4	602.2	370.3	258.6	344.3	589.8	364.7	8.3	7.1	12.4	5.5
<b>First 8 months:</b>												
1964.....	171.8	240.2	418.7	273.6	165.9	234.8	410.2	269.4	5.9	5.4	8.5	4.2
1965*.....	193.3	248.5	412.5	202.1	183.2	243.3	401.2	197.4	10.1	5.1	11.1	4.6
<b>1964</b>												
April.....	24.5	33.8	56.2	37.5	24.1	33.2	54.1	36.7	0.4	0.6	2.1	0.8
May.....	31.1	38.6	56.6	32.0	30.3	37.9	55.4	31.7	0.8	0.7	1.2	0.3
June.....	29.3	43.1	57.8	34.7	27.6	41.6	57.0	33.2	1.7	1.5	0.8	1.5
July.....	25.3	33.0	52.9	34.8	24.7	32.8	51.8	34.1	0.6	0.2	1.1	0.7
August.....	27.5	33.7	52.9	31.5	26.3	33.0	51.4	31.5	1.2	0.7	1.5	(Z)
September.....	23.0	30.9	46.8	26.7	22.0	30.4	45.2	26.5	1.0	0.5	1.6	0.2
October.....	28.2	37.7	54.8	25.4	27.6	37.3	54.1	25.0	0.6	0.4	0.7	0.4
November.....	22.5	26.7	42.7	22.7	21.6	26.1	41.8	22.5	0.9	0.6	0.9	0.2
December.....	21.4	15.8	39.2	21.9	21.2	15.5	38.6	21.4	0.2	0.3	0.6	0.5
<b>1965</b>												
January.....	7.8	12.1	44.5	21.2	5.6	12.0	43.1	20.8	2.2	0.2	1.3	0.5
February.....	11.1	11.6	40.9	24.3	10.8	11.4	39.8	23.4	0.3	0.1	1.1	0.9
March.....	20.2	25.8	49.7	29.2	19.2	24.2	48.6	28.6	1.0	1.6	1.1	0.6
April.....	33.7	39.4	55.3	26.6	33.1	38.8	54.3	25.9	0.6	0.6	0.9	0.6
May.....	34.1	41.8	55.5	30.7	32.5	41.4	53.4	30.2	1.6	0.4	2.1	0.5
June.....	33.8	45.6	57.3	25.7	31.4	43.8	55.2	25.1	2.3	1.8	2.1	0.6
July*.....	25.8	39.2	55.7	22.1	24.5	38.9	54.9	21.9	1.3	0.3	0.8	0.2
August*.....	26.8	33.0	53.6	22.3	26.1	32.8	51.9	21.5	0.8	0.1	1.7	0.7

Note: Components may not add to totals due to rounding. For States contained in each region, see "Definitions" on page 10.

\*Preliminary.

(Z) Less than 50 housing units.

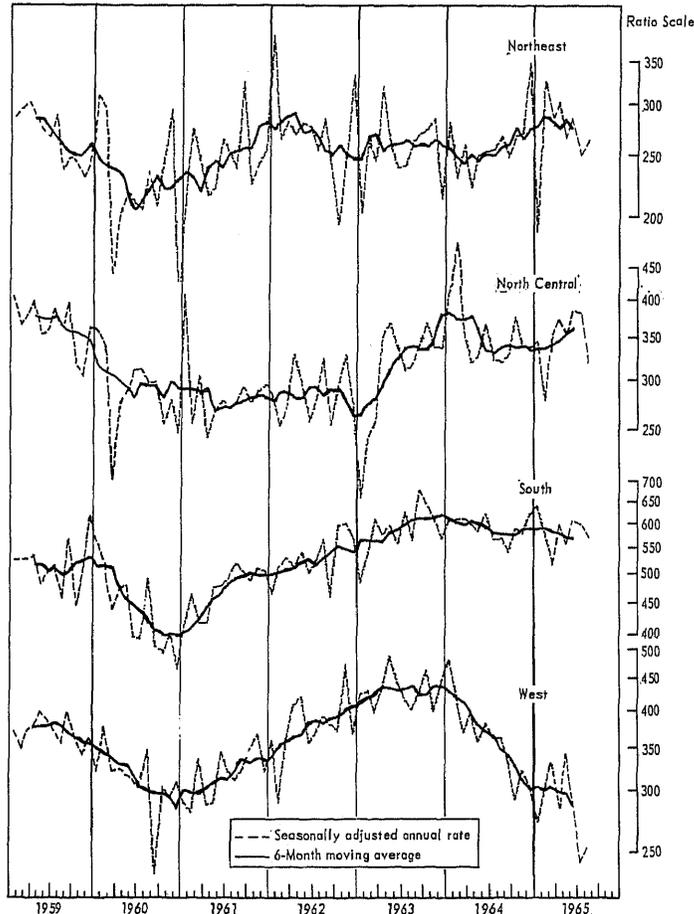
\*Revised.

Table 5.—NEW PRIVATE HOUSING UNITS STARTED, INCLUDING FARM, SEASONALLY ADJUSTED ANNUAL RATE, BY GEOGRAPHIC REGIONS: MONTHLY 1964-1965  
(Thousands of units)

Period	Seasonally adjusted annual rate, monthly					Seasonally adjusted annual rate, moving average <sup>1</sup>				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
1964										
April.....	1,532	221	318	596	397	1,632	249	378	605	401
May.....	1,518	250	327	583	358	1,586	244	363	598	381
June.....	1,621	253	366	622	381	1,546	251	334	591	371
July.....	1,500	255	321	563	361	1,522	249	330	579	365
August.....	1,513	266	318	568	361	1,520	257	339	578	347
September.....	1,445	247	328	540	331	1,518	260	341	577	341
October.....	1,522	268	376	589	289	1,516	276	336	577	328
November.....	1,505	270	336	578	321	1,505	265	340	589	312
December.....	1,610	348	338	621	304	1,499	275	333	590	302
1965										
January.....	1,442	188	344	644	266	1,508	282	337	588	302
February.....	1,482	326	279	574	303	1,513	288	337	589	300
March.....	1,489	289	350	521	329	1,515	287	340	586	303
April.....	1,552	304	374	596	278	1,508	276	349	582	301
May.....	1,516	263	358	554	341	1,511	287	355	575	295
June.....	1,566	287	387	603	289	1,498	276	362	574	286
July*.....	1,461	250	381	599	231	(X)	(X)	(X)	(X)	(X)
August*.....	1,402	262	321	572	247	(X)	(X)	(X)	(X)	(X)

Note: For the States contained in each region, see "Definitions" on page 10.  
 \*Preliminary.  
 (X) Not applicable.  
<sup>1</sup>Represents a 6-month moving average centered on the 4th month.

NEW PRIVATE HOUSING STARTS, INCLUDING FARM, REGIONAL TOTALS SEASONALLY ADJUSTED ANNUAL RATES AND 6-MONTH MOVING AVERAGES, 1959-1965  
(Thousands of housing units)



THE LATEST FIGURES ENTERED ARE PRELIMINARY.

Table 6.—NUMBER OF NEW PRIVATE HOUSING UNITS AUTHORIZED BY LOCAL BUILDING PERMITS IN 10,000 AND 12,000 PERMIT-ISSUING PLACES—UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATE: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	U.S. total number of housing units	U.S. total	Northeast	North Central	South	West	In structures with		
							1 unit	2-4 units	5 units or more
Unadjusted totals									
10,000—PLACE SERIES									
Annual totals:									
1959.....	1,208.3	(X)	222	286	356	344	938	76	194
1960.....	998.0	(X)	199	228	284	287	746	65	187
1961.....	1,064.2	(X)	230	226	299	309	723	67	274
1962.....	1,186.6	(X)	243	238	343	363	716	87	384
1963.....	1,285.0	(X)	231	254	387	413	705	117	463
12,000—PLACE SERIES									
Annual totals:									
1963.....	1,334.7	(X)	239	269	403	423	750	119	466
1964.....	1,285.8	(X)	243	287	401	354	720	101	465
Seasonally adjusted annual rates									
First 8 months:									
1964.....	901.0	1,317	248	289	408	373	727	106	485
1965*.....	839.3	1,237	245	317	400	275	706	85	446
1964									
April.....	128.8	1,288	234	258	414	382	691	103	494
May.....	123.1	1,280	229	276	405	370	716	100	464
June.....	124.8	1,305	267	271	409	358	726	103	476
July.....	119.6	1,264	231	275	390	368	683	103	478
August.....	108.4	1,285	258	294	414	319	694	95	496
September.....	107.7	1,243	237	301	378	327	705	92	446
October.....	106.7	1,236	220	299	400	317	709	93	434
November.....	90.6	1,256	250	291	406	309	741	97	418
December.....	79.8	1,195	247	276	376	296	720	80	395
1965									
January.....	74.1	1,280	238	347	416	279	734	93	453
February.....	75.3	1,224	238	276	424	286	713	78	433
March.....	115.5	1,269	262	281	400	326	711	79	479
April.....	120.9	1,187	226	306	385	270	677	86	424
May.....	115.1	1,240	241	326	402	271	722	81	437
June.....	122.0	1,254	262	304	434	254	703	83	468
July.....	109.0	1,243	243	364	382	254	704	91	448
August*.....	107.4	1,195	247	331	358	259	681	89	425

Note: For States contained in each region, see "Definitions" on page 10.

\*Preliminary.

(X) Not applicable.

Table 7.—SEASONAL INDEXES USED TO ADJUST PRIVATE HOUSING STARTS, INCLUDING FARM: MONTHLY

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Seasonal indexes by region and area							
		Starts in permit areas				Starts in nonpermit areas			
		Total	Northeast	North Central	South	West	Northeast	North Central	South
1964: January..	65.8	39.4	43.8	82.1	93.9	13.4	15.6	79.8	100.0
February..	67.6	41.7	49.7	84.3	92.4	12.3	42.5	81.0	100.0
March....	95.2	81.6	86.0	113.1	104.7	57.3	55.4	109.9	100.0
April.....	112.5	131.3	123.3	106.2	111.3	127.0	135.7	116.0	100.0
May.....	119.0	142.3	139.7	115.3	106.4	187.6	136.7	110.7	100.0
June.....	114.2	129.1	133.9	111.3	104.5	164.3	153.0	106.9	100.0
July.....	111.2	111.3	120.9	112.6	113.7	186.7	133.0	105.2	100.0
August...	109.3	116.8	120.1	106.0	104.8	157.3	154.9	114.2	100.0
September	99.7	109.1	108.9	97.9	96.0	84.0	122.2	106.1	100.0
October..	109.8	125.6	116.4	111.7	104.0	100.7	142.0	106.4	100.0
November.	86.1	96.2	94.7	86.1	83.9	78.5	78.2	88.6	100.0
December.	69.4	75.2	62.7	73.5	84.2	29.2	30.8	75.1	100.0
1965: January..	67.8	39.3	43.8	81.8	93.8	13.3	15.6	79.8	100.0
February..	69.2	41.4	49.7	84.3	92.3	12.2	42.5	81.0	100.0
March....	97.4	81.4	86.0	113.0	104.6	65.2	55.4	109.9	100.0
April.....	117.7	131.0	123.3	106.2	112.0	126.5	135.7	116.0	100.0
May.....	124.8	145.2	139.6	115.3	106.3	186.8	136.7	110.7	100.0
June.....	119.2	128.8	133.8	111.3	104.4	163.7	153.0	106.9	100.0
July*....	115.2	111.0	120.9	112.5	114.3	180.6	133.0	105.2	100.0
August*..	113.2	116.6	120.0	106.0	104.7	156.7	154.9	114.2	100.0
September	(X)	108.9	108.9	97.8	95.6	80.3	122.2	106.1	100.0
October..	(X)	125.4	116.3	112.6	103.9	100.7	142.0	106.4	100.0
November.	(X)	96.2	95.3	86.1	83.9	78.5	78.2	88.6	100.0
December.	(X)	75.3	62.7	73.5	84.2	29.2	30.8	75.1	100.0

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For States contained in each region, see "Definitions" on page 10.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 8.—SEASONAL INDEXES USED TO ADJUST HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, BY TYPE OF STRUCTURE: MONTHLY

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Northeast			North Central			South			West		
		1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more
		1964: January..	76.2	46.6	60.7	59.5	46.6	60.5	72.0	83.6	106.5	92.1	86.3
February..	82.8	46.7	74.3	77.4	61.0	68.5	74.7	96.2	104.7	87.0	98.6	97.6	109.6
March....	101.0	98.6	129.0	86.4	93.1	103.2	95.0	109.1	109.2	99.9	104.6	120.8	100.9
April.....	116.9	129.9	134.0	118.8	143.4	125.6	109.6	116.3	106.0	98.9	111.7	108.1	109.9
May.....	117.5	136.6	119.8	110.0	128.3	116.3	127.7	113.8	107.6	98.8	113.5	107.8	120.8
June.....	111.7	129.7	107.3	104.5	128.7	112.3	124.6	107.4	110.7	96.1	107.3	102.5	105.4
July.....	105.6	120.6	86.1	93.4	116.6	108.8	99.9	107.0	95.9	108.1	106.1	94.0	95.0
August...	103.2	110.8	94.7	95.3	112.4	100.3	99.8	103.3	99.0	100.2	106.2	89.6	98.6
September	106.0	110.5	102.0	107.5	115.4	101.2	110.7	104.5	100.5	114.9	100.9	99.5	87.4
October..	100.8	106.6	116.0	106.4	104.8	125.4	108.3	95.5	93.3	100.4	96.7	96.3	91.3
November.	97.6	97.1	99.0	111.8	94.8	104.0	111.6	91.2	96.8	110.5	89.0	92.2	92.5
December.	78.3	66.3	77.0	131.1	54.5	75.3	68.0	72.2	69.8	93.0	79.4	93.8	91.8
1965: January..	73.4	46.6	60.6	59.0	46.8	60.5	71.8	83.7	106.4	92.1	85.8	98.7	95.6
February..	82.1	46.6	74.3	77.0	61.1	67.9	74.1	95.7	104.8	87.8	98.6	97.1	113.2
March....	100.5	98.2	129.4	86.9	92.8	102.2	94.1	109.0	109.6	100.2	104.4	120.6	99.7
April.....	117.7	129.8	133.9	117.8	144.4	125.3	109.4	116.7	105.9	96.8	111.8	107.7	109.4
May.....	118.1	137.9	119.7	110.0	128.5	116.1	126.2	113.8	107.5	99.0	113.6	107.9	120.7
June.....	112.3	129.5	107.3	104.5	128.8	112.1	124.4	107.4	110.6	96.4	107.4	102.6	105.3
July.....	106.0	120.5	86.1	91.1	114.9	108.5	99.7	107.0	95.8	108.5	106.2	94.1	94.8
August*..	103.7	110.7	94.7	95.1	112.5	100.1	99.6	103.3	98.9	100.5	106.3	89.2	98.5
September	(X)	110.4	102.0	107.3	115.5	99.7	110.4	104.8	100.4	115.2	100.9	100.1	86.9
October..	(X)	106.4	116.0	106.2	104.9	129.9	112.5	95.2	93.3	100.6	96.7	95.5	90.8
November.	(X)	97.0	98.9	111.5	95.5	103.8	111.2	91.2	96.7	110.5	89.1	92.2	92.3
December.	(X)	66.3	76.9	136.1	53.8	75.2	67.8	72.2	69.4	91.4	79.5	94.3	91.6

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For States contained in each region, see "Definitions" on page 10.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 9.—AVERAGE PERCENTAGE CHANGES AND RELATED MEASURES FOR MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATIONS

Item	$\bar{0}$	$\bar{S}$	$\bar{I}$	$\bar{C}$	MCD
BUILDING PERMITS					
U.S. total (composite of 12 separately adjusted series).....	9.02	8.56	3.56	0.97	4
Northeast.....	18.30	15.32	9.49	1.25	6+
North Central.....	19.28	18.68	6.93	1.65	5
South.....	7.55	6.49	4.43	1.11	4
West.....	7.57	5.22	5.31	1.42	4
1 unit.....	10.82	10.23	3.23	1.00	4
2-4 units.....	10.35	6.98	7.65	1.79	4
5 units or more.....	10.22	8.00	7.33	2.30	4
PRIVATE HOUSING STARTS					
U.S. total-private.....	12.84	11.56	7.36	0.92	6+
Northeast.....	30.63	24.63	17.46	1.21	6+
North Central.....	25.64	23.34	12.94	1.13	6+
South.....	10.35	8.29	7.90	1.00	6+
West.....	10.08	6.46	9.11	1.57	6

NOTE: Summary measures of the seasonal, cyclical, and irregular components of housing starts provide a rough guide for use in interpreting current percentage changes in the seasonally adjusted data. Some discussion of these measures appears in each issue of *Business Cycle Developments*, published monthly by the Bureau of the Census, along with similar data for a number of other series. More detailed explanations of the basic method and definitions of the measures used, appear in *Electronic Computers and Business Indicators*, Occasional Paper 57, National Bureau of Economic Research, N.Y., 1957. More detailed measures and descriptions of average percentage changes and related measures for monthly housing starts and building permit authorizations appear in the July 1963 report (C20-50). A similar presentation will appear in these reports from time to time.

The following are brief descriptions of the measures used in this report.

$\bar{0}$  is the average month-to-month percentage change, without regard to sign, in the original series before seasonal adjustment.

$\bar{S}$  is the average month-to-month percentage change, without regard to sign, in the seasonal component. It is a measure of the average monthly seasonal change in the unadjusted series.

$\bar{I}$  is the average month-to-month percentage change, without regard to sign, for the irregular component. The irregular component is obtained by dividing the cyclical component into the seasonally adjusted series.

$\bar{C}$  is the average month-to-month percentage change, without regard to sign, for the cyclical component, which is a smooth, flexible moving average.

MCD (months for cyclical dominance) gives an estimate of the appropriate time span over which to observe cyclical movements in a monthly series. In deriving MCD the average (without regard to sign) percentage changes in the irregular and in the cyclical component are computed for 1-month spans (Jan.-Feb., Feb.-Mar., etc.), 2-month spans (Jan.-Mar., Feb.-Apr., etc.) up to 5-month spans. MCD is the shortest span for which the average change (without regard to sign) in the cyclical component is larger than the average change (without regard to sign) in the irregular component; thus it indicates the point at which fluctuations begin to be more attributable to cyclical than to irregular movements. Since changes are not computed for spans greater than 5 months, all series with an MCD greater than "5" are shown as "6." MCD is small for smooth series and large for erratic series.

Table 10.—RELATIVE CONTRIBUTIONS OF COMPONENTS TO VARIATION IN MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATION SERIES (PERCENT)

Series	Total, all components	Irregular component	Cyclical component	Seasonal component	Working day component
BUILDING PERMITS					
U.S. total (composed of 12 separately adjusted series).....	100.0	11.2	0.9	63.7	24.2
Northeast.....	100.0	25.5	0.5	66.1	7.9
North Central.....	100.0	11.1	0.7	81.6	6.6
South.....	100.0	21.3	1.3	46.5	30.9
West.....	100.0	33.0	2.3	31.7	33.0
1 family.....	100.0	7.0	0.8	72.6	19.6
2-4 family.....	100.0	42.4	2.4	35.1	20.1
5+ family.....	100.0	35.4	3.5	42.5	18.6
PRIVATE HOUSING STARTS					
U.S. total-private.....	100.0	28.8	0.4	70.8	( <sup>1</sup> )
Northeast.....	100.0	33.5	0.2	66.3	( <sup>1</sup> )
North Central.....	100.0	23.4	0.2	76.4	( <sup>1</sup> )
South.....	100.0	47.1	0.8	52.1	( <sup>1</sup> )
West.....	100.0	64.9	2.0	33.1	( <sup>1</sup> )

NOTE: The percent contribution measures indicate what proportion of the month-to-month variability in the unadjusted data (before seasonal or working-day adjustments) is attributable to the irregular, cyclical, seasonal and working-day components of the series. They are based on derivations by Joseph Bongard of the Organization for Economic Cooperation and Development. Further details are given in Bongard's article, "Notes on the Characteristics of Seasonal Variation in Europe" in *Seasonal Adjustment on Electronic Computers*, OECD, Paris, 1961, pp. 179-204. Computed for the period May 1959 - March 1965 for Private Housing Starts and January 1959 - April 1965 for Building Permits.

<sup>1</sup>No working-day adjustment made.

## DEFINITIONS AND DESCRIPTIONS

### Definitions

A housing start consists of the start of construction on a new housing unit, when located within a new building which is intended primarily as a housekeeping residential building designed for nontransient occupancy. Start of construction for private housing units is defined as the beginning of excavation for the foundation of a building; for public housing units it is defined as when the construction contract is awarded. All housing units in a multi-family building are counted as being started when excavation for the building is started. A housing unit is a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. A housekeeping residential building is one consisting primarily of housing units. Housing starts exclude group quarters (such as dormitories and rooming houses) and transient accommodations (such as transient hotels, motels, and tourist courts) and mobile homes (trailers).

The standard Census geographic regions are used in the tables of this report. States contained in each region are as follows: Northeast—Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, and Pennsylvania; North Central—Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas; South—Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas; West—Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Washington, Oregon, California, Alaska, and Hawaii.

The distribution of housing starts between metropolitan and nonmetropolitan areas is based on the definitions published by the Bureau of the Budget in Standard Metropolitan Statistical Areas. Data for the period beginning with January 1964, on metropolitan-nonmetropolitan distributions, are based on 1964 definitions; data for 1961-1963 are based on 1961 definitions; and data for 1959-1960 are based on 1959 definitions.

### Descriptions and Procedures

#### HOUSING STARTS COMPILATION

Compilation of the housing starts series depends on 4 steps. First, an estimate is prepared of the number of housing units for which building permits

have been issued in all 12,000 permit-issuing places each month. Second, a sample field survey is made of the use of permits. In this survey, a sample of building permits is selected each month and then an inquiry is made of the owner or the builder to find out whether and when the units covered by the permit have been started. In case the units authorized by permits in a particular month are not started by the end of that month, follow-up calls are made in successive months to find out when the units were actually started. From this sample of permits, ratios are calculated of the number of units started to the number of units covered by permits, with separate ratios for units started each month from permits of that month and of each preceding month. These ratios are then applied to the total number of units authorized by permits in the same months to provide estimates of the total number of units started each month with permit authorization. Third, having produced an estimate of the number of units started in each month with permit authorization, an adjustment is next made to take care of units started within permit-issuing areas but without permit authorization.

The final step in the estimates of housing starts is to add an estimate of units started in areas where building permit systems do not exist. This estimate is based upon current monthly surveys in 95 broad areas (counties or groups of counties). In these areas, visits are made to a select group of informed people and a list is obtained from them of all residential buildings they know to have been started within the nonpermit portions of these areas during the preceding month. Information provided by these sources is next checked by field visit. As a final step, a sample of 315 small land areas is selected, and these small areas are canvassed intensively by the enumerators to find by observation, all units started since the enumerators' last visit a month earlier. On the basis of these findings, estimates are made of the number of units not reported by the informed sources, and these are added to the information from the sources to provide an estimate of total construction in the nonpermit areas.

Information on public housing is obtained, for the most part, from the agencies involved, e.g., Public Housing Administration, Department of Defense, New York City Housing Authority, and others.

#### BUILDING PERMITS

Housing units authorized by local building permits relate to the issuance of permits rather than to the actual start of construction. They do, however, provide some indication of activity in residential building in advance of the start of actual

## DEFINITIONS AND DESCRIPTIONS

construction. Although construction is started on most residential buildings in the same month in which the permit is issued, several months or more may pass from the time a permit is issued to the start of construction. In a small number of cases, permits issued are not used at all and are permitted to lapse. The 12,000 areas with local building-permit systems for which figures are currently given in this report account for a major portion of residential building in the United States. For the country as a whole, about 84 percent of the private housing units were constructed in areas of this permit-issuing universe in 1964.

The series shown in table 6, beginning with 1963, pertains to all of the approximately 12,000 places in the United States which were identified in 1962 as having local building-permit systems. For earlier years, back to 1959, the series relates to the 10,000 places identified as permit-issuing in 1959. In 1963, the number of housing units authorized in the 12,000 places was 3.6 percent greater than the number in the 10,000 places.

Basically, the procedure followed in arriving at the monthly building-permit authorization totals involves the cumulating of monthly data from all permit-issuing places that authorized 50 or more housing units (20 or more in some states) in a recent year along with estimates for the less active places based on a stratified probability sample of these places.

A more detailed discussion of the uses and limitations of building-permit data is provided in the Census Bureau's monthly reports on Building Permits (C40 and C42).

### SAMPLING VARIABILITY

Since the estimates of housing starts and private housing units authorized by local building permits are, to a considerable extent, based on samples, they are subject to sampling variability and may be expected to differ from what would be obtained from a complete count in which identical measurement techniques were employed. The standard error is primarily a measure of such sampling variability. The chances are about 68 out of 100 that the difference due to sampling variability between an estimate and the figure that could be obtained from a complete enumeration is less than the standard error; about 95 out of 100 that the difference is less than twice the standard error; and 99 out of 100 that it is less than 2-1/2 times the standard error. The relative standard error ( $\frac{v}{x}$ ) for the monthly estimate of total housing starts as computed for this report is between 3 and 4 percent. For housing units authorized, it is approximately 1 percent for the final figure and 2 percent for the preliminary figure.  $\frac{v}{x}$  is the relative standard error of the total number

of housing starts or housing units authorized; that is to say, the sampling error expressed as a percentage of the total number of housing starts or authorizations.

### SEASONAL ADJUSTMENT

The seasonal factors for Private Housing Starts and Building Permits were developed using the X-11 version of the Census Method II program. The background and rationale of Method II is described in Electronic Computers and Business Indicators by Julius Shiskin, National Bureau of Economic Research Occasional Paper 57, 1957. A description of the X-11 version will appear in the October 1965 issue of Business Cycle Developments, published by the Bureau of the Census. Further information on X-11 may be obtained after the publication of this article from the Chief Economic Statistician, Bureau of the Census, Washington, D.C. 20233.

#### Housing Starts

Seasonal adjustments for Private Housing Starts are based on data for the period May 1959 - March 1965. Seasonal factors were developed separately for starts in permit areas and in nonpermit areas for each geographic region with the exception of starts in nonpermit areas in the West, where irregularities in the data due to the small magnitudes of the figures made estimation of seasonals impracticable.

Because of the irregularity of all the starts series, it has not been possible to estimate working-day factors internally from the data. Hence, housing starts data are not adjusted for working-day influences at the present time.

#### Building Permits

Seasonal adjustments for Building Permits are based on data for January 1959 - April 1965. Seasonal factors were developed separately for permits issued by geographic region and type of structure.

Building Permits seasonal adjustments take account of the effect of working days which are defined as Monday through Friday, excluding eight major holidays (New Years, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving, and Christmas). Each reported monthly permits total is divided by the number of working days in the month to arrive at a daily average for that month. The seasonal adjustment factors are then applied to the daily average and the result multiplied by the number of working days in the year.

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Issued October 1965

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HOUSING STARTS IN SEPTEMBER 1965

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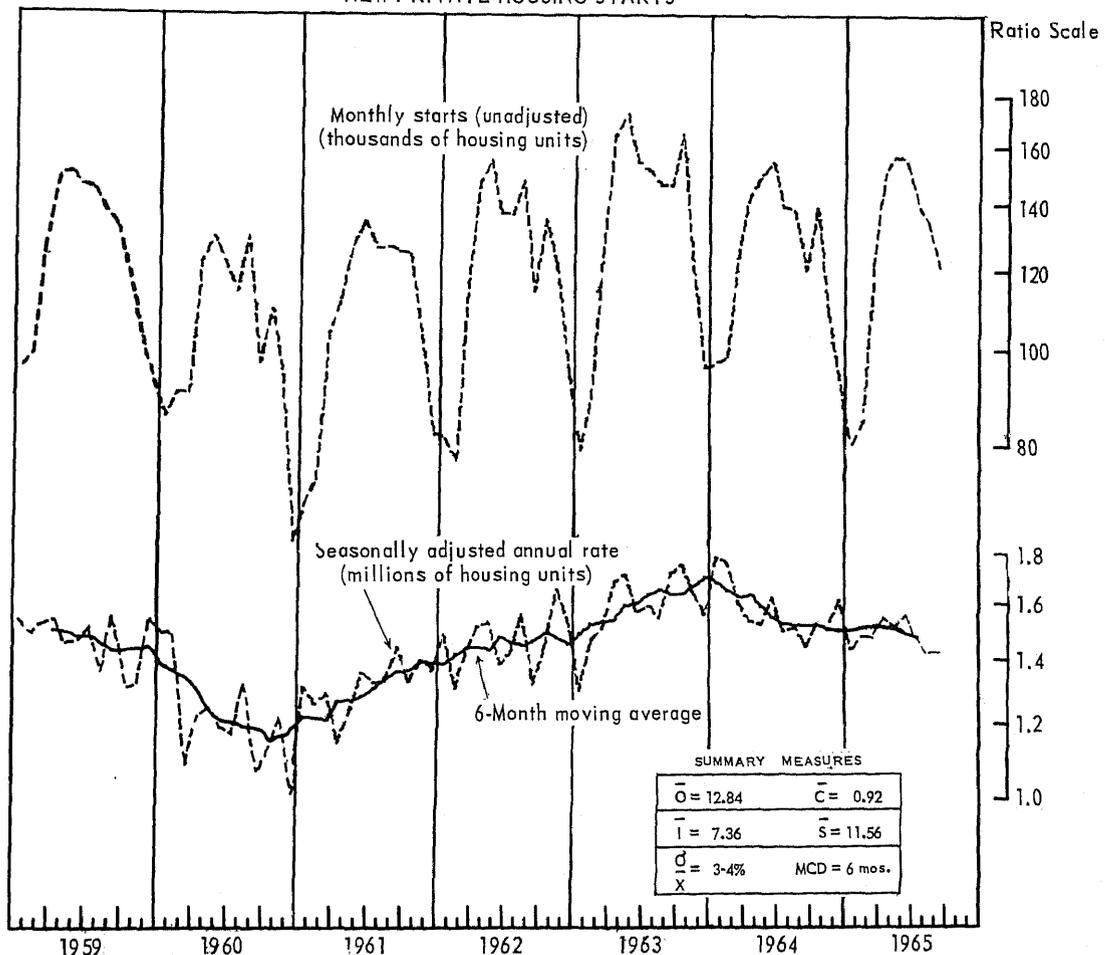
During September 1965, the number of privately owned housing units started (nonfarm and farm) was at a seasonally adjusted annual rate of 1.424 million units, unchanged from the revised August 1965 rate of 1.422 million units and only slightly below the September 1964 rate of 1.445 million units. Private nonfarm housing starts showed changes very much like those of all private starts.

Seasonally adjusted annual rates of private housing starts, by regions, are shown in table 5 and in the accompanying chart. A 6-month moving average is superimposed on the monthly data on the chart to provide a clearer indication of regional and national trends.

The actual number of private housing units started during September 1965 was 121,700 compared with 134,100 in August 1965, and 124,000 units in September 1964. In addition, some 1,600 publicly owned housing units were started in September 1965, bringing the grand total for the month up to 123,300 units.

A total of 102,500 new privately owned housing units, equivalent to a seasonally adjusted annual rate of 1,158,000 units, were authorized by the 12,000 permit-issuing jurisdictions in September 1965. This rate was 5 percent below the revised August seasonally adjusted annual rate of 1,217,000 units, and 7 percent below the September 1964 rate of 1,243,000 units.

NEW PRIVATE HOUSING STARTS



THE LATEST FIGURES ENTERED ARE PRELIMINARY. FOR EXPLANATION OF THE SUMMARY MEASURES, SEE SECTION ON SAMPLING VARIABILITY AND TABLE 9

Table 1.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP, TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total					In structures with			Location <sup>1</sup>	
	Total public and private	Public	Private	Seasonally adjusted annual rate, private only		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
				Monthly	6-month moving average <sup>2</sup>					
<b>Annual totals:</b>										
1959.....	1,553.5	36.7	1,516.8	(X)	(X)	1,250.7	58.5	244.3	1,076.9	476.6
1960.....	1,296.0	43.9	1,252.1	(X)	(X)	1,008.8	50.5	236.8	889.0	407.0
1961.....	1,365.0	52.0	1,313.0	(X)	(X)	989.3	50.0	326.1	947.9	417.1
1962.....	1,492.4	29.6	1,462.8	(X)	(X)	996.3	56.1	440.2	1,053.5	438.9
1963.....	1,640.9	31.8	1,609.2	(X)	(X)	1,021.7	61.1	558.2	1,150.6	490.3
1964.....	1,590.8	33.4	1,557.4	(X)	(X)	973.0	62.0	555.8	1,118.5	472.3
<b>First 9 months:</b>										
1964.....	1,231.7	27.0	1,204.7	1,583	(X)	752.9	47.9	431.2	869.5	362.2
1965*.....	1,182.4	32.4	1,149.9	1,485	(X)	746.0	45.1	391.3	815.5	366.9
<b>1964</b>										
July.....	146.0	2.5	143.5	1,500	1,522	91.9	5.4	48.8	103.2	42.8
August.....	145.7	3.4	142.3	1,513	1,520	90.2	5.2	50.4	97.5	48.2
September.....	127.4	3.3	124.0	1,445	1,518	79.2	4.7	43.5	90.6	36.7
October.....	146.1	2.1	144.0	1,522	1,516	92.0	5.4	48.8	101.2	44.9
November.....	114.6	2.6	112.0	1,505	1,505	69.5	4.9	40.1	77.8	36.8
December.....	98.3	1.6	96.7	1,610	1,499	58.8	3.8	35.7	70.0	28.3
<b>1965</b>										
January.....	85.6	4.1	81.5	1,442	1,508	51.8	3.2	30.5	58.9	26.7
February.....	87.9	2.4	85.4	1,482	1,513	51.5	3.8	32.6	63.4	24.5
March.....	124.9	4.2	120.7	1,489	1,515	76.7	4.5	43.8	90.7	34.2
April.....	154.9	2.7	152.2	1,552	1,508	100.2	5.6	49.1	102.5	52.4
May.....	162.1	4.6	157.5	1,516	1,513	102.3	6.2	53.6	110.6	51.6
June.....	162.3	6.8	155.5	1,566	1,503	99.9	6.6	55.9	114.5	47.8
July.....	143.9	2.6	141.3	1,473	1,492	94.1	5.4	44.4	95.1	48.7
August*.....	137.5	3.4	134.1	1,422	(X)	88.2	5.4	43.9	94.3	43.2
September*.....	123.3	1.6	121.7	1,424	(X)	81.3	4.4	37.5	85.5	37.8

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Data for 1964 not directly comparable with data for preceding years. Beginning January 1964, the metropolitan-nonmetropolitan distribution is based on 1964 definitions of standard metropolitan statistical areas (Standard Metropolitan Statistical Areas, 1964, Bureau of the Budget); data for 1961-1963 based on 1961 definitions, data for 1959-60 on 1959 definitions.

<sup>2</sup>Centered on the 4th month.

Table 2.—NEW PRIVATE AND PUBLIC HOUSING UNITS STARTED, INCLUDING FARM, BY TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Private housing units						Public housing units					
	Total	In structures with			Location <sup>1</sup>		Total	In structures with			Location <sup>1</sup>	
		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
<b>Annual totals:</b>												
1959.....	1,516.8	1,234.1	55.6	227.1	1,054.7	462.1	36.7	16.6	2.9	17.2	22.2	14.5
1960.....	1,252.1	994.8	44.0	213.4	864.4	387.8	43.9	14.0	6.5	23.4	24.6	19.2
1961.....	1,313.0	974.8	43.8	294.8	913.9	399.1	52.0	14.5	6.2	31.3	34.0	18.0
1962.....	1,462.8	991.6	49.2	422.2	1,033.8	429.0	29.6	4.7	6.9	18.0	19.7	9.9
1963.....	1,609.2	1,020.8	53.1	535.3	1,128.1	481.0	31.8	0.9	8.0	22.9	22.5	9.3
1964.....	1,557.4	971.5	53.5	532.4	1,099.1	458.3	33.4	1.5	8.5	23.4	19.3	14.1
<b>First 9 months:</b>												
1964.....	1,204.7	751.7	41.2	412.0	853.0	351.6	27.0	1.3	6.6	19.3	16.5	10.7
1965*.....	1,149.9	744.7	38.8	366.2	794.7	355.2	32.4	1.1	6.4	25.1	20.9	11.6
<b>1964</b>												
July.....	143.5	91.8	4.5	47.2	101.9	41.6	2.5	0.1	0.9	1.6	1.3	1.2
August.....	142.3	90.2	4.2	48.0	95.3	47.0	3.4	-	1.0	2.4	2.2	1.3
September.....	124.0	79.1	3.8	41.2	88.5	35.5	3.3	0.1	0.9	2.4	2.2	1.2
October.....	144.0	91.8	4.8	47.4	100.2	43.8	2.1	0.2	0.6	1.4	1.0	1.1
November.....	112.0	69.4	4.1	38.5	76.4	35.6	2.6	0.1	0.8	1.6	1.3	1.3
December.....	96.7	58.6	3.4	34.7	69.4	27.3	1.6	0.2	0.4	1.0	1.0	0.6
<b>1965</b>												
January.....	81.5	51.7	2.8	26.9	55.3	26.2	4.1	0.1	0.4	3.6	3.6	0.5
February.....	85.4	51.4	3.0	31.1	61.9	23.6	2.4	(Z)	0.8	1.6	1.5	0.9
March.....	120.7	76.6	3.9	40.2	87.5	33.2	4.2	0.1	0.6	3.6	3.2	1.0
April.....	152.2	99.8	4.9	47.5	101.8	50.4	2.7	0.4	0.7	1.6	0.8	2.0
May.....	157.5	102.3	5.3	49.9	108.3	49.2	4.6	(Z)	0.9	3.7	2.3	2.3
June.....	155.5	99.6	5.6	50.3	109.6	45.9	6.8	0.3	1.0	5.6	4.9	1.9
July.....	141.3	94.0	4.7	42.5	93.5	47.7	2.6	0.1	0.7	1.9	1.6	1.0
August*.....	134.1	88.0	4.7	41.3	92.1	42.0	3.4	0.1	0.7	2.5	2.2	1.2
September*.....	121.7	81.3	3.9	36.5	84.7	37.0	1.6	(Z)	0.6	1.0	0.8	0.8

Note: Components may not add to totals due to rounding.

- Entry represents zero.

\*Preliminary.

(Z) Less than 50 housing units.

<sup>1</sup>See table 1, footnote 1.

Table 3.—NEW PRIVATE HOUSING UNITS STARTED, EXCLUDING FARM, BY TYPE OF STRUCTURE, METROPOLITAN-NONMETROPOLITAN LOCATION AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total	Seasonally adjusted annual rate		In structures with			Location <sup>2</sup>		Regions <sup>3</sup>			
		Monthly	6-month moving average <sup>1</sup>	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	1,494.6	(X)	(X)	1,211.9	55.7	227.0	1,053.9	440.7	268.2	360.5	496.6	369.2
1960.....	1,230.1	(X)	(X)	972.3	43.8	213.6	862.9	367.2	220.6	287.5	413.2	308.8
1961.....	1,284.8	(X)	(X)	946.4	44.0	294.6	912.0	372.8	246.1	270.2	452.4	316.0
1962.....	1,439.1	(X)	(X)	967.8	48.9	422.4	1,033.0	406.1	263.7	283.3	514.0	378.0
1963.....	1,581.7	(X)	(X)	993.2	53.2	535.3	1,126.5	455.2	260.4	319.9	570.6	430.8
1964.....	1,530.4	(X)	(X)	944.5	53.5	532.4	1,098.5	431.9	258.5	336.9	570.4	364.5
<b>First 9 months:</b>												
1964.....	1,184.3	1,557	(X)	731.3	41.2	412.0	852.8	331.7	188.1	260.3	440.1	295.6
1965*.....	1,133.0	1,464	(X)	728.2	38.8	366.2	794.0	339.1	206.3	270.3	436.9	219.5
<b>1964</b>												
July.....	141.2	1,475	1,497	89.6	4.5	47.2	101.9	39.4	24.7	32.1	50.2	34.1
August.....	139.7	1,489	1,495	87.5	4.2	48.0	95.3	44.4	26.3	32.1	49.8	31.5
September.....	121.9	1,422	1,492	77.0	3.8	41.2	88.4	33.5	22.0	29.8	43.5	26.5
October.....	141.4	1,495	1,489	89.3	4.8	47.4	99.9	41.5	27.6	36.0	52.9	25.0
November.....	109.9	1,480	1,480	67.3	4.1	38.5	76.4	33.4	21.6	25.8	40.0	22.5
December.....	94.8	1,575	1,476	56.7	3.4	34.7	69.4	25.4	21.2	14.8	37.5	21.3
<b>1965</b>												
January.....	80.1	1,417	1,483	50.4	2.8	26.9	55.2	24.9	5.6	11.9	41.8	20.8
February.....	84.7	1,468	1,490	50.7	3.0	31.1	61.9	22.8	10.8	11.2	39.3	23.4
March.....	118.8	1,465	1,493	74.8	3.9	40.2	87.5	31.4	19.2	24.0	47.0	28.6
April.....	150.1	1,532	1,487	97.7	4.9	47.5	101.7	48.4	33.1	38.0	53.1	25.9
May.....	155.2	1,501	1,492	99.9	5.3	49.9	108.1	47.1	32.5	40.4	52.1	30.2
June.....	152.8	1,539	1,481	97.0	5.6	50.3	109.4	43.4	31.3	43.4	53.0	25.1
July.....	139.0	1,447	1,472	91.8	4.7	42.5	93.5	45.5	24.7	38.6	53.3	22.4
August*.....	132.2	1,404	(X)	86.1	4.7	41.3	92.1	40.1	27.1	32.2	50.9	22.0
September*.....	120.1	1,407	(X)	79.8	3.9	36.5	84.6	35.5	22.0	30.6	46.4	21.1

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Centered on the 4th month.<sup>2</sup>See table 1, footnote 1.<sup>3</sup>For States contained in each region, see "Definitions" on page 11.

Table 4.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP AND BY GEOGRAPHIC REGIONS: ANNUALLY  
1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total private and public				Private				Public			
	North-east	North Central	South	West	North-east	North Central	South	West	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	279.9	374.8	521.3	377.2	268.6	367.5	511.3	369.0	11.3	7.3	9.9	8.2
1960.....	236.5	303.7	441.3	314.5	221.4	292.0	429.4	309.3	15.1	11.7	11.9	5.2
1961.....	265.1	289.0	487.4	323.3	246.5	277.4	472.8	316.1	18.6	11.6	14.6	7.2
1962.....	273.7	295.0	541.2	382.5	263.7	289.8	531.3	378.1	10.0	5.2	9.9	4.4
1963.....	271.3	333.8	600.0	435.8	260.6	327.2	590.3	430.7	10.7	6.6	9.7	5.1
1964.....	266.9	351.4	602.2	370.3	258.6	344.3	589.8	364.7	8.3	7.1	12.4	5.5
<b>First 9 months:</b>												
1964.....	194.8	271.1	465.5	300.3	187.9	265.2	455.4	295.9	6.9	5.9	10.1	4.4
1965*.....	217.0	279.9	461.5	224.2	206.4	274.4	449.4	219.5	10.5	5.5	11.9	4.6
<b>1964</b>												
July.....	25.3	33.0	52.9	34.8	24.7	32.8	51.8	34.1	0.6	0.2	1.1	0.7
August.....	27.5	33.7	52.9	31.5	26.3	33.0	51.4	31.5	1.2	0.7	1.5	(Z)
September.....	23.0	30.9	46.8	26.7	22.0	30.4	45.2	26.5	1.0	0.5	1.6	0.2
October.....	28.2	37.7	54.8	25.4	27.6	37.3	54.1	25.0	0.6	0.4	0.7	0.4
November.....	22.5	26.7	42.7	22.7	21.6	26.1	41.8	22.5	0.9	0.6	0.9	0.2
December.....	21.4	15.8	39.2	21.9	21.2	15.5	38.6	21.4	0.2	0.3	0.6	0.5
<b>1965</b>												
January.....	7.8	12.1	44.5	21.2	5.6	12.0	43.1	20.8	2.2	0.2	1.3	0.5
February.....	11.1	11.6	40.9	24.3	10.8	11.4	39.8	23.4	0.3	0.1	1.1	0.9
March.....	20.2	25.8	49.7	29.2	19.2	24.2	48.6	28.6	1.0	1.6	1.1	0.6
April.....	33.7	39.4	55.3	26.6	33.1	38.8	54.3	25.9	0.6	0.6	0.9	0.6
May.....	34.1	41.8	55.5	30.7	32.5	41.4	53.4	30.2	1.6	0.4	2.1	0.5
June.....	33.8	45.6	57.3	25.7	31.4	43.8	55.2	25.1	2.3	1.8	2.1	0.6
July.....	26.0	39.5	55.8	22.6	24.7	39.2	55.0	22.4	1.3	0.3	0.8	0.2
August*.....	27.9	32.9	53.9	22.8	27.1	32.8	52.2	22.0	0.8	0.1	1.7	0.7
September*.....	22.4	31.2	48.6	21.1	22.0	30.8	47.8	21.1	0.4	0.4	0.8	(Z)

Note: Components may not add to totals due to rounding. For States contained in each region, see "Definitions" on page 11.

\*Preliminary.

(Z) Less than 50 housing units.

Table 5.—NEW PRIVATE HOUSING UNITS STARTED, INCLUDING FARM, SEASONALLY ADJUSTED ANNUAL RATE, BY GEOGRAPHIC REGIONS: MONTHLY 1964-1965

(Thousands of units)

Period	Seasonally adjusted annual rate, monthly					Seasonally adjusted annual rate, moving average <sup>1</sup>				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
1964										
July.....	1,500	255	321	563	361	1,522	249	330	579	365
August.....	1,513	266	318	568	361	1,520	257	339	578	347
September.....	1,445	247	328	540	331	1,518	260	341	577	341
October.....	1,522	268	376	589	289	1,516	276	336	577	328
November.....	1,505	270	336	578	321	1,505	265	340	589	312
December.....	1,610	348	338	621	304	1,499	275	333	590	302
1965										
January.....	1,442	188	344	644	266	1,508	282	337	588	302
February.....	1,482	326	279	574	303	1,513	288	337	589	300
March.....	1,489	289	350	521	329	1,515	287	340	586	303
April.....	1,552	304	374	596	278	1,508	276	349	582	301
May.....	1,516	263	358	554	341	1,513	287	355	575	296
June.....	1,566	287	387	603	289	1,503	278	362	575	288
July.....	1,473	253	383	601	236	1,492	272	360	584	277
August*.....	1,422	273	320	576	253	(X)	(X)	(X)	(X)	(X)
September*.....	1,424	250	337	572	265	(X)	(X)	(X)	(X)	(X)

Note: For the States contained in each region, see "Definitions" on page 11.

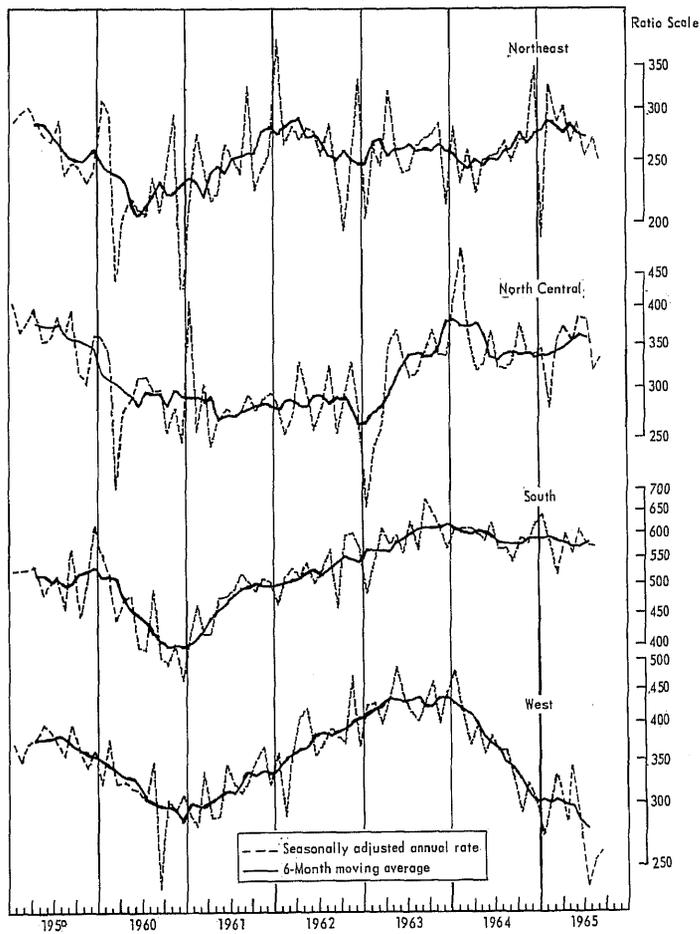
\*Preliminary.

(X) Not applicable.

<sup>1</sup>Represents a 6-month moving average centered on the 4th month.

NEW PRIVATE HOUSING STARTS, INCLUDING FARM; REGIONAL TOTALS, SEASONALLY ADJUSTED ANNUAL RATES, AND 6-MONTH MOVING AVERAGES: 1959-1965

(Thousands of housing units)



THE LATEST FIGURES ENTERED ARE PRELIMINARY.

Table 6.—NUMBER OF NEW PRIVATE HOUSING UNITS AUTHORIZED BY LOCAL BUILDING PERMITS IN 10,000 AND 12,000 PERMIT-ISSUING PLACES—  
UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATE: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	U.S. total number of housing units	U.S. total	Northeast	North Central	South	West	In structures with		
							1 unit	2-4 units	5 units or more
Unadjusted totals									
10,000—PLACE SERIES									
Annual totals:									
1959.....	1,208.3	(X)	222	286	356	344	938	76	194
1960.....	998.0	(X)	199	228	234	287	746	65	187
1961.....	1,064.2	(X)	230	226	299	309	723	67	274
1962.....	1,186.6	(X)	243	238	343	363	716	87	384
1963.....	1,285.0	(X)	231	254	387	413	705	117	463
12,000—PLACE SERIES									
Annual totals:									
1963.....	1,334.7	(X)	239	269	403	423	750	119	466
1964.....	1,285.8	(X)	243	287	401	354	720	101	465
Seasonally adjusted annual rates									
First 9 months:									
1964.....	1,008.7	1,308	246	290	404	368	724	104	480
1965*.....	943.6	1,230	245	315	398	272	703	86	441
1964									
July.....	119.6	1,264	231	275	390	368	683	103	478
August.....	108.4	1,285	258	294	414	319	694	95	496
September.....	107.7	1,243	237	301	378	327	705	92	446
October.....	106.7	1,236	220	299	400	317	709	93	434
November.....	90.6	1,256	250	291	406	309	741	97	418
December.....	79.8	1,195	247	276	376	296	720	80	395
1965									
January.....	74.1	1,280	238	347	416	279	734	93	453
February.....	75.3	1,224	238	276	424	286	713	78	433
March.....	115.5	1,269	262	281	400	326	711	79	479
April.....	120.9	1,187	226	306	385	270	677	86	424
May.....	115.1	1,240	241	326	402	271	722	81	437
June.....	122.0	1,254	262	304	434	254	703	83	468
July.....	109.0	1,243	243	364	382	254	704	91	448
August.....	109.2	1,217	267	326	369	255	692	86	439
September*.....	102.5	1,158	232	306	367	253	675	97	386

Note: For States contained in each region, see "Definitions" on page 11.

\*Preliminary.

(X) Not applicable.

Table 7.--NEW PRIVATE HOUSING UNITS STARTED IN PERMIT-ISSUING PLACES (PERMIT STARTS), UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATES, BY GEOGRAPHIC REGIONS: 1961-1965

	Unadjusted					Seasonally adjusted annual rates				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
Annual totals:										
1961.....	1,068.7	219.2	233.4	305.2	310.8	(X)	(X)	(X)	(X)	(X)
1962.....	1,208.3	239.7	243.2	350.8	374.7	(X)	(X)	(X)	(X)	(X)
1963.....	1,343.4	237.8	275.9	403.5	426.1	(X)	(X)	(X)	(X)	(X)
1964.....	1,306.2	241.0	294.3	409.4	361.8	(X)	(X)	(X)	(X)	(X)
1961										
January.....	59.2	5.9	11.8	20.2	21.3	1,058	178	322	288	270
February.....	57.9	9.5	9.8	19.2	19.4	989	232	234	272	251
March.....	88.3	15.0	17.7	26.6	29.0	1,077	220	246	281	330
April.....	94.3	20.8	21.0	26.9	25.7	977	189	203	302	283
May.....	101.1	20.1	26.2	29.3	25.4	996	184	224	304	284
June.....	110.3	25.4	26.3	28.6	30.0	1,121	236	235	308	342
July.....	99.0	20.5	21.9	28.6	28.0	1,052	220	216	304	312
August.....	101.8	20.6	24.6	29.4	27.2	1,097	211	245	332	309
September.....	102.0	27.3	21.9	26.5	26.2	1,184	299	240	324	321
October.....	103.5	21.9	22.8	28.4	30.4	1,106	208	234	316	348
November.....	83.4	17.9	17.7	22.1	25.6	1,129	222	236	307	364
December.....	67.9	14.3	11.7	19.4	22.6	1,085	227	223	316	319
1962										
January.....	73.2	10.9	9.0	25.1	28.2	1,270	332	247	333	358
February.....	64.0	8.8	9.2	24.1	22.0	1,074	227	221	341	285
March.....	95.5	15.4	16.2	32.4	31.5	1,154	226	226	343	359
April.....	122.1	27.7	28.1	29.5	36.8	1,260	252	272	333	403
May.....	129.3	28.0	28.5	35.8	37.0	1,281	249	244	372	416
June.....	113.7	27.0	24.5	31.3	30.8	1,160	251	219	337	353
July.....	113.3	21.1	24.3	34.0	33.9	1,196	227	241	361	367
August.....	119.2	25.7	26.6	32.9	34.0	1,288	263	265	372	388
September.....	93.2	20.9	19.1	23.3	30.0	1,094	228	210	285	371
October.....	108.9	18.5	24.1	34.4	31.9	1,169	176	248	378	367
November.....	97.8	17.2	20.9	26.8	32.9	1,326	214	271	372	469
December.....	78.1	18.5	12.7	21.2	25.7	1,247	294	242	346	365
1963										
January.....	68.4	6.4	5.8	23.1	33.1	1,111	196	158	334	423
February.....	75.9	9.2	8.4	25.4	32.9	1,245	254	204	361	426
March.....	103.0	15.5	15.0	37.9	34.6	1,235	227	210	402	396
April.....	135.8	31.7	31.0	33.3	39.8	1,397	289	301	376	431
May.....	144.7	27.9	37.4	38.4	41.0	1,423	241	321	399	462
June.....	124.6	22.5	30.1	34.2	37.9	1,280	209	269	368	434
July.....	126.5	20.8	26.6	40.3	38.8	1,331	224	264	429	414
August.....	118.3	22.3	26.4	34.5	35.1	1,283	228	264	390	401
September.....	121.7	22.6	27.1	37.6	34.3	1,436	248	299	461	428
October.....	135.1	26.2	28.7	40.5	39.7	1,441	250	296	438	457
November.....	103.4	20.8	23.2	31.6	27.7	1,391	259	296	440	396
December.....	86.0	11.9	16.2	26.7	31.2	1,379	190	310	435	444
1964										
January.....	86.0	8.3	11.5	28.4	37.7	1,467	254	315	416	482
February.....	81.0	6.9	15.5	26.5	32.1	1,367	199	374	377	417
March.....	109.7	16.1	21.3	40.4	32.1	1,328	236	297	428	367
April.....	124.8	22.7	27.9	37.7	36.5	1,299	207	272	426	394
May.....	129.8	27.3	32.1	39.2	31.3	1,267	230	276	408	353
June.....	134.1	25.5	35.5	40.3	32.8	1,366	237	318	434	377
July.....	120.2	22.1	27.5	36.8	33.8	1,259	238	273	392	356
August.....	118.6	24.6	27.4	35.3	31.2	1,284	253	274	400	357
September.....	102.9	20.6	25.8	30.2	26.2	1,209	227	284	371	327
October.....	121.6	25.9	32.7	38.4	24.7	1,281	247	337	412	285
November.....	95.6	20.4	23.6	29.5	22.3	1,281	254	298	410	319
December.....	81.9	20.6	13.5	26.7	21.1	1,323	329	258	435	301
1965										
January.....	65.1	5.3	11.6	27.5	20.6	1,066	137	273	388	268
February.....	73.5	10.6	10.8	28.9	23.2	1,214	251	247	397	319
March.....	101.2	17.8	22.8	32.3	28.3	1,249	263	318	343	325
April.....	126.7	30.9	34.6	35.5	25.8	1,297	283	337	401	276
May.....	132.7	29.7	34.8	38.1	30.1	1,281	245	300	397	339
June.....	129.7	28.5	38.8	37.5	24.9	1,304	265	348	405	286
July.....	112.2	21.4	32.7	36.2	22.0	1,173	232	324	386	231
August*.....	109.7	24.9	29.1	33.9	21.7	1,181	257	291	384	249
September*.....	102.4	20.1	28.2	33.2	20.8	1,202	222	311	408	261

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

Table 8.—SEASONAL INDEXES USED TO ADJUST PRIVATE HOUSING STARTS, INCLUDING FARM: MONTHLY

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Seasonal indexes by region and area							
		Starts in permit areas				Starts in nonpermit areas			
		Total	Northeast	North Central	South	West	Northeast	North Central	South
1964: January...	65.8	39.4	43.8	82.1	93.9	13.4	15.6	79.8	100.0
February...	67.6	41.7	49.7	84.3	92.4	12.3	42.5	81.0	100.0
March.....	95.2	81.6	86.0	113.1	104.7	57.3	55.4	109.9	100.0
April.....	112.5	131.3	123.3	106.2	111.3	127.0	135.7	116.0	100.0
May.....	119.0	142.3	139.7	115.3	106.4	187.6	136.7	110.7	100.0
June.....	114.2	129.1	133.9	111.3	104.5	164.3	153.0	106.9	100.0
July.....	111.2	111.3	120.9	112.6	113.7	186.7	133.0	105.2	100.0
August....	109.3	116.8	120.1	106.0	104.8	157.3	154.9	114.2	100.0
September..	99.7	109.1	108.9	97.9	96.0	84.0	122.2	106.1	100.0
October...	109.8	125.6	116.4	111.7	104.0	100.7	142.0	106.4	100.0
November...	86.1	96.2	94.7	86.1	83.9	78.5	78.2	88.6	100.0
December..	69.4	75.2	62.7	73.5	84.2	29.2	30.8	75.1	100.0
1965: January...	67.8	39.3	43.8	81.8	93.8	13.3	15.6	79.8	100.0
February...	69.2	41.4	49.7	84.3	92.3	12.2	42.5	81.0	100.0
March.....	97.4	81.4	86.0	113.0	104.6	65.2	55.4	109.9	100.0
April.....	117.7	131.0	123.3	106.2	112.0	126.5	135.7	116.0	100.0
May.....	124.8	145.2	139.6	115.3	106.3	186.8	136.7	110.7	100.0
June.....	119.2	128.8	133.8	111.3	104.4	163.7	153.0	106.9	100.0
July.....	115.2	111.0	120.9	112.5	114.3	180.6	133.0	105.2	100.0
August*...	113.2	116.6	120.0	106.0	104.7	156.7	154.9	114.2	100.0
September*	102.6 <sup>1</sup>	108.9	108.9	97.8	95.6	80.3	122.2	106.1	100.0
October...	(X)	125.4	116.3	112.6	103.9	100.7	142.0	106.4	100.0
November...	(X)	96.2	95.3	86.1	83.9	78.5	78.2	88.6	100.0
December..	(X)	75.3	62.7	73.5	84.2	29.2	30.8	75.1	100.0

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For States contained in each region, see "Definitions" on page 11.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 9.—SEASONAL INDEXES USED TO ADJUST HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, BY TYPE OF STRUCTURE: MONTHLY

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Northeast			North Central			South			West		
		1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more
		1964: January...	76.2	46.6	60.7	59.5	46.6	60.5	72.0	83.6	106.5	92.1	86.3
February..	82.8	46.7	74.3	77.4	61.0	68.5	74.7	96.2	104.7	87.0	98.6	97.6	109.6
March.....	101.0	98.6	129.0	86.4	93.1	103.2	95.0	109.1	109.2	99.9	104.6	120.8	100.9
April.....	116.9	129.9	134.0	118.8	143.4	125.6	109.6	116.3	106.0	98.9	111.7	108.1	109.9
May.....	117.5	136.6	119.8	110.0	128.3	116.3	127.7	113.8	107.6	98.8	113.5	107.8	120.8
June.....	111.7	129.7	107.3	104.5	128.7	112.3	124.6	107.4	110.7	96.1	107.3	102.5	105.4
July.....	105.6	120.6	86.1	93.4	116.6	108.8	99.9	107.0	95.9	108.1	106.1	94.0	95.0
August....	103.2	110.8	94.7	95.3	112.4	100.3	99.8	103.3	99.0	100.2	106.2	89.6	98.6
September.	106.0	110.5	102.0	107.5	115.4	101.2	110.7	104.5	100.5	114.9	100.9	99.5	87.4
October...	100.8	106.6	116.0	106.4	104.8	125.4	108.3	95.5	93.3	100.4	96.7	96.3	91.3
November..	97.6	97.1	99.0	111.8	94.8	104.0	111.6	91.2	96.8	110.5	89.0	92.2	92.5
December..	78.3	66.3	77.0	131.1	54.5	75.3	68.0	72.2	69.8	93.0	79.4	93.8	91.8
1965: January...	73.4	46.6	60.6	59.0	46.8	60.5	71.8	83.7	106.4	92.1	85.8	98.7	95.6
February..	82.1	46.6	74.3	77.0	61.1	67.9	74.1	95.7	104.8	87.8	98.6	97.1	113.2
March.....	100.5	98.2	129.4	86.9	92.8	102.2	94.1	109.0	109.6	100.2	104.4	120.6	99.7
April.....	117.7	129.8	133.9	117.8	144.4	125.3	109.4	116.7	105.9	96.8	111.8	107.7	109.4
May.....	118.1	137.9	119.7	110.0	128.5	116.1	126.2	113.8	107.5	99.0	113.6	107.9	120.7
June.....	112.3	129.5	107.3	104.5	128.8	112.1	124.4	107.4	110.6	96.4	107.4	102.6	105.3
July.....	106.0	120.5	86.1	91.1	114.9	108.5	99.7	107.0	95.8	108.5	106.2	94.1	94.8
August....	103.5	110.7	94.7	95.1	112.5	100.1	99.6	103.3	98.9	100.5	106.3	89.2	98.5
September*	106.9	110.4	102.0	107.3	115.5	99.7	110.4	104.8	100.4	115.2	100.9	100.1	86.9
October...	(X)	106.4	116.0	106.2	104.9	129.9	112.5	95.2	93.3	100.6	96.7	95.5	90.8
November..	(X)	97.0	98.9	111.5	95.5	103.8	111.2	91.2	96.7	110.5	89.1	92.2	92.3
December..	(X)	66.3	76.9	136.1	53.8	75.2	67.8	72.2	69.4	91.4	79.5	94.3	91.6

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For States contained in each region, see "Definitions" on page 11.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 10.—AVERAGE PERCENTAGE CHANGES AND RELATED MEASURES FOR MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATIONS

Item	$\bar{0}$	$\bar{S}$	$\bar{I}$	$\bar{C}$	MCD
BUILDING PERMITS					
U.S. total (composite of 12 separately adjusted series).....	9.02	8.56	3.56	0.97	4
Northeast.....	18.30	15.32	9.49	1.25	6+
North Central.....	19.28	18.68	6.93	1.65	5
South.....	7.55	6.49	4.43	1.11	4
West.....	7.57	5.22	5.31	1.42	4
1 unit.....	10.82	10.23	3.23	1.00	4
2-4 units.....	10.35	6.98	7.65	1.79	4
5 units or more.....	10.22	8.00	7.33	2.30	4
PRIVATE HOUSING STARTS					
U.S. total-private.....	12.84	11.56	7.36	0.92	6+
Northeast.....	30.63	24.63	17.46	1.21	6+
North Central.....	25.64	23.34	12.94	1.13	6+
South.....	10.35	8.29	7.90	1.00	6+
West.....	10.08	6.46	9.11	1.57	6

NOTE: Summary measures of the seasonal, cyclical, and irregular components of housing starts provide a rough guide for use in interpreting current percentage changes in the seasonally adjusted data. Some discussion of these measures appears in each issue of *Business Cycle Developments*, published monthly by the Bureau of the Census, along with similar data for a number of other series. More detailed explanations of the basic method and definitions of the measures used, appear in *Electronic Computers and Business Indicators*, Occasional Paper 57, National Bureau of Economic Research, N.Y., 1957. More detailed measures and descriptions of average percentage changes and related measures for monthly housing starts and building permit authorizations appear in the July 1963 report (C20-50). A similar presentation will appear in these reports from time to time.

The following are brief descriptions of the measures used in this report.

$\bar{0}$  is the average month-to-month percentage change, without regard to sign, in the original series before seasonal adjustment.

$\bar{S}$  is the average month-to-month percentage change, without regard to sign, in the seasonal component. It is a measure of the average monthly seasonal change in the unadjusted series.

$\bar{I}$  is the average month-to-month percentage change, without regard to sign, for the irregular component. The irregular component is obtained by dividing the cyclical component into the seasonally adjusted series.

$\bar{C}$  is the average month-to-month percentage change, without regard to sign, for the cyclical component, which is a smooth, flexible moving average.

MCD (months for cyclical dominance) gives an estimate of the appropriate time span over which to observe cyclical movements in a monthly series. In deriving MCD the average (without regard to sign) percentage changes in the irregular and in the cyclical component are computed for 1-month spans (Jan.-Feb., Feb.-Mar., etc.), 2-month spans (Jan.-Mar., Feb.-Apr., etc.) up to 5-month spans. MCD is the shortest span for which the average change (without regard to sign) in the cyclical component is larger than the average change (without regard to sign) in the irregular component; thus it indicates the point at which fluctuations begin to be more attributable to cyclical than to irregular movements. Since changes are not computed for spans greater than 5 months, all series with an MCD greater than "5" are shown as "6." MCD is small for smooth series and large for erratic series.

Table 11.—RELATIVE CONTRIBUTIONS OF COMPONENTS TO VARIATION IN MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATION SERIES (PERCENT)

Series	Total, all components	Irregular component	Cyclical component	Seasonal component	Working day component
BUILDING PERMITS					
U.S. total (composed of 12 separately adjusted series).....	100.0	11.2	0.9	63.7	24.2
Northeast.....	100.0	25.5	0.5	66.1	7.9
North Central.....	100.0	11.1	0.7	81.6	6.6
South.....	100.0	21.3	1.3	46.5	30.9
West.....	100.0	33.0	2.3	31.7	33.0
1 family.....	100.0	7.0	0.8	72.6	19.6
2-4 family.....	100.0	42.4	2.4	35.1	20.1
5+ family.....	100.0	35.4	3.5	42.5	18.6
PRIVATE HOUSING STARTS					
U.S. total-private.....	100.0	28.8	0.4	70.8	(1)
Northeast.....	100.0	33.5	0.2	66.3	(1)
North Central.....	100.0	23.4	0.2	76.4	(1)
South.....	100.0	47.1	0.8	52.1	(1)
West.....	100.0	64.9	2.0	33.1	(1)

NOTE: The percent contribution measures indicate what proportion of the month-to-month variability in the unadjusted data (before seasonal or working-day adjustments) is attributable to the irregular, cyclical, seasonal and working-day components of the series. They are based on derivations by Joseph Bongard of the Organization for Economic Cooperation and Development. Further details are given in Bongard's article, "Notes on the Characteristics of Seasonal Variation in Europe" in *Seasonal Adjustment on Electronic Computers*, OECD, Paris, 1961, pp. 179-204. Computed for the period May 1959 - March 1965 for Private Housing Starts and January 1959 - April 1965 for Building Permits.

<sup>1</sup>No working-day adjustment made.

## DEFINITIONS AND DESCRIPTIONS

### Definitions

A housing start consists of the start of construction on a new housing unit, when located within a new building which is intended primarily as a house-keeping residential building designed for nontransient occupancy. Start of construction for private housing units is defined as the beginning of excavation for the foundation of a building; for public housing units it is defined as when the construction contract is awarded. All housing units in a multi-family building are counted as being started when excavation for the building is started. A housing unit is a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. A housekeeping residential building is one consisting primarily of housing units. Housing starts exclude group quarters (such as dormitories and rooming houses) and transient accommodations (such as transient hotels, motels, and tourist courts) and mobile homes (trailers).

The standard census geographic regions are used in the tables of this report. States contained in each region are as follows: Northeast—Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, and Pennsylvania; North Central—Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas; South—Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas; West—Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Washington, Oregon, California, Alaska, and Hawaii.

The distribution of housing starts between metropolitan and nonmetropolitan areas is based on the definitions published by the Bureau of the Budget in Standard Metropolitan Statistical Areas. Data for the period beginning with January 1964, on metropolitan-nonmetropolitan distributions, are based on 1964 definitions; data for 1961-1963 are based on 1961 definitions; and data for 1959-1960 are based on 1959 definitions.

### Descriptions and Procedures

#### HOUSING STARTS COMPILATION

Compilation of the housing starts series depends on 4 steps. First, an estimate is prepared of the number of housing units for which building permits

have been issued in all 12,000 permit-issuing places each month. Second, a sample field survey is made of the use of permits. In this survey, a sample of building permits is selected each month and then an inquiry is made of the owner or the builder to find out whether and when the units covered by the permit have been started. In case the units authorized by permits in a particular month are not started by the end of that month, follow-up calls are made in successive months to find out when the units were actually started. From this sample of permits, ratios are calculated of the number of units started to the number of units covered by permits, with separate ratios for units started each month from permits of that month and of each preceding month. These ratios are then applied to the total number of units authorized by permits in the same months to provide estimates of the total number of units started each month with permit authorization. Third, having produced an estimate of the number of units started in each month with permit authorization, an adjustment is next made to take care of units started within permit-issuing areas but without permit authorization.

The final step in the estimates of housing starts is to add an estimate of units started in areas where building permit systems do not exist. This estimate is based upon current monthly surveys in 95 broad areas (counties or groups of counties). In these areas, visits are made to a select group of informed people and a list is obtained from them of all residential buildings they know to have been started within the nonpermit portions of these areas during the preceding month. Information provided by these sources is next checked by field visit. As a final step, a sample of 315 small land areas is selected, and these small areas are canvassed intensively by the enumerators to find by observation, all units started since the enumerators' last visit a month earlier. On the basis of these findings, estimates are made of the number of units not reported by the informed sources, and these are added to the information from the sources to provide an estimate of total construction in the nonpermit areas.

Information on public housing is obtained, for the most part, from the agencies involved, e.g., Public Housing Administration, Department of Defense, New York City Housing Authority, and others.

#### BUILDING PERMITS

Housing units authorized by local building permits relate to the issuance of permits rather than to the actual start of construction. They do, however, provide some indication of activity in residential building in advance of the start of actual

## DEFINITIONS AND DESCRIPTIONS

construction. Although construction is started on most residential buildings in the same month in which the permit is issued, several months or more may pass from the time a permit is issued to the start of construction. In a small number of cases, permits issued are not used at all and are permitted to lapse. The 12,000 areas with local building-permit systems for which figures are currently given in this report account for a major portion of residential building in the United States. For the country as a whole, about 84 percent of the private housing units were constructed in areas of this permit-issuing universe in 1964.

The series shown in table 6, beginning with 1963, pertains to all of the approximately 12,000 places in the United States which were identified in 1962 as having local building-permit systems. For earlier years, back to 1959, the series relates to the 10,000 places identified as permit-issuing in 1959. In 1963, the number of housing units authorized in the 12,000 places was 3.6 percent greater than the number in the 10,000 places.

Basically, the procedure followed in arriving at the monthly building-permit authorization totals involves the cumulating of monthly data from all permit-issuing places that authorized 50 or more housing units (20 or more in some States) in a recent year along with estimates for the less active places based on a stratified probability sample of these places.

A more detailed discussion of the uses and limitations of building-permit data is provided in the Census Bureau's monthly reports on Building Permits (C40 and C42).

### SAMPLING VARIABILITY

Since the estimates of housing starts and private housing units authorized by local building permits are, to a considerable extent, based on samples, they are subject to sampling variability and may be expected to differ from what would be obtained from a complete count in which identical measurement techniques were employed. The standard error is primarily a measure of such sampling variability. The chances are about 68 out of 100 that the difference due to sampling variability between an estimate and the figure that could be obtained from a complete enumeration is less than the standard error; about 95 out of 100 that the difference is less than twice the standard error; and 99 out of 100 that it is less than 2-1/2 times the standard error. The relative standard error ( $\frac{\sigma}{\bar{x}}$ ) for the monthly estimate of total housing starts as computed for this report is between 3 and 4 percent. For housing units authorized, it is approximately 1 percent for the final figure and 2 percent for the preliminary figure.  $\frac{\sigma}{\bar{x}}$  is the relative standard error of the total number

of housing starts or housing units authorized; that is to say, the sampling error expressed as a percentage of the total number of housing starts or authorizations.

### SEASONAL ADJUSTMENT

The seasonal factors for Private Housing Starts and Building Permits were developed using the X-11 version of the Census Method II program. The background and rationale of Method II is described in Electronic Computers and Business Indicators by Julius Shiskin, National Bureau of Economic Research Occasional Paper 57, 1957. A description of the X-11 version appeared in the October 1965 issue of Business Cycle Developments, published by the Bureau of the Census. Further information on X-11 may be obtained after the publication of this article from the Chief Economic Statistician, Bureau of the Census, Washington, D.C. 20233.

#### Housing Starts

Seasonal adjustments for Private Housing Starts are based on data for the period May 1959 - March 1965. Seasonal factors were developed separately for starts in permit areas and in nonpermit areas for each geographic region with the exception of starts in nonpermit areas in the West, where irregularities in the data due to the small magnitudes of the figures made estimation of seasonals impracticable.

Because of the irregularity of all the starts series, it has not been possible to estimate working-day factors internally from the data. Hence, housing starts data are not adjusted for working-day influences at the present time.

#### Building Permits

Seasonal adjustments for Building Permits are based on data for January 1959 - April 1965. Seasonal factors were developed separately for permits issued by geographic region and type of structure.

Building Permits seasonal adjustments take account of the effect of working days which are defined as Monday through Friday, excluding eight major holidays (New Years, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving, and Christmas). Each reported monthly permits total is divided by the number of working days in the month to arrive at a daily average for that month. The seasonal adjustment factors are then applied to the daily average and the result multiplied by the number of working days in the year.

U.S. DEPARTMENT OF COMMERCE

John T. Connor, Secretary

BUREAU OF THE CENSUS

A. Ross Eckler, Director

CONSTRUCTION REPORTS

HOUSING STARTS

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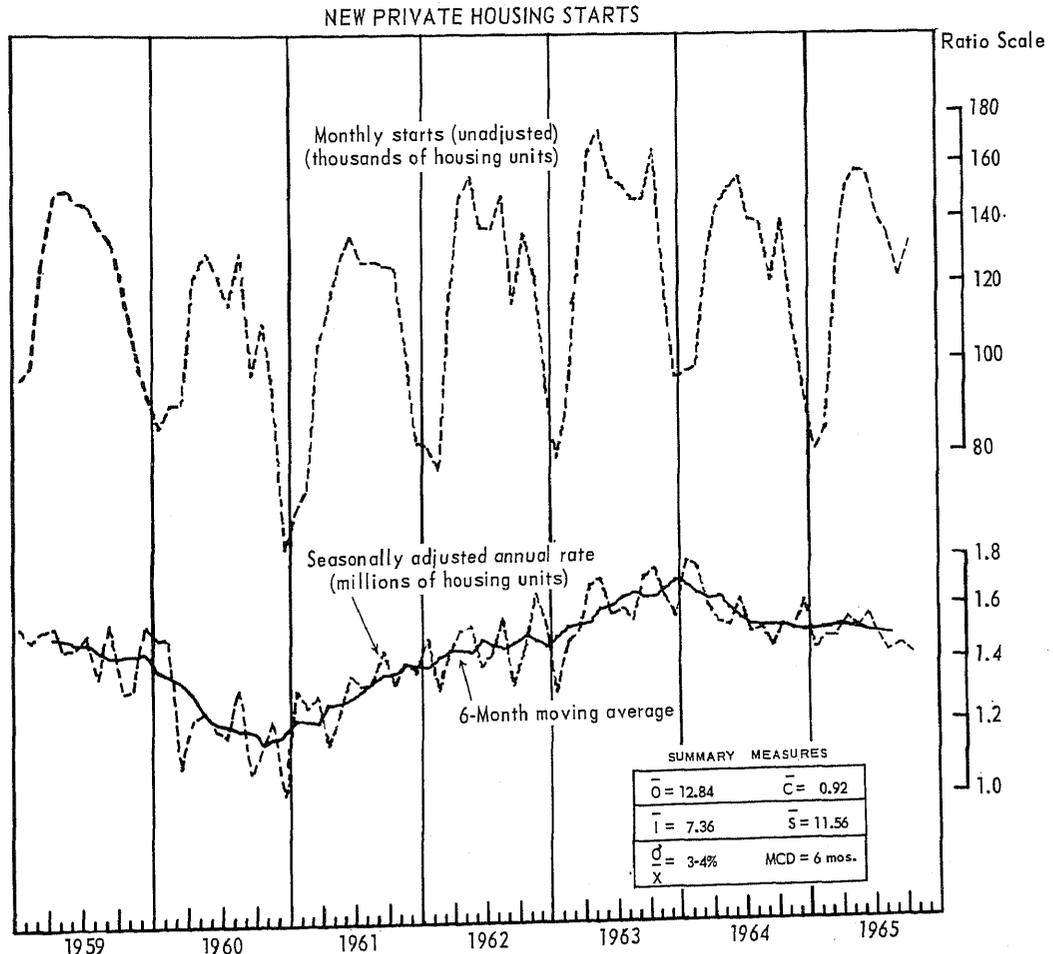
HOUSING STARTS IN OCTOBER 1965

During October 1965, the number of privately owned housing units started (nonfarm and farm) was at a seasonally adjusted annual rate of 1.402 million units, down 3 percent from the revised September 1965 rate of 1.449 million units and 8 percent below the October 1964 rate of 1.522 million units. Private nonfarm housing starts showed changes very much like those of all private starts.

Seasonally adjusted annual rates of private housing starts, by regions, are shown in table 5 and in the accompanying chart. A 6-month moving average is superimposed on the monthly data on the chart to provide a clearer indication of regional and national trends.

The actual number of private housing units started during October 1965 was 132,600 compared with 123,900 in September 1965, and 144,000 units in October 1964. In addition, some 2,600 publicly owned housing units were started in October 1965, bringing the grand total for the month up to 135,200 units.

Building permits issued by the 12,000 permit-issuing places authorized the construction of 103,800 new privately owned housing units in October 1965, equivalent to a seasonally adjusted annual rate of 1,239,000 units. This rate was 5 percent above the revised September seasonally adjusted annual rate of 1,180,000 units, and unchanged from the October 1964 rate of 1,236,000 units.



THE LATEST FIGURES ENTERED ARE PRELIMINARY. FOR EXPLANATION OF THE SUMMARY MEASURES, SEE SECTION ON SAMPLING VARIABILITY AND TABLE 9

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402  
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Table 1.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP, TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total					In structures with			Location <sup>1</sup>	
	Total public and private	Public	Private	Seasonally adjusted annual rate, private only		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
				Monthly	6-month moving average <sup>2</sup>					
<b>Annual totals:</b>										
1959.....	1,553.5	36.7	1,516.8	(X)	(X)	1,250.7	58.5	244.3	1,076.9	476.6
1960.....	1,296.0	43.9	1,252.1	(X)	(X)	1,008.8	50.5	236.8	839.0	407.0
1961.....	1,365.0	52.0	1,313.0	(X)	(X)	989.3	50.2	325.9	947.9	417.1
1962.....	1,492.4	29.6	1,462.8	(X)	(X)	996.3	56.1	440.2	1,053.5	438.9
1963.....	1,640.9	31.8	1,609.2	(X)	(X)	1,021.7	61.1	558.2	1,150.6	490.3
1964.....	1,590.8	33.4	1,557.4	(X)	(X)	973.0	62.0	555.8	1,118.1	472.7
<b>First 10 months:</b>										
1964.....	1,377.8	29.1	1,348.7	1,577	(X)	844.9	53.3	480.0	970.7	407.1
1965*.....	1,320.3	35.0	1,285.2	1,480	(X)	834.5	49.2	436.7	912.7	407.6
<b>1964</b>										
July.....	146.0	2.5	143.5	1,500	1,522	91.9	5.4	48.8	103.2	42.8
August.....	145.7	3.4	142.3	1,513	1,520	90.2	5.2	50.4	97.5	48.2
September.....	127.4	3.3	124.0	1,445	1,518	79.2	4.7	43.5	90.6	36.7
October.....	146.1	2.1	144.0	1,522	1,516	92.0	5.4	48.8	101.2	44.9
November.....	114.6	2.6	112.0	1,505	1,505	69.5	4.9	40.1	77.8	36.8
December.....	98.3	1.6	96.7	1,610	1,499	58.8	3.8	35.7	69.6	28.7
<b>1965</b>										
January.....	85.6	4.1	81.5	1,442	1,508	51.8	3.2	30.5	58.9	26.7
February.....	87.9	2.4	85.4	1,482	1,513	51.5	3.8	32.6	63.4	24.5
March.....	124.9	4.2	120.7	1,489	1,515	76.7	4.5	43.8	90.7	34.2
April.....	154.9	2.7	152.2	1,552	1,508	100.2	5.6	49.1	102.5	52.4
May.....	162.1	4.6	157.5	1,516	1,513	102.3	6.2	53.6	110.6	51.6
June.....	162.3	6.8	155.5	1,566	1,504	99.9	6.6	55.9	114.5	47.8
July.....	143.9	2.6	141.5	1,473	1,497	94.1	5.4	44.4	95.1	48.7
August.....	138.0	3.4	134.6	1,427	1,489	88.5	5.4	44.1	94.8	43.2
September*.....	125.5	1.6	123.9	1,449	(X)	79.8	4.4	41.2	87.7	37.8
October*.....	135.2	2.6	132.6	1,402	(X)	89.7	4.1	41.5	94.5	40.7

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Data for 1964 not directly comparable with data for preceding years. Beginning January 1964, the metropolitan-nonmetropolitan distribution is based on 1964 definitions of standard metropolitan statistical areas (Standard Metropolitan Statistical Areas, 1964, Bureau of the Budget); data for 1961-1963 based on 1961 definitions, data for 1959-60 on 1959 definitions.

<sup>2</sup>Centered on the 4th month.

Table 2.—NEW PRIVATE AND PUBLIC HOUSING UNITS STARTED, INCLUDING FARM, BY TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Private housing units						Public housing units					
	Total	In structures with			Location <sup>1</sup>		Total	In structures with			Location <sup>1</sup>	
		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
<b>Annual totals:</b>												
1959.....	1,516.8	1,234.1	55.7	227.1	1,054.7	462.1	36.7	16.6	2.9	17.2	22.2	14.5
1960.....	1,252.1	994.8	44.0	213.4	864.4	387.8	43.9	14.0	6.5	23.4	24.6	19.2
1961.....	1,313.0	974.8	44.0	294.6	913.9	399.1	52.0	14.5	6.2	31.3	34.0	18.0
1962.....	1,462.8	991.6	49.2	422.2	1,033.8	429.0	29.6	4.7	6.9	18.0	19.7	9.9
1963.....	1,609.2	1,020.8	53.2	535.3	1,128.1	481.0	31.8	0.9	8.0	22.9	22.5	9.3
1964.....	1,557.4	971.5	53.5	532.4	1,099.1	458.3	33.4	1.5	8.5	23.4	18.9	14.5
<b>First 10 months:</b>												
1964.....	1,348.7	843.5	46.0	459.4	953.2	395.4	29.1	1.5	7.2	20.7	17.5	11.8
1965*.....	1,235.2	833.1	42.5	409.6	890.1	395.1	35.0	1.3	6.8	27.3	22.7	12.4
<b>1964</b>												
July.....	143.5	91.8	4.5	47.2	101.9	41.6	2.5	0.1	0.9	1.6	1.3	1.2
August.....	142.3	90.2	4.2	48.0	95.3	47.0	3.4	-	1.0	2.4	2.2	1.3
September.....	124.0	79.1	3.8	41.2	88.5	35.5	3.3	0.1	0.9	2.4	2.2	1.2
October.....	144.0	91.8	4.8	47.4	100.2	43.8	2.1	0.2	0.6	1.4	1.0	1.1
November.....	112.0	69.4	4.1	38.5	76.4	35.6	2.6	0.1	0.8	1.6	1.3	1.3
December.....	96.7	58.6	3.4	34.7	69.4	27.3	1.6	0.2	0.4	1.0	0.6	1.0
<b>1965</b>												
January.....	81.5	51.7	2.8	26.9	55.3	26.2	4.1	0.1	0.4	3.6	3.6	0.5
February.....	85.4	51.4	3.0	31.1	61.9	23.6	2.4	(?)	0.8	1.6	1.5	0.9
March.....	120.7	76.6	3.9	40.2	87.5	33.2	4.2	0.1	0.6	3.6	3.2	1.0
April.....	152.2	99.8	4.9	47.5	101.8	50.4	2.7	0.4	0.7	1.6	0.8	2.0
May.....	157.5	102.3	5.3	49.9	108.3	49.2	4.6	(?)	0.9	3.7	2.3	2.3
June.....	155.5	99.6	5.6	50.3	109.6	45.9	6.8	0.3	1.0	5.6	4.9	1.9
July.....	141.3	94.0	4.7	42.5	93.5	47.7	2.6	0.1	0.7	1.9	1.6	1.0
August.....	134.6	88.3	4.7	41.6	92.6	42.0	3.4	0.2	0.7	2.5	2.2	1.2
September*.....	123.9	79.8	3.9	40.2	86.9	37.0	1.6	-	0.6	1.0	0.8	0.8
October*.....	132.6	89.6	3.7	39.4	92.7	39.9	2.6	0.1	0.4	2.2	1.8	0.8

Note: Components may not add to totals due to rounding.

- Entry represents zero.

\*Preliminary.

(?) Less than 50 housing units.

<sup>1</sup>See table 1, footnote 1.

Table 3.—NEW PRIVATE HOUSING UNITS STARTED, EXCLUDING FARM, BY TYPE OF STRUCTURE, METROPOLITAN-NONMETROPOLITAN LOCATION AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total	Seasonally adjusted annual rate		In structures with			Location <sup>2</sup>		Regions <sup>3</sup>			
		Monthly	6-month moving average <sup>1</sup>	1 unit	2 units	3 units or more	Metropolitan	Nonmetropolitan	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	1,494.6	(X)	(X)	1,211.9	55.7	227.0	1,053.9	440.7	268.2	360.5	496.6	369.1
1960.....	1,230.1	(X)	(X)	972.9	43.8	213.4	862.9	367.2	220.6	287.5	413.2	308.8
1961.....	1,284.8	(X)	(X)	946.4	44.0	294.6	912.0	372.3	246.1	270.2	452.4	316.0
1962.....	1,439.1	(X)	(X)	967.8	48.9	422.2	1,033.0	406.1	263.7	263.3	514.0	373.0
1963.....	1,581.7	(X)	(X)	993.2	53.2	535.3	1,126.5	455.2	260.4	319.9	570.6	430.8
1964.....	1,530.4	(X)	(X)	944.5	53.5	532.4	1,092.5	431.9	252.5	336.9	570.4	364.5
<b>First 10 months:</b>												
1964.....	1,325.7	1,551	(X)	820.6	46.0	459.4	952.7	373.2	215.7	296.3	493.0	320.6
1965*.....	1,265.7	1,458	(X)	813.9	42.5	409.6	889.5	376.3	232.4	305.7	483.2	244.3
<b>1964</b>												
July.....	141.2	1,475	1,497	89.6	4.5	47.2	101.9	39.4	24.7	32.1	50.2	34.1
August.....	139.7	1,489	1,495	87.5	4.2	48.0	95.3	44.4	26.3	32.1	49.3	31.5
September.....	121.9	1,422	1,492	77.0	3.8	41.2	83.4	33.5	22.0	29.8	43.5	26.5
October.....	141.4	1,495	1,489	89.3	4.8	47.4	99.9	41.5	27.6	36.0	52.9	25.0
November.....	109.9	1,480	1,480	67.3	4.1	38.5	76.4	33.4	21.6	25.8	40.0	22.5
December.....	94.8	1,575	1,476	56.7	3.4	34.7	69.4	25.4	21.2	14.8	37.5	21.3
<b>1965</b>												
January.....	80.1	1,417	1,483	50.4	2.8	26.9	55.2	24.9	5.6	11.9	41.8	20.8
February.....	84.7	1,468	1,490	50.7	3.0	31.1	61.9	22.8	10.8	11.2	39.3	23.4
March.....	118.8	1,465	1,493	74.8	3.9	40.2	87.5	31.4	19.2	24.0	47.0	28.6
April.....	150.1	1,532	1,487	97.7	4.9	47.5	101.7	48.4	33.1	38.0	53.1	25.9
May.....	155.2	1,501	1,492	99.9	5.3	49.9	108.1	47.1	32.5	40.4	52.1	30.2
June.....	152.8	1,539	1,482	97.0	5.6	50.3	109.4	43.4	31.3	43.4	53.0	25.1
July.....	139.0	1,447	1,477	91.8	4.7	42.5	93.5	45.5	24.7	38.6	53.3	22.4
August.....	132.8	1,409	1,450	86.5	4.7	41.6	92.6	40.1	27.1	32.7	50.9	22.0
September*.....	122.3	1,432	(X)	78.2	3.9	40.2	86.9	35.4	23.2	31.0	46.6	21.5
October*.....	129.9	1,371	(X)	86.9	3.7	39.4	92.7	37.3	24.9	34.5	46.1	24.4

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Centered on the 4th month.<sup>2</sup>See table 1, footnote 1.<sup>3</sup>For States contained in each region, see "Definitions" on page 11.

Table 4.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP AND BY GEOGRAPHIC REGIONS: ANNUALLY  
1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total private and public				Private				Public			
	North-east	North Central	South	West	North-east	North Central	South	West	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	279.9	374.8	521.3	377.3	268.6	367.5	511.3	369.1	11.3	7.3	9.9	8.2
1960.....	236.5	303.7	441.3	314.5	221.4	292.0	429.4	309.3	15.1	11.7	11.9	5.2
1961.....	265.1	289.0	487.4	323.3	246.5	277.4	472.8	316.1	18.6	11.6	14.6	7.2
1962.....	273.7	295.0	541.2	382.5	263.7	289.8	531.3	378.1	10.0	5.2	9.9	4.4
1963.....	271.3	333.8	600.0	435.9	260.6	327.2	590.3	430.8	10.7	6.6	9.7	5.1
1964.....	266.9	351.4	602.2	370.3	258.6	344.3	589.8	364.7	8.3	7.1	12.4	5.5
<b>First 10 months:</b>												
1964.....	223.0	308.8	520.3	325.7	215.5	302.5	509.5	320.9	7.5	6.3	10.8	4.8
1965*.....	244.0	316.4	510.9	249.3	232.5	310.4	497.7	244.5	11.3	6.0	13.0	4.7
<b>1964</b>												
July.....	25.3	33.0	52.9	34.8	24.7	32.8	51.8	34.1	0.6	0.2	1.1	0.7
August.....	27.5	33.7	52.9	31.5	26.3	33.0	51.4	31.5	1.2	0.7	1.5	(Z)
September.....	23.0	30.9	46.8	26.7	22.0	30.4	45.2	26.5	1.0	0.5	1.6	0.2
October.....	28.2	37.7	54.8	25.4	27.6	37.3	54.1	25.0	0.6	0.4	0.7	0.4
November.....	22.5	26.7	42.7	22.7	21.6	26.1	41.8	22.5	0.9	0.6	0.9	0.2
December.....	21.4	15.8	39.2	21.9	21.2	15.5	38.6	21.4	0.2	0.3	0.6	0.5
<b>1965</b>												
January.....	7.8	12.1	44.5	21.2	5.6	12.0	43.1	20.8	2.2	0.2	1.3	0.5
February.....	11.1	11.6	40.9	24.3	10.8	11.4	39.8	23.4	0.3	0.1	1.1	0.9
March.....	20.2	25.8	49.7	29.2	19.2	24.2	48.6	28.6	1.0	1.6	1.1	0.6
April.....	33.7	39.4	55.3	26.6	33.1	38.8	54.3	25.9	0.6	0.6	0.9	0.6
May.....	34.1	41.8	55.5	30.7	32.5	41.4	53.4	30.2	1.6	0.4	2.1	0.5
June.....	33.8	45.6	57.3	25.7	31.4	43.8	55.2	25.1	2.3	1.8	2.1	0.6
July.....	26.0	39.5	55.8	22.6	24.7	39.2	55.0	22.4	1.3	0.3	0.8	0.2
August.....	27.9	33.4	53.9	22.8	27.1	33.3	52.2	22.0	0.8	0.1	1.7	0.7
September*	23.6	31.6	48.8	21.5	23.2	31.2	48.0	21.5	0.4	0.4	0.8	(Z)
October*.....	25.8	35.6	49.2	24.7	24.9	35.1	48.1	24.6	0.8	0.5	1.1	0.1

Note: Components may not add to totals due to rounding. For States contained in each region, see "Definitions" on page 11.

\*Preliminary.

(Z) Less than 50 housing units.

Table 5.—NEW PRIVATE HOUSING UNITS STARTED, INCLUDING FARM, SEASONALLY ADJUSTED ANNUAL RATE, BY GEOGRAPHIC REGIONS: MONTHLY 1964-1965

(Thousands of units)

Period	Seasonally adjusted annual rate, monthly					Seasonally adjusted annual rate, moving average <sup>1</sup>				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
1964										
July.....	1,500	255	321	563	361	1,522	249	330	579	365
August.....	1,513	266	318	568	361	1,520	257	339	578	347
September.....	1,445	247	328	540	331	1,518	260	341	577	341
October.....	1,522	268	376	589	289	1,516	276	336	577	328
November.....	1,505	270	336	578	321	1,505	265	340	589	312
December.....	1,610	348	338	621	304	1,499	275	333	590	302
1965										
January.....	1,442	188	344	644	266	1,508	282	337	588	302
February.....	1,432	326	279	574	303	1,513	288	337	589	300
March.....	1,489	289	350	521	329	1,515	287	340	586	303
April.....	1,552	304	374	596	278	1,508	276	349	582	301
May.....	1,516	263	358	554	341	1,513	287	355	575	296
June.....	1,566	287	387	603	289	1,504	278	363	575	288
July.....	1,473	253	383	601	236	1,497	274	361	584	278
August.....	1,427	273	325	576	253	1,489	264	358	572	279
September*	1,449	263	341	575	270	(X)	(X)	(X)	(X)	(X)
October*	1,402	244	352	522	284	(X)	(X)	(X)	(X)	(X)

Note: For the States contained in each region, see "Definitions" on page 11.

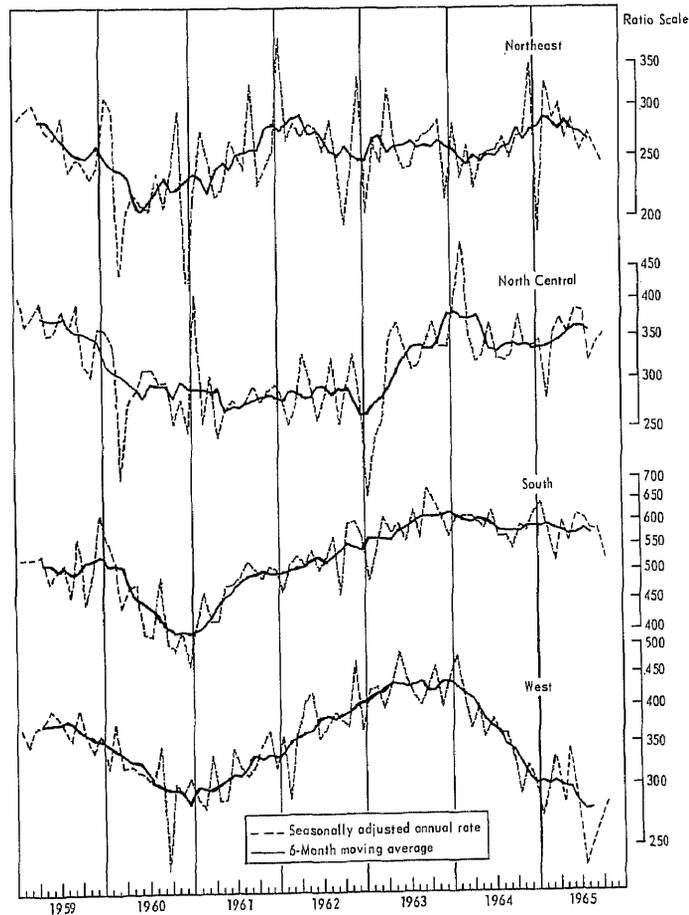
\*Preliminary.

(X) Not applicable.

<sup>1</sup>Represents a 6-month moving average centered on the 4th month.

NEW PRIVATE HOUSING STARTS, INCLUDING FARM; REGIONAL TOTALS, SEASONALLY ADJUSTED ANNUAL RATES, AND 6-MONTH MOVING AVERAGES: 1959-1965

(Thousands of housing units)



THE LATEST FIGURES ENTERED ARE PRELIMINARY.

Table 6.—NUMBER OF NEW PRIVATE HOUSING UNITS AUTHORIZED BY LOCAL BUILDING PERMITS IN 10,000 AND 12,000 PERMIT-ISSUING PLACES—  
UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATE: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	U.S. total number of housing units	U.S. total	Northeast	North Central	South	West	In structures with		
							1 unit	2-4 units	5 units or more
Unadjusted totals									
10,000—PLACE SERIES									
Annual totals:									
1959.....	1,208.3	(X)	222	286	356	344	938	76	194
1960.....	998.0	(X)	199	228	284	287	746	65	187
1961.....	1,064.2	(X)	230	226	299	309	723	67	274
1962.....	1,186.6	(X)	243	238	343	363	716	87	384
1963.....	1,285.0	(X)	231	254	387	413	705	117	463
12,000—PLACE SERIES									
Annual totals:									
1963.....	1,334.7	(X)	239	269	403	423	750	119	466
1964.....	1,285.8	(X)	243	287	401	354	720	101	465
Seasonally adjusted annual rates									
First 10 months:									
1964.....	1,115.4	1,302	244	291	404	363	723	103	476
1965*.....	1,049.3	1,234	248	314	401	271	708	83	443
1964									
July.....	119.6	1,264	231	275	390	368	683	103	478
August.....	108.4	1,285	258	294	414	319	694	95	496
September.....	107.7	1,243	237	301	378	327	705	92	446
October.....	106.7	1,236	220	299	400	317	709	93	434
November.....	90.6	1,256	250	291	406	309	741	97	418
December.....	79.8	1,195	247	276	376	296	720	80	395
1965									
January.....	74.1	1,280	238	347	416	279	734	93	453
February.....	75.3	1,224	238	276	424	286	713	78	433
March.....	115.5	1,269	262	281	400	326	711	79	479
April.....	120.9	1,187	226	306	385	270	677	86	424
May.....	115.1	1,240	241	326	402	271	722	81	437
June.....	122.0	1,254	262	304	434	254	703	83	468
July.....	109.0	1,243	243	364	382	254	704	91	448
August.....	109.2	1,217	267	326	369	255	692	86	439
September.....	104.4	1,180	256	311	363	250	677	83	420
October*.....	103.8	1,239	248	296	432	263	744	70	425

Note: For States contained in each region, see "Definitions" on page 11.

\*Preliminary.

(X) Not applicable.

Table 7.—NEW PRIVATE HOUSING UNITS STARTED IN PERMIT-ISSUING PLACES, UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATES, BY GEOGRAPHIC REGIONS: 1961-1965

(Thousands of units)

Period	Unadjusted					Seasonally adjusted annual rates				
	U.S. total	North-east	North Central	South	West	U.S. total	North east	North Central	South	West
10,000—PLACE SERIES										
Annual totals:										
1961.....	1,068.7	219.2	233.4	305.2	310.8	(X)	(X)	(X)	(X)	(X)
1962.....	1,208.3	239.7	243.2	350.8	374.7	(X)	(X)	(X)	(X)	(X)
12,000—PLACE SERIES										
Annual totals:										
1963.....	1,343.4	237.8	275.9	403.5	426.1	(X)	(X)	(X)	(X)	(X)
1964.....	1,306.2	241.0	294.3	409.4	361.8	(X)	(X)	(X)	(X)	(X)
10,000—PLACE SERIES										
1961										
January.....	59.2	5.9	11.8	20.2	21.3	1,058	178	322	288	270
February.....	57.9	9.5	9.8	19.2	19.4	989	232	234	272	251
March.....	88.3	15.0	17.7	26.6	29.0	1,077	220	246	281	330
April.....	94.3	20.8	21.0	26.9	25.7	977	189	203	302	283
May.....	101.1	20.1	26.2	29.3	25.4	996	184	224	304	284
June.....	110.3	25.4	26.3	28.6	30.0	1,121	236	235	308	342
July.....	99.0	20.5	21.9	28.6	28.0	1,052	220	216	304	312
August.....	101.8	20.6	24.6	29.4	27.2	1,097	211	245	332	309
September.....	102.0	27.3	21.9	26.5	26.2	1,184	299	240	324	321
October.....	103.5	21.9	22.8	28.4	30.4	1,106	208	234	316	348
November.....	83.4	17.9	17.7	22.1	25.6	1,129	222	236	307	364
December.....	67.9	14.3	11.7	19.4	22.6	1,085	227	223	316	319
1962										
January.....	73.2	10.9	9.0	25.1	28.2	1,270	332	247	333	358
February.....	64.0	8.8	9.2	24.1	22.0	1,074	227	221	341	285
March.....	95.5	15.4	16.2	32.4	31.5	1,154	226	226	343	359
April.....	122.1	27.7	28.1	29.5	36.8	1,260	252	272	333	403
May.....	129.3	28.0	28.5	35.8	37.0	1,281	249	244	372	416
June.....	113.7	27.0	24.5	31.3	30.8	1,160	251	219	337	353
July.....	113.3	21.1	24.3	34.0	33.9	1,196	227	241	361	367
August.....	119.2	25.7	26.6	32.9	34.0	1,288	263	265	372	388
September.....	93.2	20.9	19.1	23.3	30.0	1,094	228	210	285	371
October.....	108.9	18.5	24.1	34.4	31.9	1,169	176	248	378	367
November.....	97.8	17.2	20.9	26.8	32.9	1,326	214	271	372	469
December.....	78.1	18.5	12.7	21.2	25.7	1,247	294	242	346	365
12,000—PLACE SERIES										
1963										
January.....	68.4	6.4	5.8	23.1	33.1	1,111	196	158	334	423
February.....	75.9	9.2	8.4	25.4	32.9	1,245	254	204	361	426
March.....	103.0	15.5	15.0	37.9	34.6	1,235	227	210	402	396
April.....	135.8	31.7	31.0	33.3	39.8	1,397	289	301	376	431
May.....	144.7	27.9	37.4	38.4	41.0	1,423	241	321	399	462
June.....	124.6	22.5	30.1	34.2	37.9	1,280	209	269	368	434
July.....	126.5	20.8	26.6	40.3	38.8	1,331	224	264	429	414
August.....	118.3	22.3	26.4	34.5	35.1	1,283	228	264	390	401
September.....	121.7	22.6	27.1	37.6	34.3	1,436	248	299	461	428
October.....	135.1	26.2	28.7	40.5	39.7	1,441	250	296	438	457
November.....	103.4	20.8	23.2	31.6	27.7	1,391	259	296	440	396
December.....	86.0	11.9	16.2	26.7	31.2	1,379	190	310	435	444
1964										
January.....	86.0	8.3	11.5	28.4	37.7	1,467	254	315	416	482
February.....	81.0	6.9	15.5	26.5	32.1	1,367	199	374	377	417
March.....	109.7	16.1	21.3	40.4	32.1	1,328	236	297	428	367
April.....	124.8	22.7	27.9	37.7	36.5	1,299	207	272	426	394
May.....	129.8	27.3	32.1	39.2	31.3	1,267	230	276	408	353
June.....	134.1	25.5	35.5	40.3	32.8	1,366	237	318	434	377
July.....	120.2	22.1	27.5	36.8	33.8	1,259	238	273	392	356
August.....	118.6	24.6	27.4	35.3	31.2	1,284	253	274	400	357
September.....	102.9	20.6	25.8	30.2	26.2	1,209	227	284	371	327
October.....	121.6	25.9	32.7	38.4	24.7	1,281	247	337	412	285
November.....	95.6	20.4	23.6	29.5	22.3	1,281	254	298	410	319
December.....	81.9	20.6	13.5	26.7	21.1	1,323	329	258	435	301
1965										
January.....	65.1	5.3	11.6	27.5	20.6	1,066	137	273	388	268
February.....	73.5	10.6	10.8	28.9	23.2	1,214	251	247	397	319
March.....	101.2	17.8	22.8	32.3	28.3	1,249	263	318	343	325
April.....	126.7	30.9	34.6	35.5	25.8	1,297	283	337	401	276
May.....	132.7	29.7	34.8	38.1	30.1	1,281	245	300	397	339
June.....	129.7	28.5	38.8	37.5	24.9	1,304	265	348	405	286
July.....	112.2	21.4	32.7	36.2	22.0	1,173	232	324	386	231
August.....	110.2	25.0	29.6	33.9	21.7	1,186	257	296	384	249
September*.....	104.6	21.4	28.6	33.5	21.2	1,227	235	315	411	266
October*.....	110.1	22.6	30.1	33.3	24.1	1,159	216	310	355	278

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

Table 8.—SEASONAL INDEXES USED TO ADJUST PRIVATE HOUSING STARTS, INCLUDING FARM: MONTHLY 1964-1965

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Seasonal indexes by region and area							
		Starts in permit areas				Starts in nonpermit areas			
		Total	Northeast	North Central	South	West	Northeast	North Central	South
1964: January...	65.8	39.4	43.8	82.1	93.9	13.4	15.6	79.8	100.0
February..	67.6	41.7	49.7	84.3	92.4	12.3	42.5	81.0	100.0
March.....	95.2	81.6	86.0	113.1	104.7	57.3	55.4	109.9	100.0
April.....	112.5	131.3	123.3	106.2	111.3	127.0	135.7	116.0	100.0
May.....	119.0	142.3	139.7	115.3	106.4	187.6	136.7	110.7	100.0
June.....	114.2	129.1	133.9	111.3	104.5	164.3	153.0	106.9	100.0
July.....	111.2	111.3	120.9	112.6	113.7	186.7	133.0	105.2	100.0
August....	109.3	116.8	120.1	106.0	104.8	157.3	154.9	114.2	100.0
September.	99.7	109.1	108.9	97.9	96.0	84.0	122.2	106.1	100.0
October...	109.8	125.6	116.4	111.7	104.0	100.7	142.0	106.4	100.0
November..	86.1	96.2	94.7	86.1	83.9	78.5	78.2	83.6	100.0
December..	69.4	75.2	62.7	73.5	84.2	29.2	30.8	75.1	100.0
1965: January...	67.8	39.3	43.8	81.8	93.8	13.3	15.6	79.8	100.0
February..	69.2	41.4	49.7	84.3	92.3	12.2	42.5	81.0	100.0
March.....	97.4	81.4	86.0	113.0	104.6	65.2	55.4	109.9	100.0
April.....	117.7	131.0	123.3	106.2	112.0	126.5	135.7	116.0	100.0
May.....	124.8	145.2	139.6	115.3	106.3	186.8	136.7	110.7	100.0
June.....	119.2	128.8	133.8	111.3	104.4	163.7	153.0	106.9	100.0
July.....	115.2	111.0	120.9	112.5	114.3	180.6	133.0	105.2	100.0
August....	113.2	116.6	120.0	106.0	104.7	156.7	154.9	114.2	100.0
September*	102.7	108.9	108.9	97.8	95.6	80.3	122.2	106.1	100.0
October**..	113.5	125.4	116.3	112.6	103.9	100.7	142.0	106.4	100.0
November..	(X)	96.2	95.3	86.1	83.9	78.5	78.2	83.6	100.0
December..	(X)	75.3	62.7	73.5	84.2	29.2	30.8	75.1	100.0

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For States contained in each region, see "Definitions" on page 11.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 9.—SEASONAL INDEXES USED TO ADJUST HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, BY TYPE OF STRUCTURE: MONTHLY 1964-1965

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Northeast			North Central			South			West		
		1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more
		1964: January...	76.2	46.6	60.7	59.5	46.6	60.5	72.0	83.6	106.5	92.1	86.3
February..	82.8	46.7	74.3	77.4	61.0	68.5	74.7	96.2	104.7	87.0	98.6	97.6	109.6
March.....	101.0	98.6	129.0	86.4	93.1	103.2	95.0	109.1	109.2	99.9	104.6	120.8	100.9
April.....	116.9	129.9	134.0	118.8	143.4	125.6	109.6	116.3	106.0	98.9	111.7	108.1	109.9
May.....	117.5	136.6	119.8	110.0	128.3	116.3	127.7	113.8	107.6	98.8	113.5	107.8	120.8
June.....	111.7	129.7	107.3	104.5	128.7	112.3	124.6	107.4	110.7	96.1	107.3	102.5	105.4
July.....	105.6	120.6	86.1	93.4	116.6	108.8	99.9	107.0	95.9	108.1	106.1	94.0	95.0
August....	103.2	110.8	94.7	95.3	112.4	100.3	99.8	103.3	99.0	100.2	106.2	89.6	98.6
September.	106.0	110.5	102.0	107.5	115.4	101.2	110.7	104.5	100.5	114.9	100.9	99.5	87.4
October...	103.8	106.6	116.0	106.4	104.8	125.4	108.3	95.5	93.3	100.4	96.7	96.3	91.3
November..	97.6	97.1	99.0	111.8	94.8	104.0	111.6	91.2	96.8	110.5	89.0	92.2	92.5
December..	78.3	66.3	77.0	131.1	54.5	75.3	68.0	72.2	69.8	93.0	79.4	93.8	91.8
1965: January...	73.4	46.6	60.6	59.0	46.8	60.5	71.8	83.7	106.4	92.1	85.8	98.7	95.6
February..	82.1	46.6	74.3	77.0	61.1	67.9	74.1	95.7	104.8	87.8	98.6	97.1	113.2
March.....	100.5	98.2	129.4	86.9	92.8	102.2	94.1	109.0	109.6	100.2	104.4	120.6	99.7
April.....	117.7	129.8	133.9	117.8	144.4	125.3	109.4	116.7	105.9	96.8	111.8	107.7	109.4
May.....	118.1	137.9	119.7	110.0	128.5	116.1	126.2	113.8	107.5	99.0	113.6	107.9	120.7
June.....	112.3	129.5	107.3	104.5	128.8	112.1	124.4	107.4	110.6	96.4	107.4	102.6	105.3
July.....	106.0	120.5	86.1	91.1	114.9	108.5	99.7	107.0	95.8	108.5	106.2	94.1	94.8
August....	103.5	110.7	94.7	95.1	112.5	100.1	99.6	103.3	98.9	100.5	106.3	89.2	98.5
September.	107.0	110.4	102.0	107.3	115.5	99.7	110.4	104.8	100.4	115.2	100.9	100.1	86.9
October*..	101.3	106.4	116.0	106.2	104.9	129.9	112.5	95.2	93.3	100.6	96.7	95.5	90.8
November..	(X)	97.0	98.9	111.5	95.5	103.8	111.2	91.2	96.7	110.5	89.1	92.2	92.3
December..	(X)	66.3	76.9	136.1	53.8	75.2	67.8	72.2	69.4	91.4	79.5	94.3	91.6

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For States contained in each region, see "Definitions" on page 11.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 10.—AVERAGE PERCENTAGE CHANGES AND RELATED MEASURES FOR MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATIONS

Item	$\bar{O}$	$\bar{S}$	$\bar{I}$	$\bar{C}$	MCD
BUILDING PERMITS					
U.S. total (composite of 12 separately adjusted series).....	9.02	8.56	3.56	0.97	4
Northeast.....	18.30	15.32	9.49	1.25	6+
North Central.....	19.28	18.68	6.93	1.65	5
South.....	7.55	6.49	4.43	1.11	4
West.....	7.57	5.22	5.31	1.42	4
1 unit.....	10.82	10.23	3.23	1.00	4
2-4 units.....	10.35	6.98	7.65	1.79	4
5 units or more.....	10.22	8.00	7.33	2.30	4
PRIVATE HOUSING STARTS					
U.S. total-private.....	12.84	11.56	7.36	0.92	6+
Northeast.....	30.63	24.63	17.46	1.21	6+
North Central.....	25.64	23.34	12.94	1.13	6+
South.....	10.35	8.29	7.90	1.00	6+
West.....	10.08	6.46	9.11	1.57	6

NOTE: Summary measures of the seasonal, cyclical, and irregular components of housing starts provide a rough guide for use in interpreting current percentage changes in the seasonally adjusted data. Some discussion of these measures appears in each issue of *Business Cycle Developments*, published monthly by the Bureau of the Census, along with similar data for a number of other series. More detailed explanations of the basic method and definitions of the measures used, appear in *Electronic Computers and Business Indicators*, Occasional Paper 57, National Bureau of Economic Research, N.Y., 1957. More detailed measures and descriptions of average percentage changes and related measures for monthly housing starts and building permit authorizations appear in the July 1963 report (C20-50). A similar presentation will appear in these reports from time to time.

The following are brief descriptions of the measures used in this report.

$\bar{O}$  is the average month-to-month percentage change, without regard to sign, in the original series before seasonal adjustment.

$\bar{S}$  is the average month-to-month percentage change, without regard to sign, in the seasonal component. It is a measure of the average monthly seasonal change in the unadjusted series.

$\bar{I}$  is the average month-to-month percentage change, without regard to sign, for the irregular component. The irregular component is obtained by dividing the cyclical component into the seasonally adjusted series.

$\bar{C}$  is the average month-to-month percentage change, without regard to sign, for the cyclical component, which is a smooth, flexible moving average.

MCD (months for cyclical dominance) gives an estimate of the appropriate time span over which to observe cyclical movements in a monthly series. In deriving MCD the average (without regard to sign) percentage changes in the irregular and in the cyclical component are computed for 1-month spans (Jan.-Feb., Feb.-Mar., etc.), 2-month spans (Jan.-Mar., Feb.-Apr., etc.) up to 5-month spans. MCD is the shortest span for which the average change (without regard to sign) in the cyclical component is larger than the average change (without regard to sign) in the irregular component; thus it indicates the point at which fluctuations begin to be more attributable to cyclical than to irregular movements. Since changes are not computed for spans greater than 5 months, all series with an MCD greater than "5" are shown as "6." MCD is small for smooth series and large for erratic series.

Table 11.—RELATIVE CONTRIBUTIONS OF COMPONENTS TO VARIATION IN MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATION SERIES (PERCENT)

Series	Total, all components	Irregular component	Cyclical component	Seasonal component	Working day component
BUILDING PERMITS					
U.S. total (composed of 12 separately adjusted series).....	100.0	11.2	0.9	63.7	24.2
Northeast.....	100.0	25.5	0.5	66.1	7.9
North Central.....	100.0	11.1	0.7	81.6	6.6
South.....	100.0	21.3	1.3	46.5	30.9
West.....	100.0	33.0	2.3	31.7	33.0
1 family.....	100.0	7.0	0.8	72.6	19.6
2-4 family.....	100.0	42.4	2.4	35.1	20.1
5+ family.....	100.0	35.4	3.5	42.5	18.6
PRIVATE HOUSING STARTS					
U.S. total-private.....	100.0	28.8	0.4	70.8	( <sup>1</sup> )
Northeast.....	100.0	33.5	0.2	66.3	( <sup>1</sup> )
North Central.....	100.0	23.4	0.2	76.4	( <sup>1</sup> )
South.....	100.0	47.1	0.8	52.1	( <sup>1</sup> )
West.....	100.0	64.9	2.0	33.1	( <sup>1</sup> )

NOTE: The percent contribution measures indicate what proportion of the month-to-month variability in the unadjusted data (before seasonal or working-day adjustments) is attributable to the irregular, cyclical, seasonal and working-day components of the series. They are based on derivations by Joseph Bongard of the Organization for Economic Cooperation and Development. Further details are given in Bongard's article, "Notes on the Characteristics of Seasonal Variation in Europe" in *Seasonal Adjustment on Electronic Computers*, OECD, Paris, 1961, pp. 179-204. Computed for the period May 1959 - March 1965 for Private Housing Starts and January 1959 - April 1965 for Building Permits.

<sup>1</sup>No working-day adjustment made.

## DEFINITIONS AND DESCRIPTIONS

### Definitions

A housing start consists of the start of construction on a new housing unit, when located within a new building which is intended primarily as a housekeeping residential building designed for nontransient occupancy. Start of construction for private housing units is defined as the beginning of excavation for the foundation of a building; for public housing units it is defined as when the construction contract is awarded. All housing units in a multi-family building are counted as being started when excavation for the building is started. A housing unit is a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. A housekeeping residential building is one consisting primarily of housing units. Housing starts exclude group quarters (such as dormitories and rooming houses) and transient accommodations (such as transient hotels, motels, and tourist courts) and mobile homes (trailers).

The standard census geographic regions are used in the tables of this report. States contained in each region are as follows: Northeast—Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, and Pennsylvania; North Central—Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas; South—Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas; West—Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Washington, Oregon, California, Alaska, and Hawaii.

The distribution of housing starts between metropolitan and nonmetropolitan areas is based on the definitions published by the Bureau of the Budget in Standard Metropolitan Statistical Areas. Data for the period beginning with January 1964, on metropolitan-nonmetropolitan distributions, are based on 1964 definitions; data for 1961-1963 are based on 1961 definitions; and data for 1959-1960 are based on 1959 definitions.

### Descriptions and Procedures

#### HOUSING STARTS COMPILATION

Compilation of the housing starts series depends on 4 steps. First, an estimate is prepared of the number of housing units for which building permits

have been issued in all 12,000 permit-issuing places each month. Second, a sample field survey is made of the use of permits. In this survey, a sample of building permits is selected each month and then an inquiry is made of the owner or the builder to find out whether and when the units covered by the permit have been started. In case the units authorized by permits in a particular month are not started by the end of that month, follow-up calls are made in successive months to find out when the units were actually started. From this sample of permits, ratios are calculated of the number of units started to the number of units covered by permits, with separate ratios for units started each month from permits of that month and of each preceding month. These ratios are then applied to the total number of units authorized by permits in the same months to provide estimates of the total number of units started each month with permit authorization. Third, having produced an estimate of the number of units started in each month with permit authorization, an adjustment is next made to take care of units started within permit-issuing areas but without permit authorization.

The final step in the estimates of housing starts is to add an estimate of units started in areas where building permit systems do not exist. This estimate is based upon current monthly surveys in 95 broad areas (counties or groups of counties). In these areas, visits are made to a select group of informed people and a list is obtained from them of all residential buildings they know to have been started within the nonpermit portions of these areas during the preceding month. Information provided by these sources is next checked by field visit. As a final step, a sample of 315 small land areas is selected, and these small areas are canvassed intensively by the enumerators to find by observation, all units started since the enumerators' last visit a month earlier. On the basis of these findings, estimates are made of the number of units not reported by the informed sources, and these are added to the information from the sources to provide an estimate of total construction in the nonpermit areas.

Information on public housing is obtained, for the most part, from the agencies involved, e.g., Public Housing Administration, Department of Defense, New York City Housing Authority, and others.

#### BUILDING PERMITS

Housing units authorized by local building permits relate to the issuance of permits rather than to the actual start of construction. They do, however, provide some indication of activity in residential building in advance of the start of actual

## DEFINITIONS AND DESCRIPTIONS

construction. Although construction is started on most residential buildings in the same month in which the permit is issued, several months or more may pass from the time a permit is issued to the start of construction. In a small number of cases, permits issued are not used at all and are permitted to lapse. The 12,000 areas with local building-permit systems for which figures are currently given in this report account for a major portion of residential building in the United States. For the country as a whole, about 84 percent of the private housing units were constructed in areas of this permit-issuing universe in 1964.

The series shown in table 6, beginning with 1963, pertains to all of the approximately 12,000 places in the United States which were identified in 1962 as having local building-permit systems. For earlier years, back to 1959, the series relates to the 10,000 places identified as permit-issuing in 1959. In 1963, the number of housing units authorized in the 12,000 places was 3.6 percent greater than the number in the 10,000 places.

Basically, the procedure followed in arriving at the monthly building-permit authorization totals involves the cumulating of monthly data from all permit-issuing places that authorized 50 or more housing units (20 or more in some States) in a recent year along with estimates for the less active places based on a stratified probability sample of these places.

A more detailed discussion of the uses and limitations of building-permit data is provided in the Census Bureau's monthly reports on Building Permits (C40 and C42).

### SAMPLING VARIABILITY

Since the estimates of housing starts and private housing units authorized by local building permits are, to a considerable extent, based on samples, they are subject to sampling variability and may be expected to differ from what would be obtained from a complete count in which identical measurement techniques were employed. The standard error is primarily a measure of such sampling variability. The chances are about 68 out of 100 that the difference due to sampling variability between an estimate and the figure that could be obtained from a complete enumeration is less than the standard error; about 95 out of 100 that the difference is less than twice the standard error; and 99 out of 100 that it is less than 2-1/2 times the standard error. The relative standard error ( $\frac{\sigma}{\bar{x}}$ ) for the monthly estimate of total housing starts as computed for this report is between 3 and 4 percent. For housing units authorized, it is approximately 1 percent for the final figure and 2 percent for the preliminary figure.  $\frac{\sigma}{\bar{x}}$  is the relative standard error of the total number

of housing starts or housing units authorized; that is to say, the sampling error expressed as a percentage of the total number of housing starts or authorizations.

### SEASONAL ADJUSTMENT

The seasonal factors for Private Housing Starts and Building Permits were developed using the X-11 version of the Census Method II program. The background and rationale of Method II is described in Electronic Computers and Business Indicators by Julius Shiskin, National Bureau of Economic Research Occasional Paper 57, 1957. A description of the X-11 version appeared in the October 1965 issue of Business Cycle Developments, published by the Bureau of the Census. Further information on X-11 may be obtained after the publication of this article from the Chief Economic Statistician, Bureau of the Census, Washington, D.C. 20233.

#### Housing Starts

Seasonal adjustments for Private Housing Starts are based on data for the period May 1959 - March 1965. Seasonal factors were developed separately for starts in permit areas and in nonpermit areas for each geographic region with the exception of starts in nonpermit areas in the West, where irregularities in the data due to the small magnitudes of the figures made estimation of seasonals impracticable.

Because of the irregularity of all the starts series, it has not been possible to estimate working-day factors internally from the data. Hence, housing starts data are not adjusted for working-day influences at the present time.

#### Building Permits

Seasonal adjustments for Building Permits are based on data for January 1959 - April 1965. Seasonal factors were developed separately for permits issued by geographic region and type of structure.

Building Permits seasonal adjustments take account of the effect of working days which are defined as Monday through Friday, excluding eight major holidays (New Years, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving, and Christmas). Each reported monthly permits total is divided by the number of working days in the month to arrive at a daily average for that month. The seasonal adjustment factors are then applied to the daily average and the result multiplied by the number of working days in the year.

CONSTRUCTION REPORTS

HOUSING STARTS

REFERENCE COPY

Issued December 1965

C20-65-11

HOUSING STARTS IN NOVEMBER 1965

THIS ISSUE INCLUDES A SPECIAL SUPPLEMENT ON STARTS OF APARTMENT BUILDINGS WITH 5 OR MORE HOUSING UNITS, SECOND QUARTER 1964 - SECOND QUARTER 1965.

HOUSING STARTS

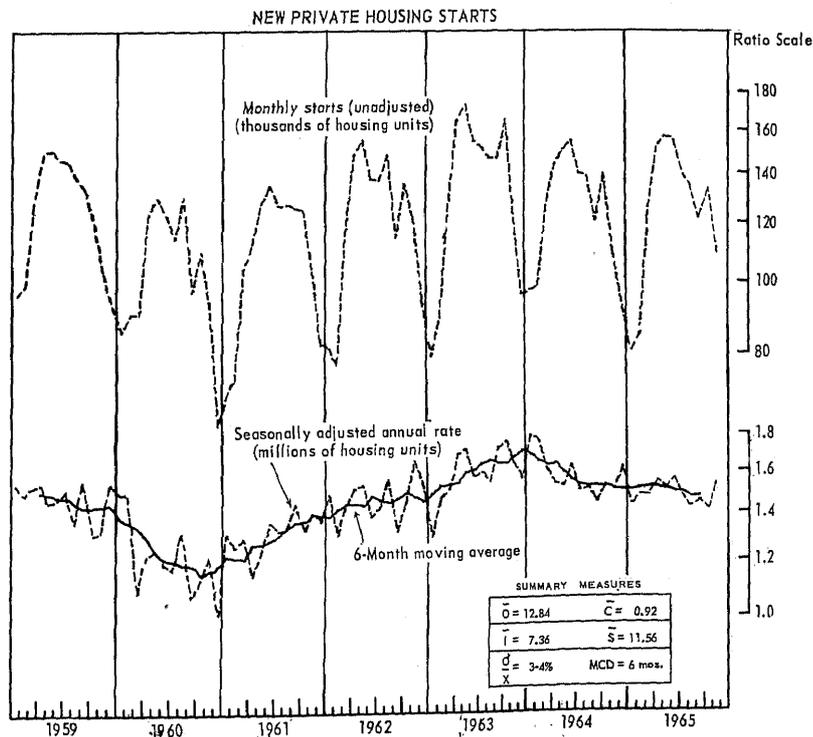
During November 1965, the number of privately owned housing units started (nonfarm and farm) was at a seasonally adjusted annual rate of 1.534 million units, up 9 percent from the revised October 1965 rate of 1.409 million units and 2 percent above the November 1964 rate of 1.505 million units. Private nonfarm housing starts showed changes very much like those of all private starts.

The actual number of private housing units started during November 1965 was 114,300 compared with 133,300 in October 1965, and 112,000 units in November 1964. In addition, some 2,200 publicly owned housing units were started in November 1965, bringing the grand total for the month up to 116,500 units.

Housing starts in the West, in November 1965, were adversely affected to an undetermined degree by the unusually heavy rains and accompanying floods and mudslides in Southern California, especially in the Los Angeles area. Seasonally adjusted annual rates of private housing starts, by regions, are shown in table 5 and in the accompanying chart. A 6-month moving average is superimposed on the monthly data on the chart to provide a clearer indication of regional and national trends.

BUILDING PERMITS

Building permits issued by the 12,000 permit-issuing places authorized the construction of 98,300 new privately owned housing units in November 1965, equivalent to a seasonally adjusted annual rate of 1,274,000 units. This rate was slightly higher than both the revised October seasonally adjusted annual rate of 1,259,000 units, and the November 1964 rate of 1,256,000 units.



THE LATEST FIGURES ENTERED ARE PRELIMINARY. FOR EXPLANATION OF THE SUMMARY MEASURES, SEE SECTION ON SAMPLING VARIABILITY AND TABLE 9

Table 1.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP, TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total					In structures with			Location <sup>1</sup>	
	Total public and private	Public	Private	Seasonally adjusted annual rate, private only		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
				Monthly	6-month moving average <sup>2</sup>					
<b>Annual totals:</b>										
1959.....	1,553.5	36.7	1,516.8	(X)	(X)	1,250.7	58.5	244.3	1,076.9	476.6
1960.....	1,296.0	43.9	1,252.1	(X)	(X)	1,008.8	50.5	236.8	889.0	407.0
1961.....	1,365.0	52.0	1,313.0	(X)	(X)	989.3	50.2	325.9	947.9	417.1
1962.....	1,492.4	29.6	1,462.8	(X)	(X)	996.3	56.1	440.2	1,053.5	438.9
1963.....	1,640.9	31.8	1,609.2	(X)	(X)	1,021.7	61.1	558.2	1,150.6	490.3
1964.....	1,590.8	33.4	1,557.4	(X)	(X)	973.0	62.0	555.8	1,118.1	472.7
<b>First 11 months:</b>										
1964.....	1,492.4	31.7	1,460.7	1,570	(X)	914.4	58.2	520.1	1,048.5	443.9
1965*.....	1,437.9	37.2	1,400.6	1,486	(X)	904.7	53.6	479.8	991.2	446.7
<b>1964</b>										
July.....	146.0	2.5	143.5	1,500	1,522	91.9	5.4	48.8	103.2	42.8
August.....	145.7	3.4	142.3	1,513	1,520	90.2	5.2	50.4	97.5	48.2
September.....	127.4	3.3	124.0	1,445	1,518	79.2	4.7	43.5	90.6	36.7
October.....	146.1	2.1	144.0	1,522	1,516	92.0	5.4	48.8	101.2	44.9
November.....	114.6	2.6	112.0	1,505	1,505	69.5	4.9	40.1	77.8	36.8
December.....	98.3	1.6	96.7	1,610	1,499	58.8	3.8	35.7	69.6	28.7
<b>1965</b>										
January.....	85.6	4.1	81.5	1,442	1,508	51.8	3.2	30.5	58.9	26.7
February.....	87.9	2.4	85.4	1,482	1,513	51.5	3.8	32.6	63.4	24.5
March.....	124.9	4.2	120.7	1,489	1,515	76.7	4.5	43.8	90.7	34.2
April.....	154.9	2.7	152.2	1,552	1,508	100.2	5.6	49.1	102.5	52.4
May.....	162.1	4.6	157.5	1,516	1,513	102.3	6.2	53.6	110.6	51.6
June.....	162.3	6.8	155.5	1,566	1,504	99.9	6.6	55.9	114.5	47.8
July.....	143.9	2.6	141.3	1,473	1,498	94.1	5.4	44.4	95.1	48.7
August.....	138.0	3.4	134.6	1,427	1,474	88.5	5.4	44.1	94.8	43.2
September.....	125.9	1.6	124.3	1,453	1,477	80.0	4.5	41.4	87.8	38.0
October*.....	135.9	2.6	133.3	1,409	(X)	87.1	4.3	44.6	95.3	40.7
November*.....	116.5	2.2	114.3	1,534	(X)	72.6	4.1	39.8	77.6	38.9

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Data for 1964 not directly comparable with data for preceding years. Beginning January 1964, the metropolitan-nonmetropolitan distribution is based on 1964 definitions of standard metropolitan statistical areas (Standard Metropolitan Statistical Areas, 1964, Bureau of the Budget); data for 1961-1963 based on 1961 definitions, data for 1959-60 on 1959 definitions.

<sup>2</sup>Centered on the 4th month.

Table 2.—NEW PRIVATE AND PUBLIC HOUSING UNITS STARTED, INCLUDING FARM, BY TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Private housing units						Public housing units						
	Total	In structures with			Location <sup>1</sup>		Total	In structures with			Location <sup>1</sup>		
		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	
<b>Annual totals:</b>													
1959.....	1,516.8	1,234.1	55.7	227.1	1,054.7	462.1	36.7	16.6	2.9	17.2	22.2	14.5	19.0
1960.....	1,252.1	994.8	44.0	213.4	864.4	387.8	43.9	14.0	6.5	23.4	24.6	19.0	18.0
1961.....	1,313.0	974.8	44.0	294.6	913.9	399.1	52.0	14.5	6.2	31.3	34.0	19.7	14.5
1962.....	1,462.8	991.6	49.2	422.2	1,033.8	429.0	29.6	4.7	6.9	18.0	19.7	14.5	14.5
1963.....	1,609.2	1,020.8	53.2	535.3	1,128.1	481.0	31.8	0.9	8.0	22.9	22.5	14.5	14.5
1964.....	1,557.4	971.5	53.5	532.4	1,099.1	458.3	33.4	1.5	8.5	23.4	18.9	14.5	14.5
<b>First 11 months:</b>													
1964.....	1,460.7	912.9	50.1	497.9	1,029.6	431.0	31.7	1.6	8.0	22.3	18.8	13.1	13.1
1965*.....	1,400.6	903.3	46.2	451.0	967.3	433.3	37.2	1.3	7.4	28.9	24.0	13.1	13.1
<b>1964</b>													
July.....	143.5	91.8	4.5	47.2	101.9	41.6	2.5	0.1	0.9	1.6	1.3	1.2	1.2
August.....	142.3	90.2	4.2	48.0	95.3	47.0	3.4	-	1.0	2.4	2.2	1.2	1.2
September.....	124.0	79.1	3.8	41.2	88.5	35.5	3.3	0.1	0.9	2.4	2.2	1.1	1.1
October.....	144.0	91.8	4.8	47.4	100.2	43.8	2.1	0.2	0.6	1.4	1.0	1.3	1.3
November.....	112.0	69.4	4.1	38.5	76.4	35.6	2.6	0.1	0.8	1.6	1.3	1.0	1.0
December.....	96.7	58.6	3.4	34.7	69.4	27.3	1.6	0.2	0.4	1.0	0.6	0.6	0.6
<b>1965</b>													
January.....	81.5	51.7	2.8	26.9	55.3	26.2	4.1	0.1	0.4	3.6	3.6	0.5	0.5
February.....	85.4	51.4	3.0	31.1	61.9	23.6	2.4	(2)	0.8	1.6	1.5	0.9	0.9
March.....	120.7	76.6	3.9	40.2	87.5	33.2	4.2	0.1	0.6	3.6	3.2	1.0	1.0
April.....	152.2	99.8	4.9	47.5	101.8	50.4	2.7	0.4	0.7	1.6	0.8	1.0	1.0
May.....	157.5	102.3	5.3	49.9	108.3	49.2	4.6	(2)	0.9	3.7	2.3	2.3	2.3
June.....	155.5	99.6	5.6	50.3	109.6	45.9	6.8	0.3	1.0	5.6	4.9	1.9	1.9
July.....	141.3	94.0	4.7	42.5	93.5	47.7	2.6	0.1	0.7	1.9	1.6	1.0	1.0
August.....	134.6	88.3	4.7	41.6	92.6	42.0	3.4	0.2	0.7	2.5	2.2	0.2	0.2
September.....	124.3	80.0	3.9	40.4	87.0	37.2	1.6	-	0.6	1.0	0.8	0.8	0.8
October*.....	133.3	87.0	3.9	42.4	93.5	39.9	2.6	0.1	0.4	2.2	1.3	0.8	0.8
November*.....	114.3	72.6	3.5	38.2	76.3	38.0	2.2	(2)	0.6	1.6	1.3	0.9	0.9

Note: Components may not add to totals due to rounding.

- Entry represents zero.

\*Preliminary.

(Z) Less than 50 housing units.

<sup>1</sup>See table 1, footnote 1.

Table 3.—NEW PRIVATE HOUSING UNITS STARTED, EXCLUDING FARM, BY TYPE OF STRUCTURE, METROPOLITAN-NONMETROPOLITAN LOCATION AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total	Seasonally adjusted annual rate		In structures with			Location <sup>2</sup>		Regions <sup>3</sup>			
		Monthly	6-month moving average <sup>1</sup>	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	North-east	North Central	South	West
Annual totals:												
1959.....	1,494.6	(X)	(X)	1,211.9	55.7	227.0	1,053.9	440.7	268.2	360.5	496.6	369.1
1960.....	1,230.1	(X)	(X)	972.9	43.8	213.4	862.9	367.2	220.6	287.5	413.2	308.8
1961.....	1,284.8	(X)	(X)	946.4	44.0	294.6	912.0	372.8	246.1	270.2	452.4	316.0
1962.....	1,439.1	(X)	(X)	967.8	48.9	422.2	1,033.0	406.1	263.7	283.3	514.0	378.0
1963.....	1,581.7	(X)	(X)	993.2	53.2	535.3	1,126.5	455.2	260.4	319.9	570.6	430.8
1964.....	1,530.4	(X)	(X)	944.5	53.5	532.4	1,098.5	431.9	258.5	336.9	570.4	364.5
First 11 months:												
1964.....	1,435.6	1,544	(X)	887.9	50.1	497.9	1,029.1	406.6	237.3	322.1	533.0	343.1
1965*.....	1,379.9	1,465	(X)	882.9	46.2	451.0	966.6	413.3	258.7	337.0	523.3	260.9
1964												
July.....	141.2	1,475	1,497	89.6	4.5	47.2	101.9	39.4	24.7	32.1	50.2	34.1
August.....	139.7	1,489	1,495	87.5	4.2	48.0	95.3	44.4	26.3	32.1	49.8	31.5
September.....	121.9	1,422	1,492	77.0	3.8	41.2	88.4	33.5	22.0	29.8	43.5	26.5
October.....	141.4	1,495	1,489	89.3	4.8	47.4	99.9	41.5	27.6	36.0	52.9	25.0
November.....	109.9	1,480	1,480	67.3	4.1	38.5	76.4	33.4	21.6	25.8	40.0	22.5
December.....	94.8	1,575	1,476	56.7	3.4	34.7	69.4	25.4	21.2	14.8	37.5	21.3
1965												
January.....	80.1	1,417	1,483	50.4	2.8	26.9	55.2	24.9	5.6	11.9	41.8	20.8
February.....	84.7	1,468	1,490	50.7	3.0	31.1	61.9	22.8	10.8	11.2	39.3	23.4
March.....	118.8	1,465	1,493	74.8	3.9	40.2	87.5	31.4	19.2	24.0	47.0	28.6
April.....	150.1	1,532	1,487	97.7	4.9	47.5	101.7	48.4	33.1	38.0	53.1	25.9
May.....	155.2	1,501	1,492	99.9	5.3	49.9	108.1	47.1	32.5	40.4	52.1	30.2
June.....	152.8	1,539	1,482	97.0	5.6	50.3	109.4	43.4	31.3	43.4	53.0	25.1
July.....	139.0	1,447	1,477	91.8	4.7	42.5	93.5	45.5	24.7	38.6	53.3	22.4
August.....	132.8	1,409	1,452	86.5	4.7	41.6	92.6	40.1	27.1	32.7	50.9	22.0
September.....	122.7	1,436	1,455	78.4	3.9	40.4	87.0	35.7	23.5	31.1	46.6	21.5
October*.....	130.6	1,378	(X)	84.3	3.9	42.4	93.4	37.2	25.5	35.4	46.5	23.3
November*.....	113.1	1,518	(X)	71.4	3.5	38.2	76.3	36.8	25.4	30.3	39.7	17.7

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Centered on the 4th month.<sup>2</sup>See table 1, footnote 1.<sup>3</sup>For States contained in each region, see "Definitions" on page 11.

Table 4.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP AND BY GEOGRAPHIC REGIONS: ANNUALLY  
1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total private and public				Private				Public			
	North-east	North Central	South	West	North-east	North Central	South	West	North-east	North Central	South	West
Annual totals:												
1959.....	279.9	374.8	521.3	377.3	268.6	367.5	511.3	369.1	11.3	7.3	9.9	8.2
1960.....	236.5	303.7	441.3	314.5	221.4	292.0	429.4	309.3	15.1	11.7	11.9	5.2
1961.....	265.1	289.0	487.4	323.3	246.5	277.4	472.8	316.1	18.6	11.6	14.6	7.2
1962.....	273.7	295.0	541.2	382.5	263.7	289.8	531.3	378.1	10.0	5.2	9.9	4.4
1963.....	271.3	333.8	600.0	435.9	260.6	327.2	590.3	430.8	10.7	6.6	9.7	5.1
1964.....	266.9	351.4	602.2	370.3	258.6	344.3	589.8	364.7	8.3	7.1	12.4	5.5
First 11 months:												
1964.....	245.5	335.5	563.0	348.4	237.1	328.6	551.3	343.4	8.4	6.9	11.7	5.0
1965*.....	270.4	349.0	552.7	266.0	258.8	341.8	538.9	261.0	11.5	7.1	13.7	4.9
1964												
July.....	25.3	33.0	52.9	34.8	24.7	32.8	51.8	34.1	0.6	0.2	1.1	0.7
August.....	27.5	33.7	52.9	31.5	26.3	33.0	51.4	31.5	1.2	0.7	1.5	(Z)
September.....	23.0	30.9	46.8	26.7	22.0	30.4	45.2	26.5	1.0	0.5	1.6	0.2
October.....	28.2	37.7	54.8	25.4	27.6	37.3	54.1	25.0	0.6	0.4	0.7	0.4
November.....	22.5	26.7	42.7	22.7	21.6	26.1	41.8	22.5	0.9	0.6	0.9	0.2
December.....	21.4	15.8	39.2	21.9	21.2	15.5	38.6	21.4	0.2	0.3	0.6	0.5
1965												
January.....	7.8	12.1	44.5	21.2	5.6	12.0	43.1	20.8	2.2	0.2	1.3	0.5
February.....	11.1	11.6	40.9	24.3	10.8	11.4	39.8	23.4	0.3	0.1	1.1	0.9
March.....	20.2	25.8	49.7	29.2	19.2	24.2	48.6	28.6	1.0	1.6	1.1	0.6
April.....	33.7	39.4	55.3	26.6	33.1	38.8	54.3	25.9	0.6	0.6	0.9	0.6
May.....	34.1	41.8	55.5	30.7	32.5	41.4	53.4	30.2	1.6	0.4	2.1	0.5
June.....	33.8	45.6	57.3	25.7	31.4	43.8	55.2	25.1	2.3	1.8	2.1	0.6
July.....	26.0	39.5	55.8	22.6	24.7	39.2	55.0	22.4	1.3	0.3	0.8	0.2
August.....	27.9	33.4	53.9	22.8	27.1	33.3	52.2	22.0	0.8	0.1	1.7	0.7
September.....	23.9	31.7	48.8	21.5	23.5	31.3	48.0	21.5	0.4	0.4	0.8	(Z)
October*.....	26.3	36.5	49.6	23.5	25.5	36.0	48.5	23.4	0.8	0.5	1.1	0.1
November*.....	25.6	31.6	41.4	17.9	25.4	30.4	40.8	17.7	0.2	1.1	0.7	0.2

Note: Components may not add to totals due to rounding. For States contained in each region, see "Definitions" on page 11.

\*Preliminary.

(Z) Less than 50 housing units.

Table 5.—NEW PRIVATE HOUSING UNITS STARTED, INCLUDING FARM, SEASONALLY ADJUSTED ANNUAL RATE, BY GEOGRAPHIC REGIONS:  
MONTHLY 1964-1965

(Thousands of units)

Period	Seasonally adjusted annual rate, monthly					Seasonally adjusted annual rate, moving average <sup>1</sup>				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
1964										
July.....	1,500	255	321	563	361	1,522	249	330	579	365
August.....	1,513	266	318	568	361	1,520	257	339	578	347
September.....	1,445	247	328	540	331	1,518	260	341	577	341
October.....	1,522	268	376	589	289	1,516	276	336	577	328
November.....	1,505	270	336	578	321	1,505	265	340	589	312
December.....	1,610	348	338	621	304	1,499	275	333	590	302
1965										
January.....	1,442	188	344	644	266	1,508	282	337	588	302
February.....	1,482	326	279	574	303	1,513	288	337	589	300
March.....	1,489	289	350	521	329	1,515	287	340	586	303
April.....	1,552	304	374	596	278	1,508	276	349	582	301
May.....	1,516	263	358	554	341	1,513	287	355	575	296
June.....	1,566	287	387	603	289	1,504	278	363	575	288
July.....	1,473	253	383	601	236	1,498	274	362	584	278
August.....	1,427	273	325	576	253	1,474	265	360	573	277
September.....	1,453	266	342	575	270	1,477	276	365	574	262
October*.....	1,409	250	362	526	271	(X)	(X)	(X)	(X)	(X)
November*.....	1,534	329	391	563	251	(X)	(X)	(X)	(X)	(X)

Note: For the States contained in each region, see "Definitions" on page 11.

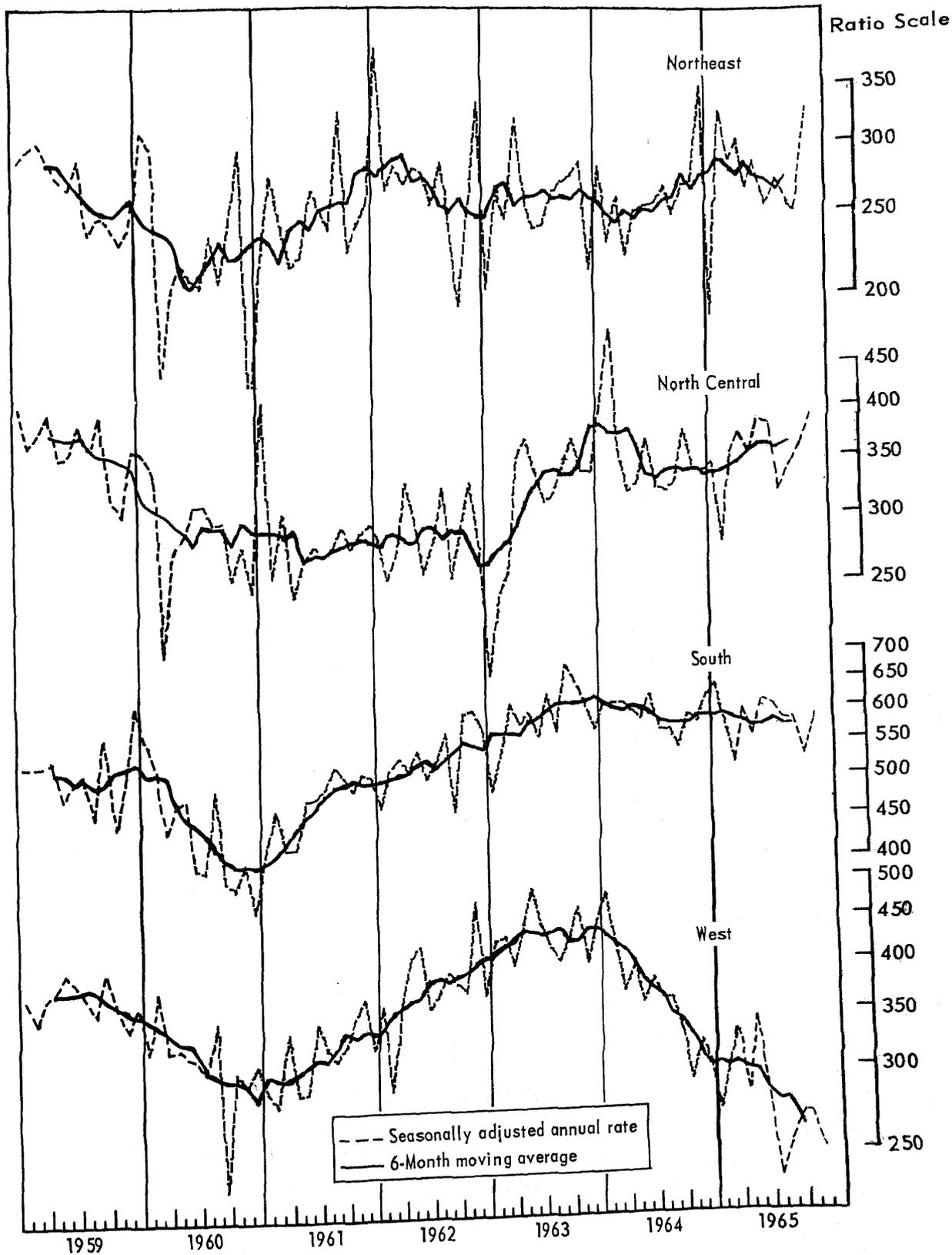
\*Preliminary.

(X) Not applicable.

<sup>1</sup>Represents a 6-month moving average centered on the 4th month.

NEW PRIVATE HOUSING STARTS, INCLUDING FARM; REGIONAL TOTALS, SEASONALLY ADJUSTED ANNUAL RATES, AND 6-MONTH MOVING AVERAGES: 1959-1965

(Thousands of housing units)



THE LATEST FIGURES ENTERED ARE PRELIMINARY.

Table 6.—NEW PRIVATE HOUSING UNITS STARTED IN 10,000 AND 12,000 PERMIT-ISSUING PLACES, UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATES, BY GEOGRAPHIC REGIONS: ANNUALLY 1961-1964 AND MONTHLY 1964-1965

Period	Unadjusted					Seasonally adjusted annual rates				
	U.S. total	North-east	North Central	South	West	U.S. total	North east	North Central	South	West
10,000—PLACE SERIES										
Annual totals:										
1961.....	1,068.7	219.2	233.4	305.2	310.8	(X)	(X)	(X)	(X)	(X)
1962.....	1,208.3	239.7	243.2	350.8	374.7	(X)	(X)	(X)	(X)	(X)
12,000—PLACE SERIES										
Annual totals:										
1963.....	1,343.4	237.8	275.9	403.5	426.1	(X)	(X)	(X)	(X)	(X)
1964.....	1,306.2	241.0	294.3	409.4	361.8	(X)	(X)	(X)	(X)	(X)
10,000—PLACE SERIES										
1961										
January.....	59.2	5.9	11.8	20.2	21.3	1,058	178	322	288	270
February.....	57.9	9.5	9.8	19.2	19.4	989	232	234	272	251
March.....	88.3	15.0	17.7	26.6	29.0	1,077	220	246	281	330
April.....	94.3	20.8	21.0	26.9	25.7	977	189	203	302	283
May.....	101.1	20.1	26.2	29.3	25.4	996	184	224	304	284
June.....	110.3	25.4	26.3	28.6	30.0	1,121	236	235	308	342
July.....	99.0	20.5	21.9	28.6	28.0	1,052	220	216	304	312
August.....	101.8	20.6	24.6	29.4	27.2	1,097	211	245	332	309
September.....	102.0	27.3	21.9	26.5	26.2	1,184	299	240	324	321
October.....	103.5	21.9	22.8	28.4	30.4	1,106	208	234	316	348
November.....	83.4	17.9	17.7	22.1	25.6	1,129	222	236	307	364
December.....	67.9	14.3	11.7	19.4	22.6	1,085	227	223	316	319
1962										
January.....	73.2	10.9	9.0	25.1	28.2	1,270	332	247	333	358
February.....	64.0	8.8	9.2	24.1	22.0	1,074	227	221	341	285
March.....	95.5	15.4	16.2	32.4	31.5	1,154	226	226	343	359
April.....	122.1	27.7	28.1	29.5	36.8	1,260	252	272	333	403
May.....	129.3	28.0	28.5	35.8	37.0	1,281	249	244	372	416
June.....	113.7	27.0	24.5	31.3	30.8	1,160	251	219	337	353
July.....	113.3	21.1	24.3	34.0	33.9	1,196	227	241	361	367
August.....	119.2	25.7	26.6	32.9	34.0	1,288	263	265	372	388
September.....	93.2	20.9	19.1	23.3	30.0	1,094	228	210	285	371
October.....	108.9	18.5	24.1	34.4	31.9	1,169	176	248	378	367
November.....	97.8	17.2	20.9	26.8	32.9	1,326	214	271	372	469
December.....	78.1	18.5	12.7	21.2	25.7	1,247	294	242	346	365
12,000—PLACE SERIES										
1963										
January.....	68.4	6.4	5.8	23.1	33.1	1,111	196	198	334	423
February.....	75.9	9.2	8.4	25.4	32.9	1,245	254	204	361	426
March.....	103.0	15.5	15.0	37.9	34.6	1,235	227	210	402	396
April.....	135.8	31.7	31.0	33.3	39.8	1,397	289	301	376	431
May.....	144.7	27.9	37.4	38.4	41.0	1,423	241	321	399	462
June.....	124.6	22.5	30.1	34.2	37.9	1,280	209	269	368	434
July.....	126.5	20.8	26.6	40.3	38.8	1,331	224	264	429	414
August.....	118.3	22.3	26.4	34.5	35.1	1,283	228	264	390	401
September.....	121.7	22.6	27.1	37.6	34.3	1,436	248	299	461	428
October.....	135.1	26.2	28.7	40.5	39.7	1,441	250	296	438	457
November.....	103.4	20.8	23.2	31.6	27.7	1,391	259	296	440	396
December.....	86.0	11.9	16.2	26.7	31.2	1,379	190	310	435	444
1964										
January.....	86.0	8.3	11.5	28.4	37.7	1,467	254	315	416	482
February.....	81.0	6.9	15.5	26.5	32.1	1,367	199	374	377	417
March.....	109.7	16.1	21.3	40.4	32.1	1,328	236	297	428	367
April.....	124.8	22.7	27.9	37.7	36.5	1,299	207	272	426	394
May.....	129.8	27.3	32.1	39.2	31.3	1,267	230	276	408	353
June.....	134.1	25.5	35.5	40.3	32.8	1,366	237	318	434	377
July.....	120.2	22.1	27.5	36.8	33.8	1,259	238	273	392	356
August.....	118.6	24.6	27.4	35.3	31.2	1,284	253	274	400	357
September.....	102.9	20.6	25.8	30.2	26.2	1,209	227	284	371	327
October.....	121.6	25.9	32.7	38.4	24.7	1,281	247	337	412	285
November.....	95.6	20.4	23.6	29.5	22.3	1,281	254	298	410	319
December.....	81.9	20.6	13.5	26.7	21.1	1,323	329	258	435	301
1965										
January.....	65.1	5.3	11.6	27.5	20.6	1,066	137	273	388	268
February.....	73.5	10.6	10.8	28.9	23.2	1,214	251	247	397	319
March.....	101.2	17.8	22.8	32.3	28.3	1,249	263	318	343	325
April.....	126.7	30.9	34.6	35.5	25.8	1,297	283	337	401	276
May.....	132.7	29.7	34.8	38.1	30.1	1,281	245	300	397	339
June.....	129.7	28.5	38.8	37.5	24.9	1,304	265	348	405	286
July.....	112.2	21.4	32.7	36.2	22.0	1,173	232	324	386	231
August.....	110.2	25.0	29.6	33.9	21.7	1,186	257	296	384	249
September.....	105.0	21.6	28.7	33.5	21.2	1,231	238	316	411	266
October*.....	110.8	23.2	31.0	33.7	22.9	1,166	222	320	359	265
November*.....	96.3	24.2	27.7	27.5	16.9	1,285	311	349	383	242

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

Table 7.—NEW PRIVATE HOUSING UNITS AUTHORIZED BY LOCAL BUILDING PERMITS IN 10,000 AND 12,000 PERMIT-ISSUING PLACES—  
UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATE: ANNUALLY 1959-1964 AND MONTHLY 1964-1965

(Thousands of units)

Period	U.S. total number of housing units	U.S. total	Northeast	North Central	South	West	In structures with		
							1 unit	2-4 units	5 units or more
Unadjusted totals									
10,000—PLACE SERIES									
Annual totals:									
1959.....	1,208.3	(X)	222	286	356	344	938	76	194
1960.....	998.0	(X)	199	228	284	287	746	65	187
1961.....	1,064.2	(X)	230	226	299	309	723	67	274
1962.....	1,186.6	(X)	243	238	343	363	716	87	384
1963.....	1,285.0	(X)	231	254	387	413	705	117	463
12,000—PLACE SERIES									
Annual totals:									
1963.....	1,334.7	(X)	239	269	403	423	750	119	466
1964.....	1,285.8	(X)	243	287	401	354	720	101	465
Seasonally adjusted annual rates									
First 11 months:									
1964.....	1,206.0	1,297	244	291	404	358	724	103	470
1965*.....	1,149.5	1,239	252	314	401	272	710	83	445
1964									
July.....	119.6	1,264	231	275	390	368	683	103	478
August.....	108.4	1,285	258	294	414	319	694	95	496
September.....	107.7	1,243	237	301	378	327	705	92	446
October.....	106.7	1,236	220	299	400	317	709	93	434
November.....	90.6	1,256	250	291	406	309	741	97	418
December.....	79.8	1,195	247	276	376	296	720	80	395
1965									
January.....	74.1	1,280	238	347	416	279	734	93	453
February.....	75.3	1,224	238	276	424	286	713	78	433
March.....	115.5	1,269	262	281	400	326	711	79	479
April.....	120.9	1,187	226	306	385	270	677	86	424
May.....	115.1	1,240	241	326	402	271	722	81	437
June.....	122.0	1,254	262	304	434	254	703	83	468
July.....	109.0	1,243	243	364	382	254	704	91	448
August.....	109.2	1,217	267	326	369	255	692	86	439
September.....	104.4	1,180	256	311	363	250	677	83	420
October.....	105.7	1,259	264	304	443	248	741	71	447
November*.....	98.3	1,274	273	314	391	296	741	82	451

Note: For States contained in each region, see "Definitions" on page 11.

\*Preliminary.

(X) Not applicable.

Table 8.—SEASONAL INDEXES USED TO ADJUST PRIVATE HOUSING STARTS, INCLUDING FARM: MONTHLY 1964-1965

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Seasonal indexes by region and area							
		Starts in permit areas				Starts in nonpermit areas			
		Total	Northeast	North Central	South	West	Northeast	North Central	South
1964: January...	65.8	39.4	43.8	82.1	93.9	13.4	15.6	79.8	100.0
February..	67.6	41.7	49.7	84.3	92.4	12.3	42.5	81.0	100.0
March.....	95.2	81.6	86.0	113.1	104.7	57.3	55.4	109.9	100.0
April.....	112.5	131.3	123.3	106.2	111.3	127.0	135.7	116.0	100.0
May.....	119.0	142.3	139.7	115.3	106.4	187.6	136.7	110.7	100.0
June.....	114.2	129.1	133.9	111.3	104.5	164.3	153.0	106.9	100.0
July.....	111.2	111.3	120.9	112.6	113.7	186.7	133.0	105.2	100.0
August....	109.3	116.8	120.1	106.0	104.8	157.3	154.9	114.2	100.0
September..	99.7	109.1	108.9	97.9	96.0	84.0	122.2	106.1	100.0
October...	109.8	125.6	116.4	111.7	104.0	100.7	142.0	106.4	100.0
November..	86.1	96.2	94.7	86.1	83.9	78.5	78.2	88.6	100.0
December..	69.4	75.2	62.7	73.5	84.2	29.2	30.8	75.1	100.0
1965: January...	67.8	39.3	43.8	81.8	93.8	13.3	15.6	79.8	100.0
February..	69.2	41.4	49.7	84.3	92.3	12.2	42.5	81.0	100.0
March.....	97.4	81.4	86.0	113.0	104.6	65.2	55.4	109.9	100.0
April.....	117.7	131.0	123.3	106.2	112.0	126.5	135.7	116.0	100.0
May.....	124.8	145.2	139.6	115.3	106.3	186.8	136.7	110.7	100.0
June.....	119.2	128.8	133.8	111.3	104.4	163.7	153.0	106.9	100.0
July.....	115.2	111.0	120.9	112.5	114.3	180.6	133.0	105.2	100.0
August....	113.2	116.6	120.0	106.0	104.7	156.7	154.9	114.2	100.0
September..	102.7	108.9	108.9	97.8	95.6	80.3	122.2	106.1	100.0
October*..	113.7	125.4	116.3	112.6	103.9	100.7	142.0	106.4	100.0
November*..	90.0	96.2	95.3	86.1	83.9	78.5	78.2	88.6	100.0
December..	(X)	75.3	62.7	73.5	84.2	29.2	30.8	75.1	100.0

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For States contained in each region, see "Definitions" on page 11.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 9.—SEASONAL INDEXES USED TO ADJUST HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, BY TYPE OF STRUCTURE: MONTHLY 1964-1965

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Northeast			North Central			South			West		
		1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more
		1964: January...	76.2	46.6	60.7	59.5	46.6	60.5	72.0	83.6	106.5	92.1	86.3
February...	82.8	46.7	74.3	77.4	61.0	68.5	74.7	96.2	104.7	87.0	98.6	97.6	109.6
March.....	101.0	98.6	129.0	86.4	93.1	103.2	95.0	109.1	109.2	99.9	104.6	120.8	100.9
April.....	116.9	129.9	134.0	118.8	143.4	125.6	109.6	116.3	106.0	98.9	111.7	108.1	109.9
May.....	117.5	136.6	119.8	110.0	128.3	116.3	127.7	113.8	107.6	98.8	113.5	107.8	120.8
June.....	111.7	129.7	107.3	104.5	128.7	112.3	124.6	107.4	110.7	96.1	107.3	102.5	105.4
July.....	105.6	120.6	86.1	93.4	116.6	108.8	99.9	107.0	95.9	108.1	106.1	94.0	95.0
August....	103.2	110.8	94.7	95.3	112.4	100.3	99.8	103.3	99.0	100.2	106.2	89.6	98.6
September..	106.0	110.5	102.0	107.5	115.4	101.2	110.7	104.5	100.5	114.9	100.9	99.5	87.4
October...	100.8	106.6	116.0	106.4	104.8	125.4	108.3	95.5	93.3	100.4	96.7	96.3	91.3
November..	97.6	97.1	99.0	111.8	94.8	104.0	111.6	91.2	96.8	110.5	89.0	92.2	92.5
December..	78.3	66.3	77.0	131.1	54.5	75.3	68.0	72.2	69.8	93.0	79.4	93.8	91.8
1965: January...	73.4	46.6	60.6	59.0	46.8	60.5	71.8	83.7	106.4	92.1	85.8	98.7	95.6
February...	82.1	46.6	74.3	77.0	61.1	67.9	74.1	95.7	104.8	87.8	98.6	97.1	113.2
March.....	100.5	98.2	129.4	86.9	92.8	102.2	94.1	109.0	109.6	100.2	104.4	120.6	99.7
April.....	117.7	129.8	133.9	117.8	144.4	125.3	109.4	116.7	105.9	96.8	111.8	107.7	109.4
May.....	118.1	137.9	119.7	110.0	128.5	116.1	126.2	113.8	107.5	99.0	113.6	107.9	120.7
June.....	112.3	129.5	107.3	104.5	128.8	112.1	124.4	107.4	110.6	96.4	107.4	102.6	105.3
July.....	106.0	120.5	86.1	91.1	114.9	108.5	99.7	107.0	95.8	108.5	106.2	94.1	94.8
August....	103.5	110.7	94.7	95.1	112.5	100.1	99.6	103.3	98.9	100.5	106.3	89.2	98.5
September..	107.0	110.4	102.0	107.3	115.5	99.7	110.4	104.8	100.4	115.2	100.9	100.1	86.9
October...	101.6	106.4	116.0	106.2	104.9	129.9	112.5	95.2	93.3	100.6	96.7	95.5	90.8
November*..	98.0	97.0	98.9	111.5	95.5	103.8	111.2	91.2	96.7	110.5	89.1	92.2	92.3
December..	(X)	66.3	76.9	136.1	53.8	75.2	67.8	72.2	69.4	91.4	79.5	94.3	91.6

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For States contained in each region, see "Definitions" on page 11.

\* Preliminary.

(X) Not available.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 10.—AVERAGE PERCENTAGE CHANGES AND RELATED MEASURES FOR MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATIONS

Item	$\bar{O}$	$\bar{S}$	$\bar{I}$	$\bar{C}$	MCD
BUILDING PERMITS					
U.S. total (composite of 12 separately adjusted series).....	9.02	8.56	3.56	0.97	4
Northeast.....	18.30	15.32	9.49	1.25	6+
North Central.....	19.28	18.68	6.93	1.65	5
South.....	7.55	6.49	4.43	1.11	4
West.....	7.57	5.22	5.31	1.42	4
1 unit.....	10.82	10.23	3.23	1.00	4
2-4 units.....	10.35	6.98	7.65	1.79	4
5 units or more.....	10.22	8.00	7.33	2.30	4
PRIVATE HOUSING STARTS					
U.S. total-private.....	12.84	11.56	7.36	0.92	6+
Northeast.....	30.63	24.63	17.46	1.21	6+
North Central.....	25.64	23.34	12.94	1.13	6+
South.....	10.35	8.29	7.90	1.00	6+
West.....	10.08	6.46	9.11	1.57	5

NOTE: Summary measures of the seasonal, cyclical, and irregular components of housing starts provide a rough guide for use in interpreting current percentage changes in the seasonally adjusted data. Some discussion of these measures appears in each issue of *Business Cycle Developments*, published monthly by the Bureau of the Census, along with similar data for a number of other series. More detailed explanations of the basic method and definitions of the measures used, appear in *Electronic Computers and Business Indicators*, Occasional Paper 57, National Bureau of Economic Research, N.Y., 1957. More detailed measures and descriptions of average percentage changes and related measures for monthly housing starts and building permit authorizations appear in the July 1963 report (C20-50). A similar presentation will appear in these reports from time to time.

The following are brief descriptions of the measures used in this report.

$\bar{O}$  is the average month-to-month percentage change, without regard to sign, in the original series before seasonal adjustment.

$\bar{S}$  is the average month-to-month percentage change, without regard to sign, in the seasonal component. It is a measure of the average monthly seasonal change in the unadjusted series.

$\bar{I}$  is the average month-to-month percentage change, without regard to sign, for the irregular component. The irregular component is obtained by dividing the cyclical component into the seasonally adjusted series.

$\bar{C}$  is the average month-to-month percentage change, without regard to sign, for the cyclical component, which is a smooth, flexible moving average.

MCD (months for cyclical dominance) gives an estimate of the appropriate time span over which to observe cyclical movements in a monthly series. In deriving MCD the average (without regard to sign) percentage changes in the irregular and in the cyclical component are computed for 1-month spans (Jan.-Feb., Feb.-Mar., etc.), 2-month spans (Jan.-Mar., Feb.-Apr., etc.) up to 5-month spans. MCD is the shortest span for which the average change (without regard to sign) in the cyclical component is larger than the average change (without regard to sign) in the irregular component; thus it indicates the point at which fluctuations begin to be more attributable to cyclical than to irregular movements. Since changes are not computed for spans greater than 5 months, all series with an MCD greater than "5" are shown as "6." MCD is small for smooth series and large for erratic series.

Table 11.—RELATIVE CONTRIBUTIONS OF COMPONENTS TO VARIATION IN MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATION SERIES (PERCENT)

Series	Total, all components	Irregular component	Cyclical component	Seasonal component	Working day component
BUILDING PERMITS					
U.S. total (composed of 12 separately adjusted series).....	100.0	11.2	0.9	63.7	24.2
Northeast.....	100.0	25.5	0.5	66.1	7.9
North Central.....	100.0	11.1	0.7	81.6	6.6
South.....	100.0	21.3	1.3	46.5	30.9
West.....	100.0	33.0	2.3	31.7	33.0
1 family.....	100.0	7.0	0.8	72.6	19.6
2-4 family.....	100.0	42.4	2.4	35.1	20.1
5+ family.....	100.0	35.4	3.5	42.5	18.6
PRIVATE HOUSING STARTS					
U.S. total-private.....	100.0	28.8	0.4	70.8	( <sup>1</sup> )
Northeast.....	100.0	33.5	0.2	66.3	( <sup>1</sup> )
North Central.....	100.0	23.4	0.2	76.4	( <sup>1</sup> )
South.....	100.0	47.1	0.8	52.1	( <sup>1</sup> )
West.....	100.0	64.9	2.0	33.1	( <sup>1</sup> )

NOTE: The percent contribution measures indicate what proportion of the month-to-month variability in the unadjusted data (before seasonal or working-day adjustments) is attributable to the irregular, cyclical, seasonal and working-day components of the series. They are based on derivations by Joseph Bongard of the Organization for Economic Cooperation and Development. Further details are given in Bongard's article, "Notes on the Characteristics of Seasonal Variation in Europe" in *Seasonal Adjustment on Electronic Computers*, OECD, Paris, 1961, pp. 179-204. Computed for the period May 1959 - March 1965 for Private Housing Starts and January 1959 - April 1965 for Building Permits.

<sup>1</sup>No working-day adjustment made.

## DEFINITIONS AND DESCRIPTIONS

### Definitions

A housing start consists of the start of construction on a new housing unit, when located within a new building which is intended primarily as a housekeeping residential building designed for nontransient occupancy. Start of construction for private housing units is defined as the beginning of excavation for the foundation of a building; for public housing units it is defined as when the construction contract is awarded. All housing units in a multi-family building are counted as being started when excavation for the building is started. A housing unit is a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. A housekeeping residential building is one consisting primarily of housing units. Housing starts exclude group quarters (such as dormitories and rooming houses) and transient accommodations (such as transient hotels, motels, and tourist courts) and mobile homes (trailers).

The standard census geographic regions are used in the tables of this report. States contained in each region are as follows: Northeast—Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, and Pennsylvania; North Central—Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas; South—Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas; West—Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Washington, Oregon, California, Alaska, and Hawaii.

The distribution of housing starts between metropolitan and nonmetropolitan areas is based on the definitions published by the Bureau of the Budget in Standard Metropolitan Statistical Areas. Data for the period beginning with January 1964, on metropolitan-nonmetropolitan distributions, are based on 1964 definitions; data for 1961-1963 are based on 1961 definitions; and data for 1959-1960 are based on 1959 definitions.

### Descriptions and Procedures

#### HOUSING STARTS COMPILATION

Compilation of the housing starts series depends on 4 steps. First, an estimate is prepared of the number of housing units for which building permits

have been issued in all 12,000 permit-issuing places each month. Second, a sample field survey is made of the use of permits. In this survey, a sample of building permits is selected each month and then an inquiry is made of the owner or the builder to find out whether and when the units covered by the permit have been started. In case the units authorized by permits in a particular month are not started by the end of that month, follow-up calls are made in successive months to find out when the units were actually started. From this sample of permits, ratios are calculated of the number of units started to the number of units covered by permits, with separate ratios for units started each month from permits of that month and of each preceding month. These ratios are then applied to the total number of units authorized by permits in the same months to provide estimates of the total number of units started each month with permit authorization. Third, having produced an estimate of the number of units started in each month with permit authorization, an adjustment is next made to take care of units started within permit-issuing areas but without permit authorization.

The final step in the estimates of housing starts is to add an estimate of units started in areas where building permit systems do not exist. This estimate is based upon current monthly surveys in 95 broad areas (counties or groups of counties). In these areas, visits are made to a select group of informed people and a list is obtained from them of all residential buildings they know to have been started within the nonpermit portions of these areas during the preceding month. Information provided by these sources is next checked by field visit. As a final step, a sample of 315 small land areas is selected, and these small areas are canvassed intensively by the enumerators to find by observation, all units started since the enumerators' last visit a month earlier. On the basis of these findings, estimates are made of the number of units not reported by the informed sources, and these are added to the information from the sources to provide an estimate of total construction in the nonpermit areas.

Information on public housing is obtained, for the most part, from the agencies involved, e.g., Public Housing Administration, Department of Defense, New York City Housing Authority, and others.

#### BUILDING PERMITS

Housing units authorized by local building permits relate to the issuance of permits rather than to the actual start of construction. They do, however, provide some indication of activity in residential building in advance of the start of actual

## DEFINITIONS AND DESCRIPTIONS

construction. Although construction is started on most residential buildings in the same month in which the permit is issued, several months or more may pass from the time a permit is issued to the start of construction. In a small number of cases, permits issued are not used at all and are permitted to lapse. The 12,000 areas with local building-permit systems for which figures are currently given in this report account for a major portion of residential building in the United States. For the country as a whole, about 84 percent of the private housing units were constructed in areas of this permit-issuing universe in 1964.

The series shown in table 6, beginning with 1963, pertains to all of the approximately 12,000 places in the United States which were identified in 1962 as having local building-permit systems. For earlier years, back to 1959, the series relates to the 10,000 places identified as permit-issuing in 1959. In 1963, the number of housing units authorized in the 12,000 places was 3.6 percent greater than the number in the 10,000 places.

Basically, the procedure followed in arriving at the monthly building-permit authorization totals involves the cumulating of monthly data from all permit-issuing places that authorized 50 or more housing units (20 or more in some States) in a recent year along with estimates for the less active places based on a stratified probability sample of these places.

A more detailed discussion of the uses and limitations of building-permit data is provided in the Census Bureau's monthly reports on Building Permits (C40 and C42).

### SAMPLING VARIABILITY

Since the estimates of housing starts and private housing units authorized by local building permits are, to a considerable extent, based on samples, they are subject to sampling variability and may be expected to differ from what would be obtained from a complete count in which identical measurement techniques were employed. The standard error is primarily a measure of such sampling variability. The chances are about 68 out of 100 that the difference due to sampling variability between an estimate and the figure that could be obtained from a complete enumeration is less than the standard error; about 95 out of 100 that the difference is less than twice the standard error; and 99 out of 100 that it is less than 2-1/2 times the standard error. The relative standard error ( $\frac{\sigma}{\bar{x}}$ ) for the monthly estimate of total housing starts as computed for this report is between 3 and 4 percent. For housing units authorized, it is approximately 1 percent for the final figure and 2 percent for the preliminary figure.  $\frac{\sigma}{\bar{x}}$  is the relative standard error of the total number

of housing starts or housing units authorized; that is to say, the sampling error expressed as a percentage of the total number of housing starts or authorizations.

### SEASONAL ADJUSTMENT

The seasonal factors for Private Housing Starts and Building Permits were developed using the X-11 version of the Census Method II program. The background and rationale of Method II is described in Electronic Computers and Business Indicators by Julius Shiskin, National Bureau of Economic Research Occasional Paper 57, 1957. A description of the X-11 version appeared in the October 1965 issue of Business Cycle Developments, published by the Bureau of the Census. Further information on X-11 may be obtained from the Chief Economic Statistician, Bureau of the Census, Washington, D.C. 20233.

#### Housing Starts

Seasonal adjustments for Private Housing Starts are based on data for the period May 1959 - March 1965. Seasonal factors were developed separately for starts in permit areas and in nonpermit areas for each geographic region with the exception of starts in nonpermit areas in the West, where irregularities in the data due to the small magnitudes of the figures made estimation of seasonals impracticable.

Because of the irregularity of all the starts series, it has not been possible to estimate working-day factors internally from the data. Hence, housing starts data are not adjusted for working-day influences at the present time.

#### Building Permits

Seasonal adjustments for Building Permits are based on data for January 1959 - April 1965. Seasonal factors were developed separately for permits issued by geographic region and type of structure.

Building Permits seasonal adjustments take account of the effect of working days which are defined as Monday through Friday, excluding eight major holidays (New Years, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving, and Christmas). Each reported monthly permits total is divided by the number of working days in the month to arrive at a daily average for that month. The seasonal adjustment factors are then applied to the daily average and the result multiplied by the number of working days in the year.

**SPECIAL SUPPLEMENT****Starts of Apartment Buildings With 5 Or More Housing Units,  
SECOND QUARTER 1964-SECOND QUARTER 1965****INTRODUCTION**

This supplement provides charts of quarterly statistics on selected privately owned apartment houses started in the United States, second quarter 1964-second quarter 1965. These data which apply only to structures with 5 or more housing units are provided as a quarterly adjunct to the regular monthly reports on housing starts.

**SUMMARY OF FINDINGS**

About 96 percent of the buildings with 5 or more housing units started in the second quarter 1965 had 1 to 3 floors (Chart 1). However, the 4 percent of the buildings with 4 floors or more accounted for almost 20 percent of all housing units in the 5 or more housing unit buildings (Chart 2).

Although buildings with 50 housing units or more accounted for only 4 percent of the number of buildings started during the second quarter 1965 (Chart 3), about 25 percent of the housing units were in these buildings (Chart 4). It is noteworthy that buildings with 100 units or more accounted for 14 percent of all apartment units. Buildings with 20 to 49 units comprised 18 percent of the buildings started but contained 30 percent of the housing units. However, the remaining 78 percent of the buildings, containing 5 to 19 units, accounted for only 45 percent of the housing units.

In buildings started during the first half of 1965 about 88 percent of all housing units had either one or two bedrooms, with the latter slightly ahead (Chart 5). Efficiencies and units with 3 bedrooms or more accounted for the remaining units. The distribution between regions varied considerably in the one-two bedroom relationship.

**DESCRIPTION OF SURVEY**

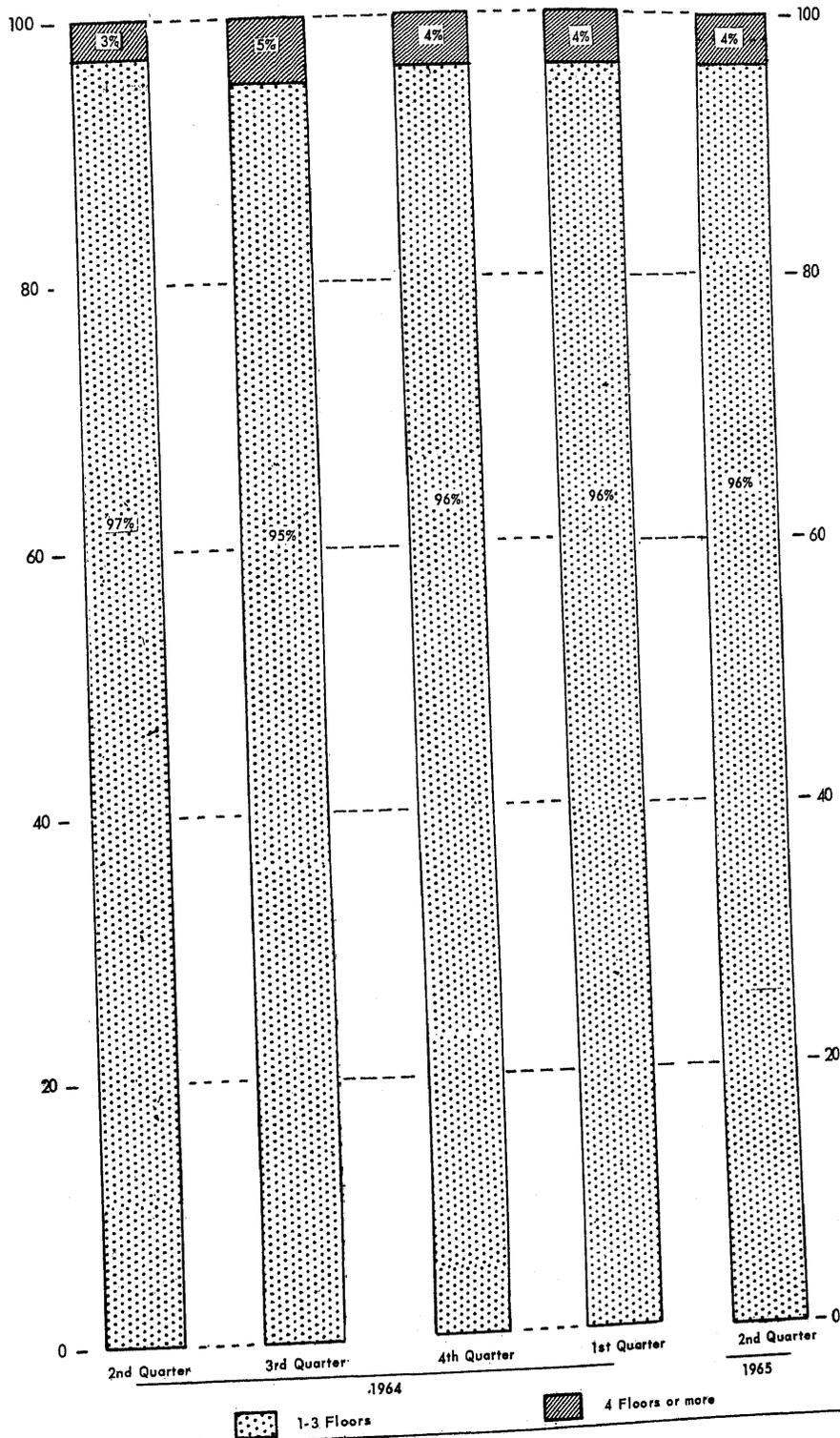
The data relating to housing starts are based on sample surveys conducted each month. The information is obtained from a national probability sample of all housing units on which construction is started. The size of the sample varies from month to month. However, in the second quarter 1965, approximately 1,850 buildings with 5 or more apartments came into the starts survey sample. This sample represents more than 25 percent of all apartment buildings started during the second quarter of 1965.

Because of the method of calculating the data, figures on the actual number of buildings with 5 or more housing units and the number of housing units in those buildings are not now available. Published figures show 159,000 units in buildings with 3 or more housing units which were started in the second quarter of 1965. The great majority of these were in buildings with 5 or more units.

For a more detailed description of the housing starts survey and its limitations, see pages 12 and 13.

CHART 1

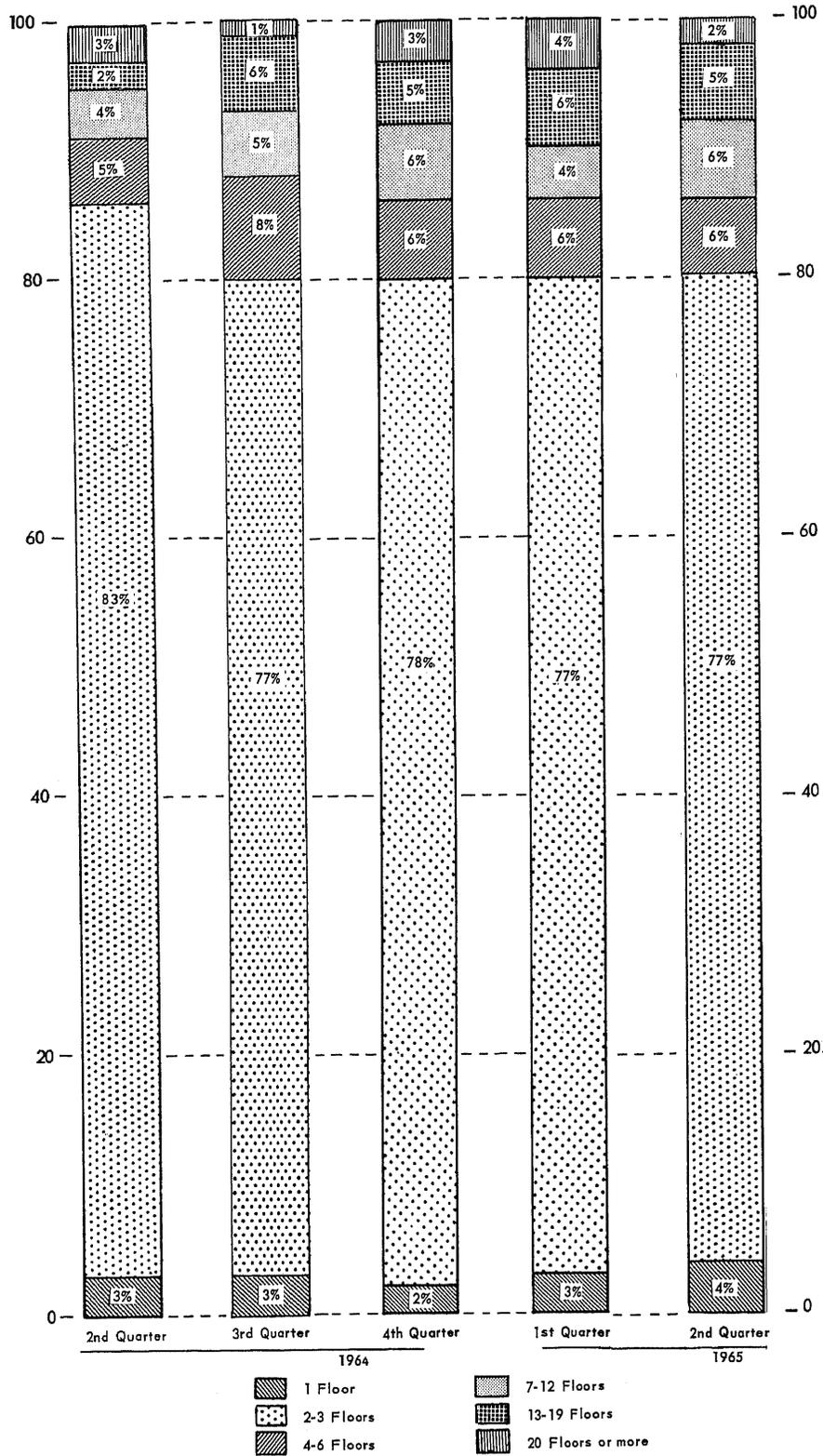
PERCENT DISTRIBUTION OF THE NUMBER OF BUILDINGS WITH FIVE OR MORE HOUSING UNITS STARTED, SECOND QUARTER 1964 - SECOND QUARTER 1965, BY NUMBER OF FLOORS IN THE BUILDING



Source: Bureau of the Census, Department of Commerce, Washington, D.C. 20233.

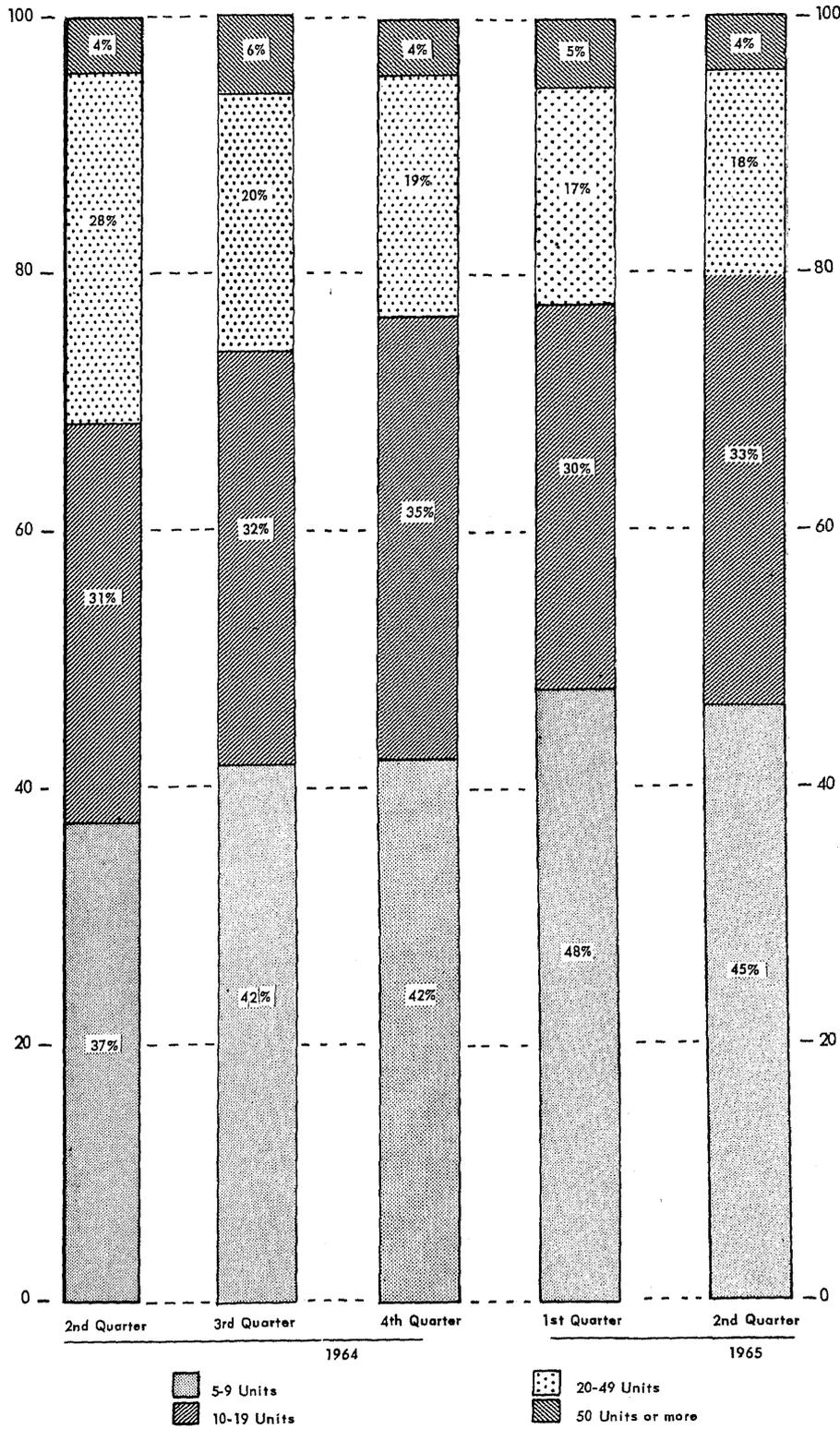
CHART 2

PERCENT DISTRIBUTION OF HOUSING UNITS IN BUILDINGS WITH FIVE OR MORE UNITS STARTED, SECOND QUARTER 1964 - SECOND QUARTER 1965, BY NUMBER OF FLOORS IN THE BUILDING



Source: Bureau of the Census, Department of Commerce, Washington, D.C. 20233.

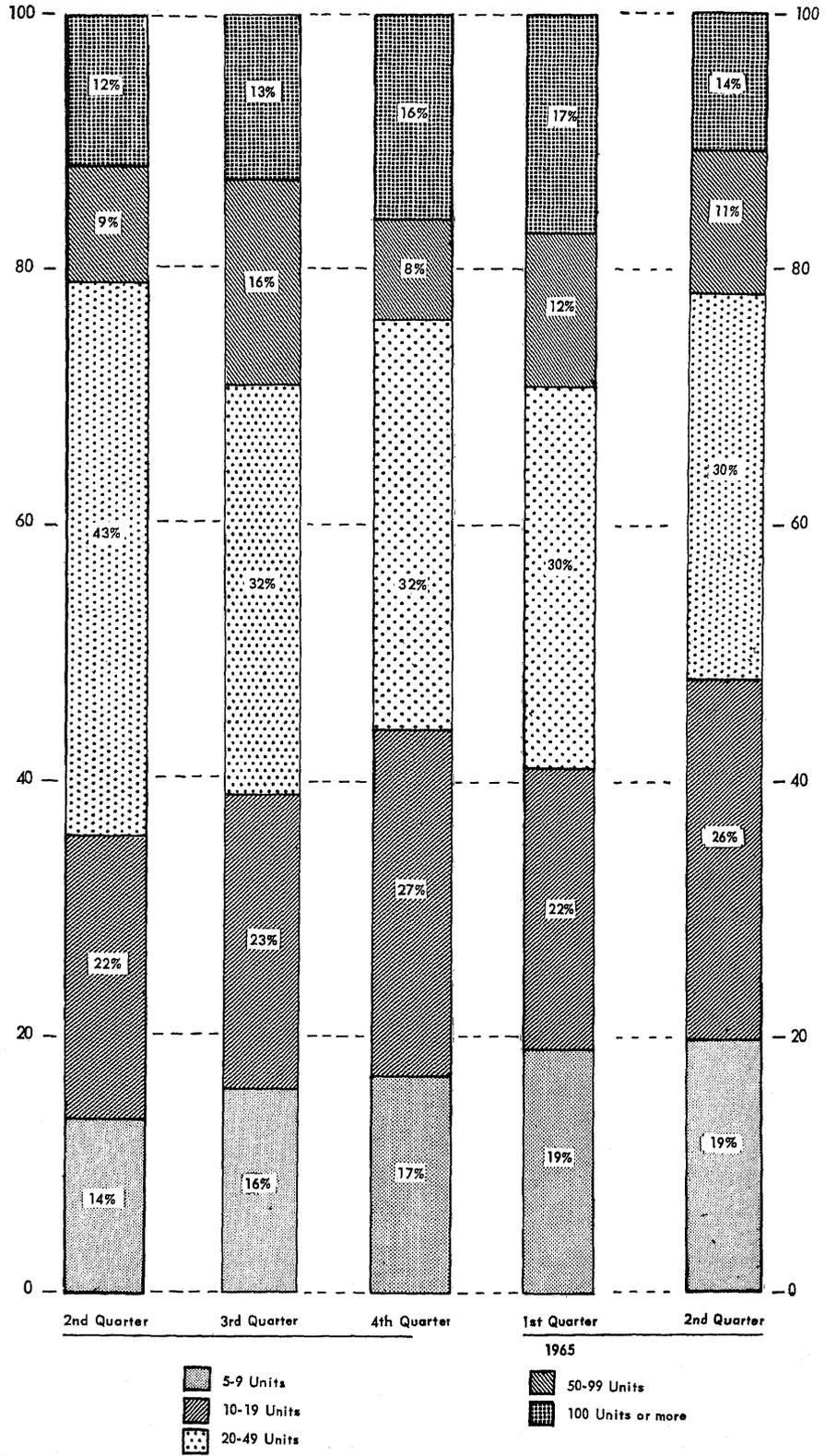
CHART 3  
 PERCENT DISTRIBUTION OF THE NUMBER OF BUILDINGS WITH FIVE OR MORE HOUSING  
 UNITS STARTED, SECOND QUARTER 1964 - SECOND QUARTER 1965, BY NUMBER OF  
 HOUSING UNITS IN THE BUILDING



Source: Bureau of the Census, Department of Commerce, Washington, D.C. 20233.

CHART 4

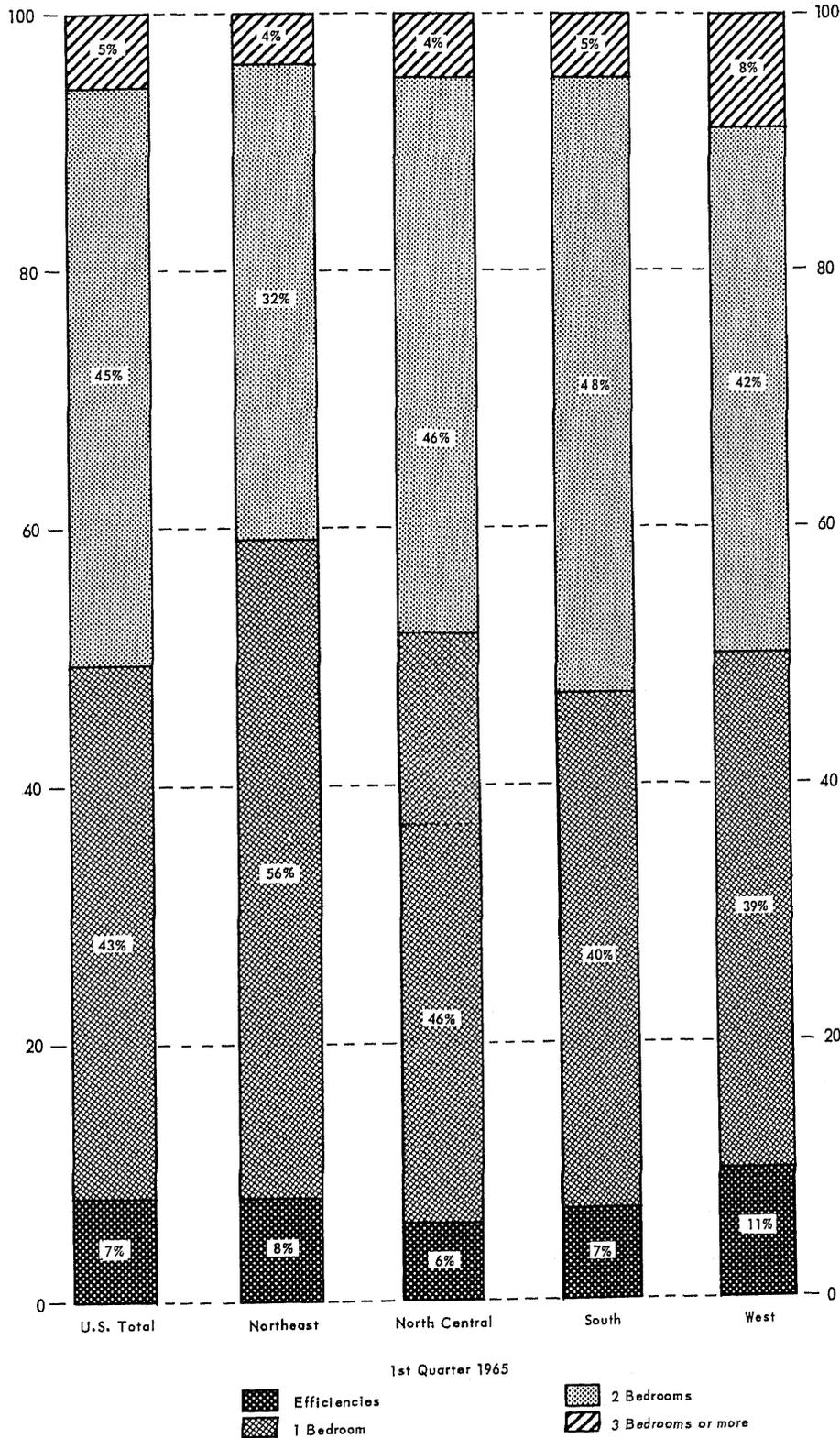
PERCENT DISTRIBUTION OF HOUSING UNITS IN BUILDINGS WITH FIVE OR MORE UNITS STARTED, SECOND QUARTER 1964 - SECOND QUARTER 1965, BY NUMBER OF HOUSING UNITS IN THE BUILDING



Source: Bureau of the Census, Department of Commerce, Washington, D.C. 20233.

CHART 5

PERCENT DISTRIBUTION OF HOUSING UNITS IN BUILDINGS WITH FIVE OR MORE HOUSING UNITS STARTED DURING FIRST HALF OF 1965, BY NUMBER OF BEDROOMS



Source: Bureau of the Census, Department of Commerce, Washington, D.C. 20233.

CONSTRUCTION REPORTS

HOUSING STARTS

Issued January 1966

C20-65-12

HOUSING STARTS IN DECEMBER 1965 AND PRELIMINARY SUMMARY FOR YEAR 1965

THIS ISSUE INCLUDES A SPECIAL SUPPLEMENT ON STARTS OF APARTMENT BUILDINGS WITH 5 OR MORE HOUSING UNITS, THIRD QUARTER 1964 - THIRD QUARTER 1965.

HOUSING STARTS

DECEMBER 1965

During December 1965, the number of privately owned housing units started (nonfarm and farm) was at a seasonally adjusted annual rate of 1.746 million units, up 14 percent over the revised November rate of 1.537 million units, and 8 percent above the December 1964 rate of 1.610 million units. Private nonfarm housing starts showed slightly smaller changes than did all private starts.

The actual number of private housing units started during December 1965 was 101,000 compared with 115,400 units in November 1965 and 96,700 units in December 1964. In addition, some 900 publicly owned housing units were started in December 1965, bringing the grand total for the month to 101,900 units.

The drop in the actual number of housing starts from October to November to December 1965 was less than the changes which normally take place in these months. Consequently, the seasonally adjusted figures show the increases described above. In interpreting the most recent figures it is to be noted that month-to-month changes in housing starts statistics and in similar economic series

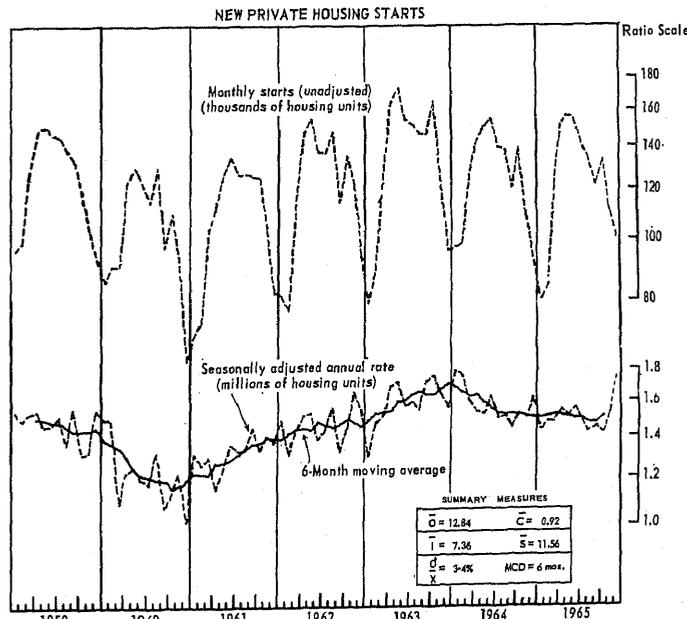
often reflect movements which are primarily irregular. For such series it sometimes takes as long as 6 months to establish the underlying trend.

YEAR 1965

A total of 1,503,000 new privately owned housing units (nonfarm and farm) were started in 1965. Even though starts in November and December 1965 were higher than in the corresponding months of 1964, the year's total was still 3 percent below the 1,557,400 units on which work was begun in 1964. Public housing units started in 1965 brought the annual total for all private and public housing starts to 1,540,700 units, compared to the 1964 grand total of 1,590,800 units.

BUILDING PERMITS

Building permits issued by the 12,000 permit-issuing places in the United States authorized the construction of 1,240,100 new privately owned housing units in 1965, a drop of 4 percent from the 1964 total of 1,285,800 units. In December 1965, these places authorized the construction of 89,900 new privately owned housing units, equivalent to a seasonally adjusted annual rate of 1,319,000, up 3 percent over the revised November 1965 rate of 1,282,000 and 10 percent higher than the December 1964 rate of 1,195,000 units.



THE LATEST FIGURES ENTERED ARE PRELIMINARY. FOR EXPLANATION OF THE SUMMARY MEASURES, SEE SECTION ON SAMPLING VARIABILITY AND TABLES  
 For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402  
 Price 10 cents. Annual subscription \$1.00.

Table 1.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP, TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1965 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total					In structures with			Location <sup>1</sup>	
	Total public and private	Public	Private	Seasonally adjusted annual rate, private only		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
				Monthly	6-month moving average <sup>2</sup>					
Annual totals:										
1959.....	1,553.5	36.7	1,516.8	(X)	(X)	1,250.7	58.5	244.3	1,076.9	476.6
1960.....	1,296.0	43.9	1,252.1	(X)	(X)	1,008.8	50.5	236.8	889.0	407.0
1961.....	1,365.0	52.0	1,313.0	(X)	(X)	989.3	50.2	325.9	947.9	417.1
1962.....	1,492.4	29.6	1,462.8	(X)	(X)	996.3	56.1	440.2	1,053.5	438.9
1963.....	1,640.9	31.8	1,609.2	(X)	(X)	1,021.7	61.1	558.2	1,150.6	490.3
1964.....	1,590.8	33.4	1,557.4	(X)	(X)	973.0	62.0	555.8	1,118.1	472.7
1965*.....	1,540.7	37.6	1,503.0	(X)	(X)	965.5	57.2	518.0	1,065.9	474.7
1964										
July.....	146.0	2.5	143.5	1,500	1,522	91.9	5.4	48.8	103.2	42.8
August.....	145.7	3.4	142.3	1,513	1,520	90.2	5.2	50.4	97.5	48.2
September.....	127.4	3.3	124.0	1,445	1,518	79.2	4.7	43.5	90.6	36.7
October.....	146.1	2.1	144.0	1,522	1,516	92.0	5.4	48.8	101.2	44.9
November.....	114.6	2.6	112.0	1,505	1,505	69.5	4.9	40.1	77.8	36.8
December.....	98.3	1.6	96.7	1,610	1,499	58.8	3.8	35.7	69.6	28.7
1965										
January.....	85.6	4.1	81.5	1,442	1,508	51.8	3.2	30.5	58.9	26.7
February.....	87.9	2.4	85.4	1,482	1,513	51.5	3.8	32.6	63.4	24.5
March.....	124.9	4.2	120.7	1,489	1,515	76.7	4.5	43.8	90.7	34.2
April.....	154.9	2.7	152.2	1,552	1,508	100.2	5.6	49.1	102.5	52.4
May.....	162.1	4.6	157.5	1,516	1,513	102.3	6.2	53.6	110.6	51.6
June.....	162.3	6.8	155.5	1,566	1,504	99.9	6.6	55.9	114.5	47.8
July.....	143.9	2.6	141.3	1,473	1,498	94.1	5.4	44.4	95.1	48.7
August.....	138.0	3.4	134.6	1,427	1,474	88.5	5.4	44.1	94.8	43.2
September.....	125.9	1.6	124.3	1,453	1,478	80.0	4.5	41.4	87.8	38.0
October.....	135.7	2.1	133.6	1,411	1,508	87.2	4.3	44.2	94.9	40.8
November*.....	117.6	2.2	115.4	1,537	(X)	71.1	4.2	42.2	78.2	39.4
December*.....	101.9	0.9	101.0	1,746	(X)	62.2	3.5	36.2	74.5	27.4

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Data for 1964 not directly comparable with data for preceding years. Beginning January 1964, the metropolitan-nonmetropolitan distribution is based on 1964 definitions of standard metropolitan statistical areas (Standard Metropolitan Statistical Areas, 1964, Bureau of the Budget); data for 1961-1963 based on 1961 definitions, data for 1959-60 on 1959 definitions.

<sup>2</sup>Centered on the 4th month.

Table 2.—NEW PRIVATE AND PUBLIC HOUSING UNITS STARTED, INCLUDING FARM, BY TYPE OF STRUCTURE AND METROPOLITAN-NONMETROPOLITAN LOCATION: ANNUALLY 1959-1965 AND MONTHLY 1964-1965

(Thousands of units)

Period	Private housing units						Public housing units					
	Total	In structures with			Location <sup>1</sup>		Total	In structures with			Location <sup>1</sup>	
		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan		1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan
<b>Annual totals:</b>												
1959.....	1,516.8	1,234.1	55.7	227.1	1,054.7	462.1	36.7	16.6	2.9	17.2	22.2	14.5
1960.....	1,252.1	994.8	44.0	213.4	864.4	387.8	43.9	14.0	6.5	23.4	24.6	19.2
1961.....	1,313.0	974.8	44.0	294.6	913.9	399.1	52.0	14.5	6.2	31.3	34.0	18.0
1962.....	1,462.8	991.6	49.2	422.2	1,033.8	429.0	29.6	4.7	6.9	18.0	19.7	9.9
1963.....	1,609.2	1,020.8	53.2	535.3	1,128.1	481.0	31.8	0.9	8.0	22.9	22.5	9.3
1964.....	1,557.4	971.5	53.5	532.4	1,099.1	458.3	33.4	1.5	8.5	23.4	18.9	14.5
1965*.....	1,503.0	964.1	49.6	489.1	1,042.3	460.7	37.6	1.3	7.6	29.0	23.7	13.8
<b>1964</b>												
July.....	143.5	91.8	4.5	47.2	101.9	41.6	2.5	0.1	0.9	1.6	1.3	1.2
August.....	142.3	90.2	4.2	48.0	95.3	47.0	3.4	-	1.0	2.4	2.2	1.3
September.....	124.0	79.1	3.8	41.2	88.5	35.5	3.3	0.1	0.9	2.4	2.2	1.2
October.....	144.0	91.8	4.8	47.4	100.2	43.8	2.1	0.2	0.6	1.4	1.0	1.1
November.....	112.0	69.4	4.1	38.5	76.4	35.6	2.6	0.1	0.8	1.6	1.3	1.3
December.....	96.7	58.6	3.4	34.7	69.4	27.3	1.6	0.2	0.4	1.0	0.6	1.0
<b>1965</b>												
January.....	81.5	51.7	2.8	26.9	55.3	26.2	4.1	0.1	0.4	3.6	3.6	0.5
February.....	85.4	51.4	3.0	31.1	61.9	23.6	2.4	(2)	0.8	1.6	1.5	0.9
March.....	120.7	76.6	3.9	40.2	87.5	33.2	4.2	0.1	0.6	3.6	3.2	1.0
April.....	152.2	99.8	4.9	47.5	101.8	50.4	2.7	0.4	0.7	1.6	0.8	2.0
May.....	157.5	102.3	5.3	49.9	108.3	49.2	4.6	(2)	0.9	3.7	2.3	2.3
June.....	155.5	99.6	5.6	50.3	109.6	45.9	6.8	0.3	1.0	5.6	4.9	1.9
July.....	141.3	94.0	4.7	42.5	93.5	47.7	2.6	0.1	0.7	1.9	1.6	1.0
August.....	134.6	88.3	4.7	41.6	92.6	42.0	3.4	0.2	0.7	2.5	2.2	1.2
September.....	124.3	80.0	3.9	40.4	87.0	37.2	1.6	-	0.6	1.0	0.8	0.8
October.....	133.6	87.1	3.9	42.6	93.7	40.0	2.1	0.1	0.4	1.6	1.2	0.8
November*.....	115.4	71.1	3.6	40.6	76.9	38.5	2.2	(2)	0.6	1.6	1.3	0.9
December*.....	101.0	62.2	3.3	35.5	74.2	26.8	0.9	(2)	0.2	0.7	0.3	0.5

Note: Components may not add to totals due to rounding.

- Entry represents zero.

\*Preliminary.

(2) Less than 50 housing units.

<sup>1</sup>See table 1, footnote 1.

Table 3.—NEW PRIVATE HOUSING UNITS STARTED, EXCLUDING FARM, BY TYPE OF STRUCTURE, METROPOLITAN-NONMETROPOLITAN LOCATION AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1965 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total	Seasonally adjusted annual rate		In structures with			Location <sup>2</sup>		Regions <sup>3</sup>			
		Monthly	6-month moving average <sup>1</sup>	1 unit	2 units	3 units or more	Metro-politan	Nonmetro-politan	North-east	North Central	South	West
Annual totals:												
1959.....	1,494.6	(X)	(X)	1,211.9	55.7	227.0	1,053.9	440.7	268.2	360.5	496.6	369.1
1960.....	1,230.1	(X)	(X)	972.9	43.8	213.4	862.9	367.2	220.6	287.5	413.2	308.8
1961.....	1,284.8	(X)	(X)	946.4	44.0	294.6	912.0	372.8	246.1	270.2	452.4	316.0
1962.....	1,439.1	(X)	(X)	967.8	48.9	422.2	1,033.0	406.1	263.7	283.3	514.0	378.0
1963.....	1,581.7	(X)	(X)	993.2	53.2	535.3	1,126.5	455.2	260.4	319.9	570.6	430.8
1964.....	1,530.4	(X)	(X)	944.5	53.5	532.4	1,098.5	431.9	258.5	336.9	570.4	364.5
1965*.....	1,480.6	(X)	(X)	942.1	49.6	489.1	1,041.5	439.2	277.4	364.3	562.7	276.2
1964												
July.....	141.2	1,475	1,497	89.6	4.5	47.2	101.9	39.4	24.7	32.1	50.2	34.1
August.....	139.7	1,489	1,495	87.5	4.2	48.0	95.3	44.4	26.3	32.1	49.8	31.5
September.....	121.9	1,422	1,492	77.0	3.8	41.2	88.4	33.5	22.0	29.8	43.5	26.5
October.....	141.4	1,495	1,489	89.3	4.8	47.4	99.9	41.5	27.6	36.0	52.9	25.0
November.....	109.9	1,480	1,480	67.3	4.1	38.5	76.4	33.4	21.6	25.8	40.0	22.5
December.....	94.8	1,575	1,476	56.7	3.4	34.7	69.4	25.4	21.2	14.8	37.5	21.3
1965												
January.....	80.1	1,417	1,483	50.4	2.8	26.9	55.2	24.9	5.6	11.9	41.8	20.8
February.....	84.7	1,468	1,490	50.7	3.0	31.1	61.9	22.8	10.8	11.2	39.3	23.4
March.....	118.8	1,465	1,493	74.8	3.9	40.2	87.5	31.4	19.2	24.0	47.0	28.6
April.....	150.1	1,532	1,487	97.7	4.9	47.5	101.7	48.4	33.1	38.0	53.1	25.9
May.....	155.2	1,501	1,492	99.9	5.3	49.9	108.1	47.1	32.5	40.4	52.1	30.2
June.....	152.8	1,539	1,482	97.0	5.6	50.3	109.4	43.4	31.3	43.4	53.0	25.1
July.....	139.0	1,447	1,477	91.8	4.7	42.5	93.5	45.5	24.7	38.6	53.3	22.4
August.....	132.8	1,409	1,452	86.5	4.7	41.6	92.6	40.1	27.1	32.7	50.9	22.0
September.....	122.7	1,436	1,455	78.4	3.9	40.4	87.0	35.7	23.5	31.1	46.6	21.5
October.....	130.9	1,380	1,484	84.4	3.9	42.6	93.6	37.3	25.6	35.5	46.5	23.3
November*.....	114.1	1,521	(X)	69.9	3.6	40.6	76.9	37.3	26.7	29.9	40.0	17.6
December*.....	99.4	1,712	(X)	60.6	3.3	35.5	74.1	25.3	17.3	27.6	39.1	15.4

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

<sup>1</sup>Centered on the 4th month.

<sup>2</sup>See table 1, footnote 1.

<sup>3</sup>For States contained in each region, see "Definitions" on page 12.

Table 4.—TOTAL NEW HOUSING UNITS STARTED, INCLUDING FARM, BY OWNERSHIP AND BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1965 AND MONTHLY 1964-1965

(Thousands of units)

Period	Total private and public				Private				Public			
	North-east	North Central	South	West	North-east	North Central	South	West	North-east	North Central	South	West
<b>Annual totals:</b>												
1959.....	279.9	374.8	521.3	377.3	268.6	367.5	511.3	369.1	11.3	7.3	9.9	8.2
1960.....	236.5	303.7	441.3	314.5	221.4	292.0	429.4	309.3	15.1	11.7	11.9	5.2
1961.....	265.1	289.0	487.4	323.3	246.5	277.4	472.8	316.1	18.6	11.6	14.6	7.2
1962.....	273.7	295.0	541.2	382.5	263.7	289.8	531.3	378.1	10.0	5.2	9.9	4.4
1963.....	271.3	333.8	600.0	435.9	260.6	327.2	590.3	430.8	10.7	6.6	9.7	5.1
1964.....	266.9	351.4	602.2	370.3	258.6	344.3	589.8	364.7	8.3	7.1	12.4	5.5
1965*.....	288.8	376.8	593.8	281.3	277.5	369.6	579.4	276.3	11.2	7.2	14.2	4.9
<b>1964</b>												
July.....	25.3	33.0	52.9	34.8	24.7	32.8	51.8	34.1	0.6	0.2	1.1	0.7
August.....	27.5	33.7	52.9	31.5	26.3	33.0	51.4	31.5	1.2	0.7	1.5	(Z)
September.....	23.0	30.9	46.8	26.7	22.0	30.4	45.2	26.5	1.0	0.5	1.6	0.2
October.....	28.2	37.7	54.8	25.4	27.6	37.3	54.1	25.0	0.6	0.4	0.7	0.4
November.....	22.5	26.7	42.7	22.7	21.6	26.1	41.8	22.5	0.9	0.6	0.9	0.2
December.....	21.4	15.8	39.2	21.9	21.2	15.5	38.6	21.4	0.2	0.3	0.6	0.5
<b>1965</b>												
January.....	7.8	12.1	44.5	21.2	5.6	12.0	43.1	20.8	2.2	0.2	1.3	0.5
February.....	11.1	11.6	40.9	24.3	10.8	11.4	39.8	23.4	0.3	0.1	1.1	0.9
March.....	20.2	25.8	49.7	29.2	19.2	24.2	48.6	28.6	1.0	1.6	1.1	0.6
April.....	33.7	39.4	55.3	26.6	33.1	38.8	54.3	25.9	0.6	0.6	0.9	0.6
May.....	34.1	41.8	55.5	30.7	32.5	41.4	53.4	30.2	1.6	0.4	2.1	0.5
June.....	33.8	45.6	57.3	25.7	31.4	43.8	55.2	25.1	2.3	1.8	2.1	0.6
July.....	26.0	39.5	55.8	22.6	24.7	39.2	55.0	22.4	1.3	0.3	0.8	0.2
August.....	27.9	33.4	53.9	22.8	27.1	33.3	52.2	22.0	0.8	0.1	1.7	0.7
September.....	23.9	31.7	48.8	21.5	23.5	31.3	48.0	21.5	0.4	0.4	0.8	(Z)
October.....	25.9	36.6	49.6	23.5	25.6	36.1	48.5	23.4	0.3	0.5	1.1	0.1
November*.....	26.9	31.2	41.7	17.8	26.7	30.1	41.0	17.6	0.2	1.1	0.7	0.2
December*.....	17.5	28.1	40.8	15.4	17.3	28.0	40.3	15.4	0.2	0.1	0.5	(Z)

Note: Components may not add to totals due to rounding. For States contained in each region, see "Definitions" on page 12.

\*Preliminary.

(Z) Less than 50 housing units.

Table 5.—NEW PRIVATE HOUSING UNITS STARTED, INCLUDING FARM, SEASONALLY ADJUSTED ANNUAL RATE, BY GEOGRAPHIC REGIONS:  
MONTHLY 1964-1965

(Thousands of units)

Period	Seasonally adjusted annual rate, monthly					Seasonally adjusted annual rate, moving average <sup>1</sup>				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
1964										
July.....	1,500	255	321	563	361	1,522	249	330	579	365
August.....	1,513	266	318	568	361	1,520	257	339	578	347
September.....	1,445	247	328	540	331	1,518	260	341	577	341
October.....	1,522	268	376	589	289	1,516	276	336	577	328
November.....	1,505	270	336	578	321	1,505	265	340	589	312
December.....	1,610	348	338	621	304	1,499	275	333	590	302
1965										
January.....	1,442	188	344	644	266	1,508	282	337	588	302
February.....	1,482	326	279	574	303	1,513	288	337	589	300
March.....	1,489	289	350	521	329	1,515	287	340	586	303
April.....	1,552	304	374	596	278	1,508	276	349	582	301
May.....	1,516	263	358	554	341	1,513	287	355	575	296
June.....	1,566	287	387	603	289	1,504	278	363	575	288
July.....	1,473	253	383	601	236	1,498	274	362	584	278
August.....	1,427	273	325	576	253	1,474	266	360	573	277
September.....	1,453	266	342	575	270	1,478	278	364	575	261
October.....	1,411	251	363	526	271	1,508	278	398	583	250
November*.....	1,537	336	386	566	249	(X)	(X)	(X)	(X)	(X)
December*.....	1,746	286	587	654	219	(X)	(X)	(X)	(X)	(X)

Note: For the States contained in each region, see "Definitions" on page 12.

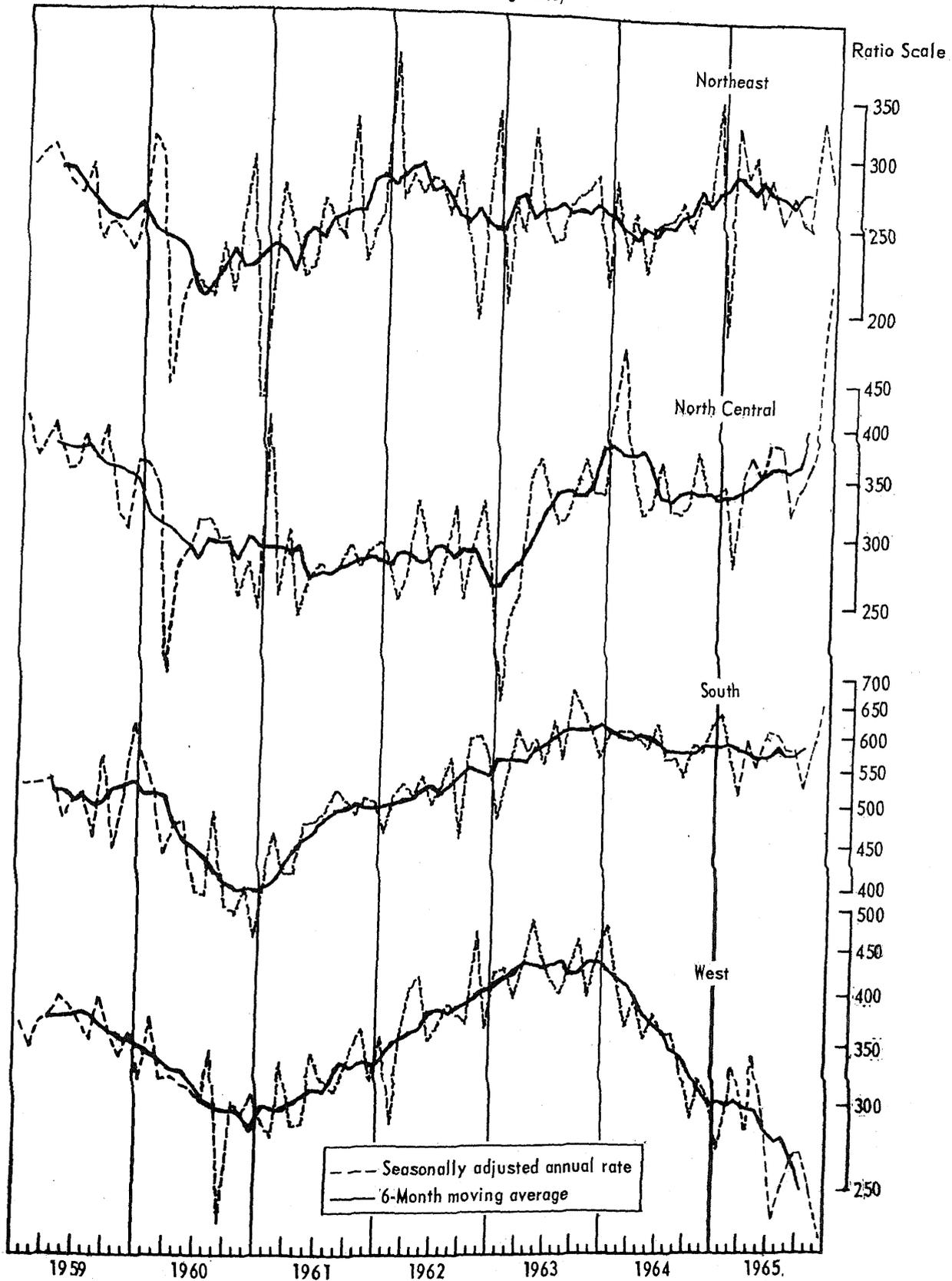
\*Preliminary.

(X) Not applicable.

<sup>1</sup>Represents a 6-month moving average centered on the 4th month.

NEW PRIVATE HOUSING STARTS, INCLUDING FARM; REGIONAL TOTALS, SEASONALLY ADJUSTED ANNUAL RATES, AND 6-MONTH MOVING AVERAGES: 1959-1965

(Thousands of housing units)



THE LATEST FIGURES ENTERED ARE PRELIMINARY.

Table 6.—NEW PRIVATE HOUSING UNITS STARTED IN 10,000 AND 12,000 PERMIT-ISSUING PLACES, UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATES, BY GEOGRAPHIC REGIONS: ANNUALLY 1959-1965 AND MONTHLY 1964-1965

(Thousands of units)

Period	Unadjusted					Seasonally adjusted annual rates				
	U.S. total	North-east	North Central	South	West	U.S. total	North-east	North Central	South	West
10,000—PLACE SERIES										
Annual totals:										
1961.....	1,068.7	219.2	233.4	305.2	310.8	(X)	(X)	(X)	(X)	(X)
1962.....	1,206.5	239.7	243.2	348.7	374.7	(X)	(X)	(X)	(X)	(X)
12,000—PLACE SERIES										
Annual totals:										
1963.....	1,343.4	237.8	275.9	403.5	426.1	(X)	(X)	(X)	(X)	(X)
1964.....	1,306.2	241.0	294.3	409.4	361.8	(X)	(X)	(X)	(X)	(X)
1965*.....	1,251.3	256.5	328.3	393.9	272.7	(X)	(X)	(X)	(X)	(X)
1964										
January.....	86.0	8.3	11.5	28.4	37.7	1,467	254	315	416	482
February.....	81.0	6.9	15.5	26.5	32.1	1,367	199	374	377	417
March.....	109.7	16.1	21.3	40.4	32.1	1,328	236	297	428	367
April.....	124.8	22.7	27.9	37.7	36.5	1,299	207	272	426	394
May.....	129.8	27.3	32.1	39.2	31.3	1,267	230	276	408	353
June.....	134.1	25.5	35.5	40.3	32.8	1,366	237	318	434	377
July.....	120.2	22.1	27.5	36.8	33.8	1,259	238	273	392	356
August.....	118.6	24.6	27.4	35.3	31.2	1,284	253	274	400	357
September.....	102.9	20.6	25.8	30.2	26.2	1,209	227	284	371	327
October.....	121.6	25.9	32.7	38.4	24.7	1,281	247	337	412	285
November.....	95.6	20.4	23.6	29.5	22.3	1,281	254	298	410	319
December.....	81.9	20.6	13.5	26.7	21.1	1,323	329	258	435	301
1965										
January.....	65.1	5.3	11.6	27.5	20.6	1,066	137	273	388	268
February.....	73.5	10.6	10.8	28.9	23.2	1,214	251	247	397	319
March.....	101.2	17.8	22.8	32.3	28.3	1,249	263	318	343	325
April.....	126.7	30.9	34.6	35.5	25.8	1,297	283	337	401	276
May.....	132.7	29.7	34.8	38.1	30.1	1,281	245	300	397	339
June.....	129.7	28.5	38.8	37.5	24.9	1,304	265	348	405	286
July.....	112.2	21.4	32.7	36.2	22.0	1,173	232	324	386	231
August.....	110.2	25.0	29.6	33.9	21.7	1,186	257	296	384	249
September.....	105.0	21.6	28.7	33.5	21.2	1,231	238	316	411	266
October.....	111.1	23.3	31.1	33.7	22.9	1,168	223	321	359	265
November*.....	97.3	25.5	27.4	27.7	16.8	1,288	318	344	386	240
December*.....	86.6	16.9	25.4	29.1	15.2	1,447	269	486	476	216

Note: Components may not add to totals due to rounding.

\*Preliminary.

(X) Not applicable.

Table 7.—NEW PRIVATE HOUSING UNITS AUTHORIZED BY LOCAL BUILDING PERMITS IN 10,000 AND 12,000 PERMIT-ISSUING PLACES—  
UNADJUSTED AND SEASONALLY ADJUSTED ANNUAL RATE: ANNUALLY 1959-1965 AND MONTHLY 1964-1965

(Thousands of units)

Period	U.S. total number of housing units	U.S. total	Northeast	North Central	South	West	In structures with		
							1 unit	2-4 units	5 units or more
Unadjusted totals									
10,000—PLACE SERIES									
Annual totals:									
1959.....	1,208.3	(X)	222	286	356	344	938	76	194
1960.....	998.0	(X)	199	228	284	287	746	65	187
1961.....	1,064.2	(X)	230	226	299	309	723	67	274
1962.....	1,186.6	(X)	243	238	343	363	716	87	384
1963.....	1,285.0	(X)	231	254	387	413	705	117	463
12,000—PLACE SERIES									
Annual totals:									
1963.....	1,334.7	(X)	239	269	403	423	750	119	466
1964.....	1,285.8	(X)	243	287	401	354	720	101	465
1965*.....	1,240.1	(X)	250	320	403	266	710	83	447
Seasonally adjusted annual rates									
1964									
July.....	119.6	1,264	231	275	390	368	683	103	478
August.....	108.4	1,285	258	294	414	319	694	95	496
September.....	107.7	1,243	237	301	378	327	705	92	446
October.....	106.7	1,236	220	299	400	317	709	93	434
November.....	90.6	1,256	250	291	406	309	741	97	418
December.....	79.8	1,195	247	276	376	296	720	80	395
1965									
January.....	74.1	1,280	238	347	416	279	734	93	453
February.....	75.3	1,224	238	276	424	286	713	78	433
March.....	115.5	1,269	262	281	400	326	711	79	479
April.....	120.9	1,187	226	306	385	270	677	86	424
May.....	115.1	1,240	241	326	402	271	722	81	437
June.....	122.0	1,254	262	304	434	254	703	83	468
July.....	109.0	1,243	243	364	382	254	704	91	448
August.....	109.2	1,217	267	326	369	255	692	86	439
September.....	104.4	1,180	256	311	363	250	677	83	420
October.....	105.7	1,259	264	304	443	248	741	71	447
November.....	99.1	1,282	282	307	403	290	736	81	465
December*.....	89.9	1,319	232	432	447	208	745	86	488

Note: For States contained in each region, see "Definitions" on page 12.

\*Preliminary.

(X) Not applicable.

Table 8.—SEASONAL INDEXES USED TO ADJUST PRIVATE HOUSING STARTS, INCLUDING FARM: MONTHLY 1964-1965

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Seasonal indexes by region and area							
		Starts in permit areas				Starts in nonpermit areas			
		Total	Northeast	North Central	South	West	Northeast	North Central	South
1964: January...	65.8	39.4	43.8	82.1	93.9	13.4	15.6	79.8	100.0
February..	67.6	41.7	49.7	84.3	92.4	12.3	42.5	81.0	100.0
March.....	95.2	81.6	86.0	113.1	104.7	57.3	55.4	109.9	100.0
April.....	112.5	131.3	123.3	106.2	111.3	127.0	135.7	116.0	100.0
May.....	119.0	142.3	139.7	115.3	106.4	187.6	136.7	110.7	100.0
June.....	114.2	129.1	133.9	111.3	104.5	164.3	153.0	106.9	100.0
July.....	111.2	111.3	120.9	112.6	113.7	186.7	133.0	105.2	100.0
August....	109.3	116.8	120.1	106.0	104.8	157.3	154.9	114.2	100.0
September.	99.7	109.1	108.9	97.9	96.0	84.0	122.2	106.1	100.0
October...	109.8	125.6	116.4	111.7	104.0	100.7	142.0	106.4	100.0
November..	86.1	96.2	94.7	86.1	83.9	78.5	78.2	88.6	100.0
December..	69.4	75.2	62.7	73.5	84.2	29.2	30.8	75.1	100.0
1965: January...	67.8	39.3	43.8	81.8	93.8	13.3	15.6	79.8	100.0
February..	69.2	41.4	49.7	84.3	92.3	12.2	42.5	81.0	100.0
March.....	97.4	81.4	86.0	113.0	104.6	65.2	55.4	109.9	100.0
April.....	117.7	131.0	123.3	106.2	112.0	126.5	135.7	116.0	100.0
May.....	124.8	145.2	139.6	115.3	106.3	186.8	136.7	110.7	100.0
June.....	119.2	128.8	133.8	111.3	104.4	163.7	153.0	106.9	100.0
July.....	115.2	111.0	120.9	112.5	114.3	180.6	133.0	105.2	100.0
August....	113.2	116.6	120.0	106.0	104.7	156.7	154.9	114.2	100.0
September.	102.7	108.9	108.9	97.8	95.6	80.3	122.2	106.1	100.0
October...	113.7	125.4	116.3	112.6	103.9	100.7	142.0	106.4	100.0
November*.	90.0	96.2	95.3	86.1	83.9	78.5	78.2	88.6	100.0
December*.	69.4	75.3	62.7	73.5	84.2	29.2	30.8	75.1	100.0

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For States contained in each region, see "Definitions" on page 12.

\* Preliminary.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 9.—SEASONAL INDEXES USED TO ADJUST HOUSING UNITS AUTHORIZED BY BUILDING PERMITS, BY TYPE OF STRUCTURE: MONTHLY 1964-1965

Period	Implicit seasonal indexes <sup>1</sup> U.S. total	Northeast			North Central			South			West		
		1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more	1 unit	2-4 units	5 units or more
1964: January...	76.2	46.6	60.7	59.5	46.6	60.5	72.0	83.6	106.5	92.1	86.3	98.6	95.7
February..	82.8	46.7	74.3	77.4	61.0	68.5	74.7	96.2	104.7	87.0	98.6	97.6	109.6
March.....	101.0	98.6	129.0	86.4	93.1	103.2	95.0	109.1	109.2	99.9	104.6	120.8	100.9
April.....	116.9	129.9	134.0	118.8	143.4	125.6	109.6	116.3	106.0	98.9	111.7	108.1	109.9
May.....	117.5	136.6	119.8	110.0	128.3	116.3	127.7	113.8	107.6	98.8	113.5	107.8	120.8
June.....	111.7	129.7	107.3	104.5	128.7	112.3	124.6	107.4	110.7	96.1	107.3	102.5	105.4
July.....	105.6	120.6	86.1	93.4	116.6	108.8	99.9	107.0	95.9	108.1	106.1	94.0	95.0
August....	103.2	110.8	94.7	95.3	112.4	100.3	99.8	103.3	99.0	100.2	106.2	89.6	98.6
September.	106.0	110.5	102.0	107.5	115.4	101.2	110.7	104.5	100.5	114.9	100.9	99.5	87.4
October...	100.8	106.6	116.0	106.4	104.8	125.4	108.3	95.5	93.3	100.4	96.7	96.3	91.3
November..	97.6	97.1	99.0	111.8	94.8	104.0	111.6	91.2	96.8	110.5	89.0	92.2	92.5
December..	78.3	66.3	77.0	131.1	54.5	75.3	68.0	72.2	69.8	93.0	79.4	93.8	91.8
1965: January...	73.4	46.6	60.6	59.0	46.8	60.5	71.8	83.7	106.4	92.1	85.8	98.7	95.6
February..	82.1	46.6	74.3	77.0	61.1	67.9	74.1	95.7	104.8	87.8	98.6	97.1	113.2
March.....	100.5	98.2	129.4	86.9	92.8	102.2	94.1	109.0	109.6	100.2	104.4	120.6	99.7
April.....	117.7	129.8	133.9	117.8	144.4	125.3	109.4	116.7	105.9	96.8	111.8	107.7	109.4
May.....	118.1	137.9	119.7	110.0	128.5	116.1	126.2	113.8	107.5	99.0	113.6	107.9	120.7
June.....	112.3	129.5	107.3	104.5	128.8	112.1	124.4	107.4	110.6	96.4	107.4	102.6	105.3
July.....	106.0	120.5	86.1	91.1	114.9	108.5	99.7	107.0	95.8	108.5	106.2	94.1	94.8
August....	103.5	110.7	94.7	95.1	112.5	100.1	99.6	103.3	98.9	100.5	106.3	89.2	98.5
September.	107.0	110.4	102.0	107.3	115.5	99.7	110.4	104.8	100.4	115.2	100.9	100.1	86.9
October...	101.6	106.4	116.0	106.2	104.9	129.9	112.5	95.2	93.3	100.6	96.7	95.5	90.8
November..	98.1	97.0	98.9	111.5	95.5	103.8	111.2	91.2	96.7	110.5	89.1	92.2	92.3
December*.	75.1	66.3	76.9	136.1	53.8	75.2	67.8	72.2	69.4	91.4	79.5	94.3	91.6

Note: These seasonal indexes are calculated on the basis of averages per working day of the number of housing units authorized. For States contained in each region, see "Definitions" on page 12.

\* Preliminary.

<sup>1</sup>The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national totals of housing units authorized.

Table 10.—AVERAGE PERCENTAGE CHANGES AND RELATED MEASURES FOR MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATIONS

Item	$\bar{0}$	$\bar{S}$	$\bar{I}$	$\bar{C}$	MCD
BUILDING PERMITS					
U.S. total (composite of 12 separately adjusted series).....	9.02	8.56	3.56	0.97	4
Northeast.....	18.30	15.32	9.49	1.25	6+
North Central.....	19.28	18.68	6.93	1.65	5
South.....	7.55	6.49	4.43	1.11	4
West.....	7.57	5.22	5.31	1.42	4
1 unit.....	10.82	10.23	3.23	1.00	4
2-4 units.....	10.35	6.98	7.65	1.79	4
5 units or more.....	10.22	8.00	7.33	2.30	4
PRIVATE HOUSING STARTS					
U.S. total-private.....	12.84	11.56	7.36	0.92	6+
Northeast.....	30.63	24.63	17.46	1.21	6+
North Central.....	25.64	23.34	12.94	1.13	6+
South.....	10.35	8.29	7.90	1.00	6+
West.....	10.08	6.46	9.11	1.57	6

NOTE: Summary measures of the seasonal, cyclical, and irregular components of housing starts provide a rough guide for use in interpreting current percentage changes in the seasonally adjusted data. Some discussion of these measures appears in each issue of *Business Cycle Developments*, published monthly by the Bureau of the Census, along with similar data for a number of other series. More detailed explanations of the basic method and definitions of the measures used, appear in *Electronic Computers and Business Indicators*, Occasional Paper 57, National Bureau of Economic Research, N.Y., 1957. More detailed measures and descriptions of average percentage changes and related measures for monthly housing starts and building permit authorizations appear in the July 1963 report (C20-50). A similar presentation will appear in these reports from time to time.

The following are brief descriptions of the measures used in this report.

$\bar{0}$  is the average month-to-month percentage change, without regard to sign, in the original series before seasonal adjustment.

$\bar{S}$  is the average month-to-month percentage change, without regard to sign, in the seasonal component. It is a measure of the average monthly seasonal change in the unadjusted series.

$\bar{I}$  is the average month-to-month percentage change, without regard to sign, for the irregular component. The irregular component is obtained by dividing the cyclical component into the seasonally adjusted series.

$\bar{C}$  is the average month-to-month percentage change, without regard to sign, for the cyclical component, which is a smooth, flexible moving average.

MCD (months for cyclical dominance) gives an estimate of the appropriate time span over which to observe cyclical movements in a monthly series. In deriving MCD the average (without regard to sign) percentage changes in the irregular and in the cyclical component are computed for 1-month spans (Jan.-Feb., Feb.-Mar., etc.), 2-month spans (Jan.-Mar., Feb.-Apr., etc.) up to 5-month spans. MCD is the shortest span for which the average change (without regard to sign) in the cyclical component is larger than the average change (without regard to sign) in the irregular component; thus it indicates the point at which fluctuations begin to be more attributable to cyclical than to irregular movements. Since changes are not computed for spans greater than 5 months, all series with an MCD greater than "5" are shown as "6." MCD is small for smooth series and large for erratic series.

Table 11.—RELATIVE CONTRIBUTIONS OF COMPONENTS TO VARIATION IN MONTHLY HOUSING STARTS AND BUILDING PERMIT AUTHORIZATION SERIES (PERCENT)

Series	Total, all components	Irregular component	Cyclical component	Seasonal component	Working day component
BUILDING PERMITS					
U.S. total (composed of 12 separately adjusted series).....	100.0	11.2	0.9	63.7	24.2
Northeast.....	100.0	25.5	0.5	66.1	7.9
North Central.....	100.0	11.1	0.7	81.6	6.6
South.....	100.0	21.3	1.3	46.5	30.9
West.....	100.0	33.0	2.3	31.7	33.0
1 family.....	100.0	7.0	0.8	72.6	19.6
2-4 family.....	100.0	42.4	2.4	35.1	20.1
5+ family.....	100.0	35.4	3.5	42.5	18.6
PRIVATE HOUSING STARTS					
U.S. total-private.....	100.0	28.8	0.4	70.8	(1)
Northeast.....	100.0	33.5	0.2	66.3	(1)
North Central.....	100.0	23.4	0.2	76.4	(1)
South.....	100.0	47.1	0.8	52.1	(1)
West.....	100.0	64.9	2.0	33.1	(1)

NOTE: The percent contribution measures indicate what proportion of the month-to-month variability in the unadjusted data (before seasonal or working-day adjustments) is attributable to the irregular, cyclical, seasonal and working-day components of the series. They are based on derivations by Joseph Bongard of the Organization for Economic Cooperation and Development. Further details are given in Bongard's article, "Notes on the Characteristics of Seasonal Variation in Europe" in *Seasonal Adjustment on Electronic Computers*, OECD, Paris, 1961, pp. 179-204. Computed for the period May 1959 - March 1965 for Private Housing Starts and January 1959 - April 1965 for Building Permits.

<sup>1</sup>No working-day adjustment made.

## DEFINITIONS AND DESCRIPTIONS

### Definitions

A housing start consists of the start of construction on a new housing unit, when located within a new building which is intended primarily as a housekeeping residential building designed for nontransient occupancy. Start of construction for private housing units is defined as the beginning of excavation for the foundation of a building; for public housing units it is defined as when the construction contract is awarded. All housing units in a multifamily building are counted as being started when excavation for the building is started. A housing unit is a single room or group of rooms intended for occupancy as separate living quarters by a family, by a group of unrelated persons living together, or by a person living alone. A housekeeping residential building is one consisting primarily of housing units. Housing starts exclude group quarters (such as dormitories and rooming houses) and transient accommodations (such as transient hotels, motels, and tourist courts) and mobile homes (trailers).

The standard census geographic regions are used in the tables of this report. States contained in each region are as follows: Northeast—Maine, New Hampshire, Vermont, Massachusetts, Rhode Island, Connecticut, New York, New Jersey, and Pennsylvania; North Central—Ohio, Indiana, Illinois, Michigan, Wisconsin, Minnesota, Iowa, Missouri, North Dakota, South Dakota, Nebraska, and Kansas; South—Delaware, Maryland, District of Columbia, Virginia, West Virginia, North Carolina, South Carolina, Georgia, Florida, Kentucky, Tennessee, Alabama, Mississippi, Arkansas, Louisiana, Oklahoma, and Texas; West—Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, Nevada, Washington, Oregon, California, Alaska, and Hawaii.

The distribution of housing starts between metropolitan and nonmetropolitan areas is based on the definitions published by the Bureau of the Budget in Standard Metropolitan Statistical Areas. Data for the period beginning with January 1964, on metropolitan-nonmetropolitan distributions, are based on 1964 definitions; data for 1961-1963 are based on 1961 definitions; and data for 1959-1960 are based on 1959 definitions.

### Descriptions and Procedures

#### HOUSING STARTS COMPILATION

Compilation of the housing starts series depends on 4 steps. First, an estimate is prepared of the number of housing units for which building permits

have been issued in all 12,000 permit-issuing places each month. Second, a sample field survey is made of the use of permits. In this survey, a sample of building permits is selected each month and then an inquiry is made of the owner or the builder to find out whether and when the units covered by the permit have been started. In case the units authorized by permits in a particular month are not started by the end of that month, follow-up calls are made in successive months to find out when the units were actually started. From this sample of permits, ratios are calculated of the number of units started to the number of units covered by permits, with separate ratios for units started each month from permits of that month and of each preceding month. These ratios are then applied to the total number of units authorized by permits in the same months to provide estimates of the total number of units started each month with permit authorization. Third, having produced an estimate of the number of units started in each month with permit authorization, an adjustment is next made to take care of units started within permit-issuing areas but without permit authorization.

The final step in the estimates of housing starts is to add an estimate of units started in areas where building permit systems do not exist. This estimate is based upon current monthly surveys in 95 broad areas (counties or groups of counties). In these areas, visits are made to a select group of informed people and a list is obtained from them of all residential buildings they know to have been started within the nonpermit portions of these areas during the preceding month. Information provided by these sources is next checked by field visit. As a final step, a sample of 315 small land areas is selected, and these small areas are canvassed intensively by the enumerators to find by observation, all units started since the enumerators' last visit a month earlier. On the basis of these findings, estimates are made of the number of units not reported by the informed sources, and these are added to the information from the sources to provide an estimate of total construction in the nonpermit areas.

Information on public housing is obtained, for the most part, from the agencies involved, e.g., Public Housing Administration, Department of Defense, New York City Housing Authority, and others.

#### BUILDING PERMITS

Housing units authorized by local building permits relate to the issuance of permits rather than to the actual start of construction. They do, however, provide some indication of activity in residential building in advance of the start of actual

## DEFINITIONS AND DESCRIPTIONS

construction. Although construction is started on most residential buildings in the same month in which the permit is issued, several months or more may pass from the time a permit is issued to the start of construction. In a small number of cases, permits issued are not used at all and are permitted to lapse. The 12,000 areas with local building-permit systems for which figures are currently given in this report account for a major portion of residential building in the United States. For the country as a whole, about 84 percent of the private housing units were constructed in areas of this permit-issuing universe in 1964.

The series shown in table 6, beginning with 1963, pertains to all of the approximately 12,000 places in the United States which were identified in 1962 as having local building-permit systems. For earlier years, back to 1959, the series relates to the 10,000 places identified as permit-issuing in 1959. In 1963, the number of housing units authorized in the 12,000 places was 3.6 percent greater than the number in the 10,000 places.

Basically, the procedure followed in arriving at the monthly building-permit authorization totals involves the cumulating of monthly data from all permit-issuing places that authorized 50 or more housing units (20 or more in some States) in a recent year along with estimates for the less active places based on a stratified probability sample of these places.

A more detailed discussion of the uses and limitations of building-permit data is provided in the Census Bureau's monthly reports on Building Permits (C40 and C42).

### SAMPLING VARIABILITY

Since the estimates of housing starts and private housing units authorized by local building permits are, to a considerable extent, based on samples, they are subject to sampling variability and may be expected to differ from what would be obtained from a complete count in which identical measurement techniques were employed. The standard error is primarily a measure of such sampling variability. The chances are about 68 out of 100 that the difference due to sampling variability between an estimate and the figure that could be obtained from a complete enumeration is less than the standard error; about 95 out of 100 that the difference is less than twice the standard error; and 99 out of 100 that it is less than 2-1/2 times the standard error. The relative standard error ( $\frac{s}{\bar{x}}$ ) for the monthly estimate of total housing starts as computed for this report is between 3 and 4 percent. For housing units authorized, it is approximately 1 percent for the final figure and 2 percent for the preliminary figure.  $\frac{s}{\bar{x}}$  is the relative standard error of the total number

of housing starts or housing units authorized; that is to say, the sampling error expressed as a percentage of the total number of housing starts or authorizations.

### SEASONAL ADJUSTMENT

The seasonal factors for Private Housing Starts and Building Permits were developed using the X-11 version of the Census Method II program. The background and rationale of Method II is described in Electronic Computers and Business Indicators by Julius Shiskin, National Bureau of Economic Research Occasional Paper 57, 1957. A description of the X-11 version appeared in the October 1965 issue of Business Cycle Developments, published by the Bureau of the Census. Further information on X-11 may be obtained from the Chief Economic Statistician, Bureau of the Census, Washington, D.C. 20233.

#### Housing Starts

Seasonal adjustments for Private Housing Starts are based on data for the period May 1959 - March 1965. Seasonal factors were developed separately for starts in permit areas and in nonpermit areas for each geographic region with the exception of starts in nonpermit areas in the West, where irregularities in the data due to the small magnitudes of the figures made estimation of seasonals impracticable.

Because of the irregularity of all the starts series, it has not been possible to estimate working-day factors internally from the data. Hence, housing starts data are not adjusted for working-day influences at the present time.

#### Building Permits

Seasonal adjustments for Building Permits are based on data for January 1959 - April 1965. Seasonal factors were developed separately for permits issued by geographic region and type of structure.

Building Permits seasonal adjustments take account of the effect of working days which are defined as Monday through Friday, excluding eight major holidays (New Years, Washington's Birthday, Memorial Day, Independence Day, Labor Day, Veterans' Day, Thanksgiving, and Christmas). Each reported monthly permits total is divided by the number of working days in the month to arrive at a daily average for that month. The seasonal adjustment factors are then applied to the daily average and the result multiplied by the number of working days in the year.

## SPECIAL SUPPLEMENT

Starts of Apartment Buildings With 5 Or More Housing Units,  
THIRD QUARTER 1964-THIRD QUARTER 1965

## INTRODUCTION

This supplement provides charts of quarterly statistics on selected privately owned apartment houses started in the United States, third quarter 1964-third quarter 1965. These data which apply only to structures with 5 or more housing units are provided as a quarterly adjunct to the regular monthly reports on housing starts.

## SUMMARY OF FINDINGS

About 93 percent of the buildings with 5 or more housing units started in the third quarter 1965 had 1 to 3 floors (Chart 1). However, 7 percent of the buildings with 4 floors or more accounted for 26 percent of all housing units in the 5 or more housing unit buildings (Chart 2).

Although buildings with 50 housing units or more accounted for only 4 percent of the number of buildings started during the third quarter 1965 (Chart 3), about 28 percent of the housing units were in these buildings (Chart 4). It is noteworthy that buildings with 100 units or more accounted for 18 percent of all apartment units. Buildings with 20 to 49 units comprised 20 percent of the buildings started but contained 31 percent of the housing units. However, the remaining 76 percent of the buildings, containing 5 to 19 units, accounted for only 41 percent of the housing units.

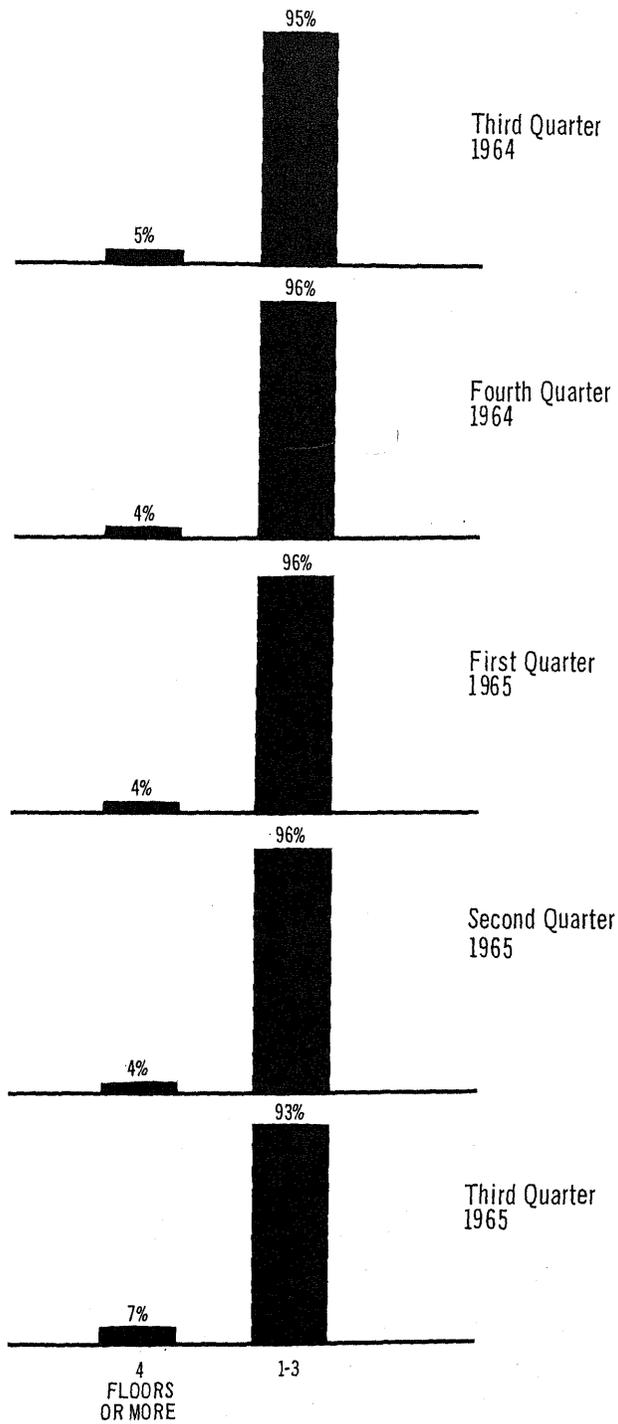
In buildings started during the first three quarters of 1965, about 87 percent of all housing units had either one or two bedrooms, with the latter slightly ahead (Chart 5). Efficiencies and units with 3 bedrooms or more accounted for the remaining units. The distribution between regions varied considerably in the one-two bedroom relationship.

## DESCRIPTION OF SURVEY

The data relating to housing starts are based on sample surveys conducted each month. The information is obtained from a national probability sample of all housing units on which construction is started. The size of the sample varies from month to month. However, in the third quarter 1965, approximately 1,400 buildings with 5 or more apartments came into the starts survey sample. This sample represents more than 25 percent of all apartment buildings started during the third quarter of 1965.

Because of the method of calculating the data, figures on the actual number of buildings with 5 or more housing units and the number of housing units in those buildings are not now available. Published figures show 130,000 units in buildings with 3 or more housing units which were started in the third quarter of 1965. The great majority of these were in buildings with 5 or more units.

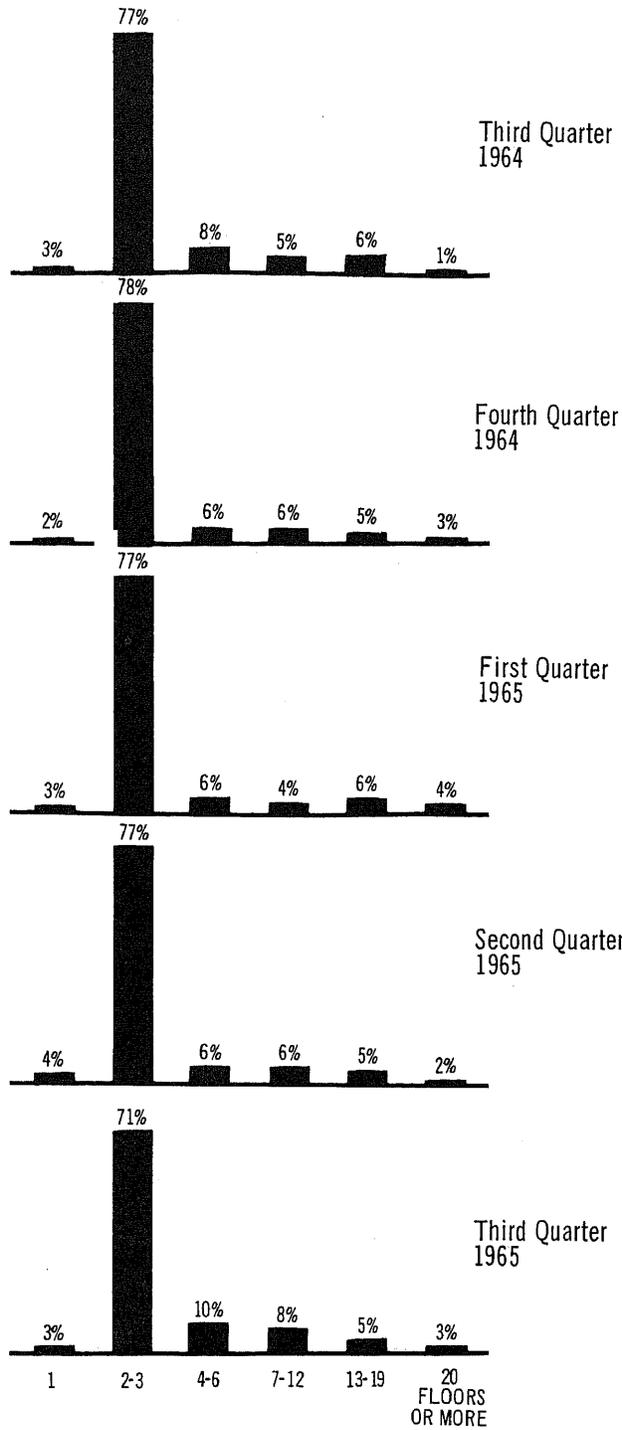
For a more detailed description of the housing starts survey and its limitations, see pages 12 and 13.



**CHART 1**  
 PERCENT DISTRIBUTION  
 OF THE NUMBER OF  
 BUILDINGS WITH FIVE  
 OR MORE HOUSING  
 UNITS STARTED  
 by Number of Floors

Third Quarter, 1964  
 to  
 Third Quarter, 1965

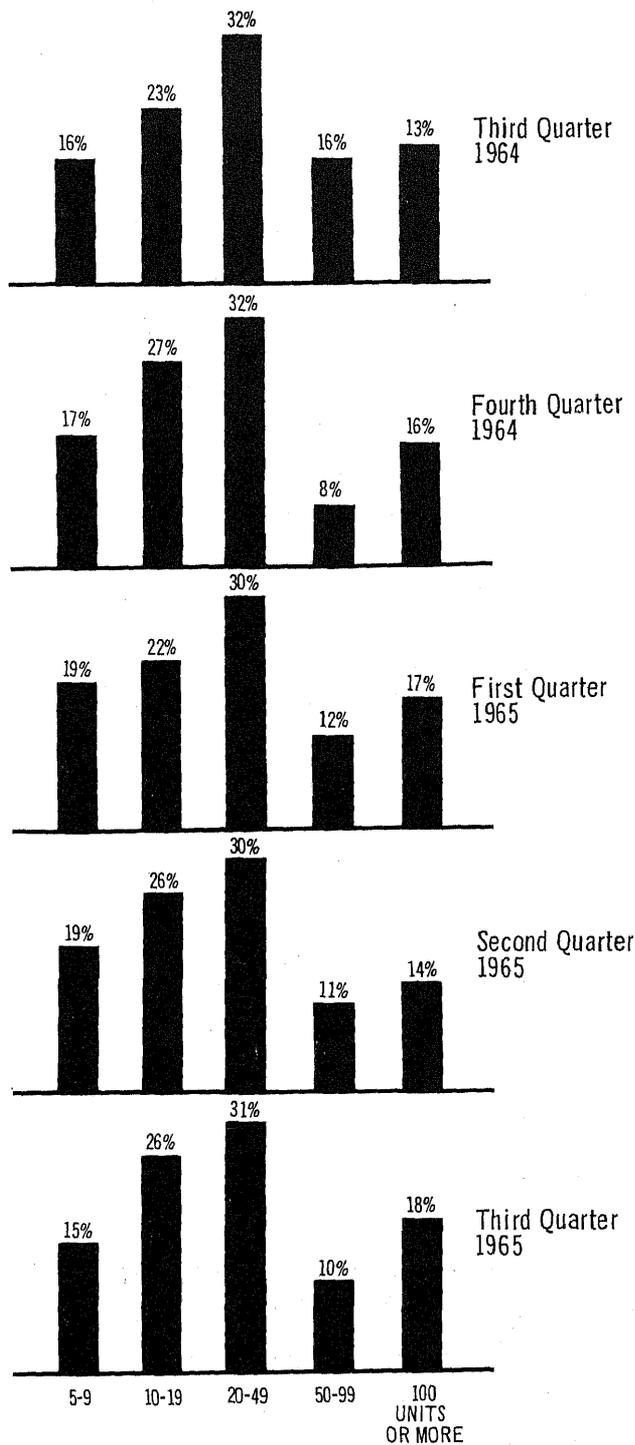
Source: U.S. DEPARTMENT OF COMMERCE  
 Bureau of the Census



**CHART 2**  
**PERCENT DISTRIBUTION**  
**OF HOUSING UNITS**  
**IN BUILDINGS WITH**  
**FIVE OR MORE UNITS**  
**STARTED**  
**by Number of Floors**

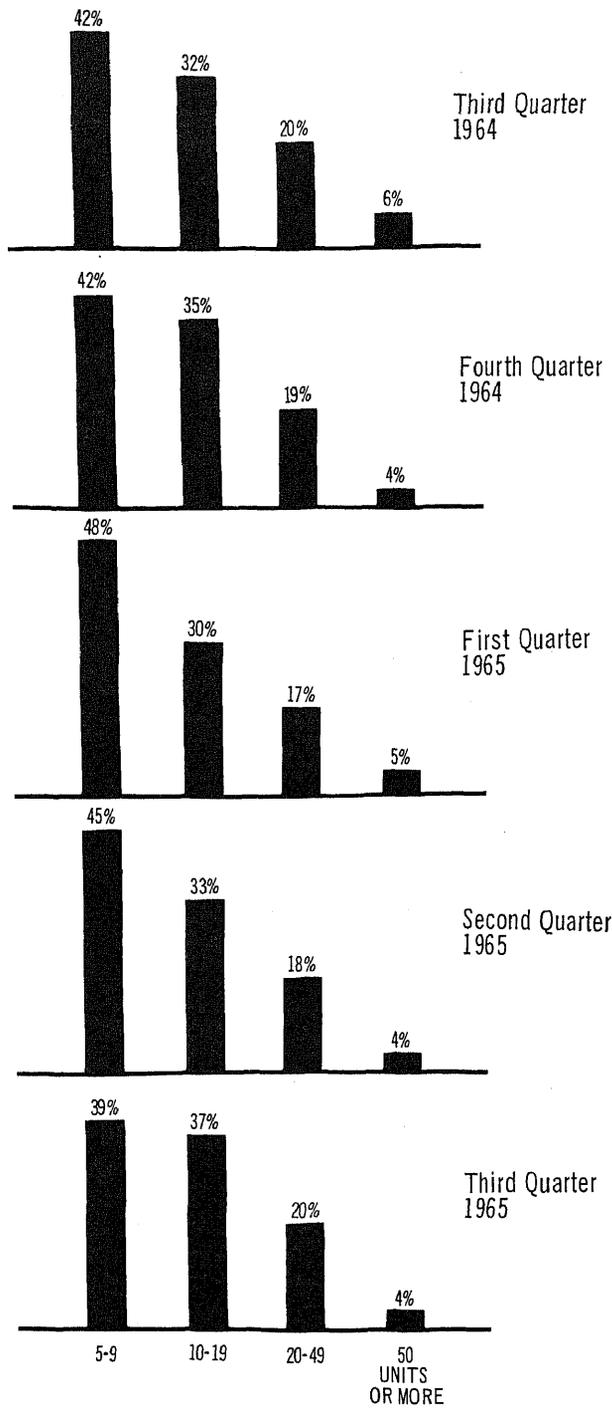
Third Quarter, 1964  
 to  
 Third Quarter, 1965

Source: U.S. DEPARTMENT OF COMMERCE  
 Bureau of the Census



**CHART 4**  
**PERCENT DISTRIBUTION**  
**OF HOUSING UNITS**  
**IN BUILDINGS WITH**  
**FIVE OR MORE UNITS**  
**STARTED**  
 by Number of Housing  
 Units in the Building  
 Third Quarter, 1964  
 to  
 Third Quarter, 1965

Source: U.S. DEPARTMENT OF COMMERCE  
 Bureau of the Census

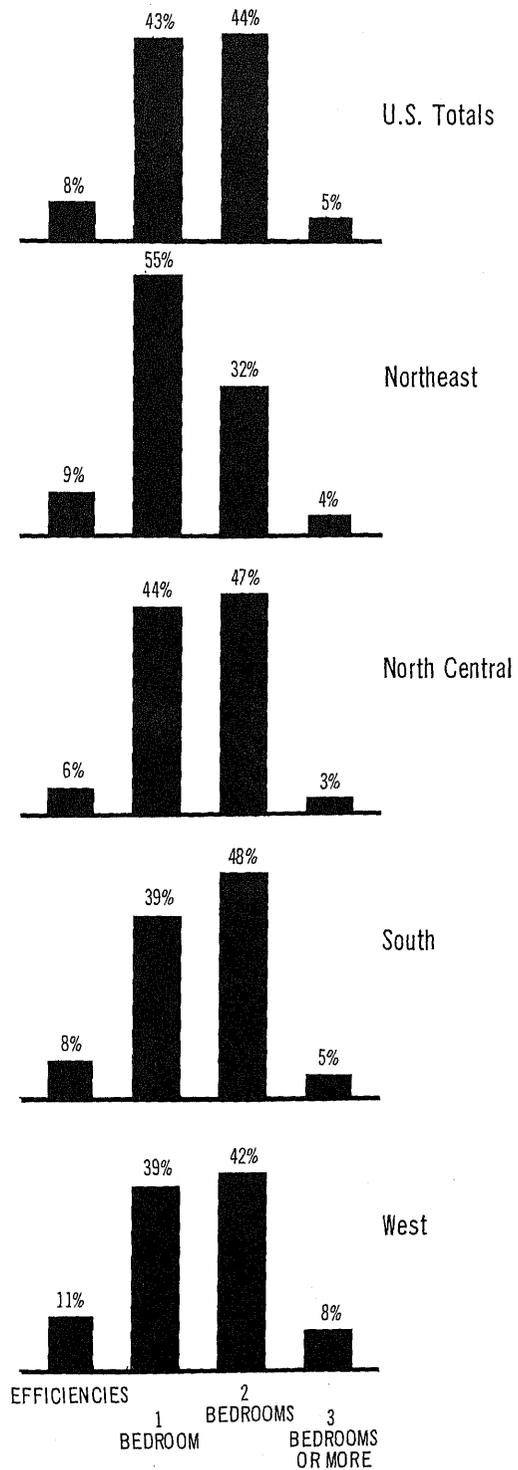


**CHART 3**

PERCENT DISTRIBUTION OF THE NUMBER OF BUILDINGS WITH FIVE OR MORE HOUSING UNITS STARTED by Number of Housing Units in the Building

Third Quarter, 1964 to Third Quarter, 1965

Source: U.S. DEPARTMENT OF COMMERCE  
Bureau of the Census



**CHART 5**  
**PERCENT DISTRIBUTION**  
**OF HOUSING UNITS**  
**IN BUILDINGS WITH**  
**FIVE OR MORE**  
**HOUSING UNITS**  
**STARTED DURING**  
**FIRST THREE-QUARTERS**  
**OF 1965**  
**by Number of Bedrooms**

Source: U.S. DEPARTMENT OF COMMERCE  
 Bureau of the Census