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of Housing and Urban
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Joint Release

U.S. Census Bureau
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NEW RESIDENTIAL CONSTRUCTION IN MAY 2001

BUILDING PERMITS

Privately-owned housing units authorized by building permits in May were at a seasonally adjusted annual rate of 1,621,000, according to estimates reported today by the U.S. Commerce Department's Census Bureau. This is 2 (± 1) percent above the revised April rate of 1,587,000 and is 5 (± 1) percent above the May 2000 estimate of 1,540,000.

Single-family authorizations in May 2001 were at a rate of 1,199,000; this is 2 (± 1) percent below the April figure of 1,218,000. Authorizations of units in buildings with five units or more were at a rate of 356,000 in May.

HOUSING STARTS

Privately-owned housing starts in May were at a seasonally adjusted annual rate of 1,622,000. This is virtually unchanged (± 7 percent) from the revised April estimate of 1,629,000, but is 3 (± 6) percent above the May 2000 rate of 1,573,000.

Single-family housing starts in May 2001 were at a rate of 1,291,000; this is virtually unchanged (± 6 percent) from the April figure of 1,293,000. The May estimate for units in buildings with five units or more was 300,000.

HOUSING COMPLETIONS

Privately-owned housing completions in May were at a seasonally adjusted annual rate of 1,484,000, according to estimates released jointly today by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. This is 4 (± 9) percent below the revised April estimate of 1,549,000, and 11 (± 6) percent below the May 2000 rate of 1,675,000.

Single-family housing completions in May 2001 were at a rate of 1,204,000; this is 1 (± 9) percent below the revised April figure of 1,219,000. The May rate for units in buildings with five units or more was 226,000.

EXPLANATORY NOTES

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 3 months to establish an underlying trend for building permit authorizations, 5 months for total starts, and 6 months for total completions. The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated relative standard errors of the most recent data are shown in the tables. Whenever a statement such as "2 (± 3) percent above" appears in the text, this indicates the range (-1 to +5 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. For any comparison cited without a confidence interval, the change is statistically significant. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about 1 percent. Explanations of confidence intervals and sampling variability can be found on our web site listed below.

*New Residential Construction data for June 2001 will be released on
Wednesday, July 18, 2001, at 8:30 A.M. EDT.*

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

Table 1. New Privately-Owned Housing Units Authorized in Permit-Issuing Places

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2000: May	1,540	1,180	70	290	162	123	313	238	690	525	375	294
June	1,566	1,155	65	346	159	117	320	230	690	517	397	291
July	1,534	1,149	57	328	160	116	318	233	682	517	374	283
August	1,544	1,169	67	308	155	118	303	235	679	517	407	299
September	1,549	1,173	67	309	167	122	300	231	698	517	384	303
October	1,562	1,212	66	284	160	126	325	242	686	536	391	308
November	1,614	1,203	64	347	165	120	292	238	737	530	420	315
December	1,553	1,187	60	306	154	120	274	212	683	523	442	332
2001: January	1,724	1,283	60	381	147	114	352	287	758	558	467	324
February	1,663	1,228	68	367	187	115	328	245	733	545	415	323
March	1,627	1,209	70	348	146	104	331	253	726	537	424	315
April ^f	1,587	1,218	66	303	149	103	313	239	708	561	417	315
May^p	1,621	1,199	66	356	142	108	316	245	756	547	407	299
Average RSE (%) ¹	1	(Z)	4	2	2	2	2	1	1	1	1	1
Not seasonally adjusted												
1999	1,663.5	1,246.7	65.8	351.1	164.9	127.1	345.4	262.1	748.9	550.4	404.3	307.1
2000	1,592.3	1,198.1	64.9	329.3	165.1	122.3	323.8	245.4	701.9	529.7	401.5	300.7
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2000: First 5 months ²	659.7	506.1	25.3	128.4	65.4	48.5	132.8	102.2	298.8	231.4	162.7	124.0
2001: First 5 months ²	673.4	515.2	26.4	131.8	59.4	43.1	127.6	99.3	311.3	239.8	175.1	133.0
RSE (%)	(Z)	(Z)	3	(Z)	2	2	1	1	1	1	1	1
2000: May	148.9	119.3	6.5	23.2	15.9	12.9	33.2	25.9	64.2	50.8	35.6	29.6
June	155.1	114.5	6.3	34.3	16.6	12.2	31.3	24.1	66.1	49.1	41.0	29.1
July	129.8	98.8	4.5	26.5	14.1	10.6	28.0	21.3	55.6	42.6	32.0	24.3
August	146.8	111.6	6.4	28.9	15.3	11.4	30.8	23.4	62.5	48.5	38.3	28.2
September	131.4	95.8	5.8	29.8	14.2	10.2	26.6	20.2	58.3	40.8	32.2	24.5
October	134.8	102.8	6.5	25.5	14.1	11.2	31.3	22.6	57.3	43.8	32.0	25.2
November	121.0	87.7	5.3	28.0	13.5	9.3	23.0	17.5	54.0	38.4	30.5	22.4
December	102.9	73.7	4.1	25.2	10.3	7.5	15.2	11.2	47.0	33.4	30.5	21.5
2001: January	114.8	84.2	3.6	27.1	8.6	6.5	16.9	12.6	56.3	42.2	33.0	22.9
February	111.8	83.4	4.6	23.8	10.5	6.2	18.4	13.3	54.3	42.0	28.6	21.9
March	144.7	110.6	6.0	28.1	12.1	8.8	27.9	22.1	66.8	50.8	37.8	28.9
April ^f	143.0	113.6	5.8	23.6	13.3	9.7	30.6	24.6	62.8	50.7	36.3	28.7
May^p	155.7	121.0	6.3	28.5	14.1	11.4	33.5	26.7	69.9	53.1	38.2	29.8
Average RSE (%) ¹	1	(Z)	4	2	2	2	2	1	1	1	1	1

^pPreliminary. ^fRevised. RSE Relative standard error.

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²Reflects revisions not distributed to months.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
2000: May	134.5	87.3	6.1	41.1	18.4	11.3	19.2	15.7	71.4	43.0	25.5	17.3
June	143.7	89.9	6.6	47.2	21.1	12.0	21.7	16.7	70.1	41.8	30.8	19.5
July	137.4	86.1	5.8	45.5	20.2	11.9	19.7	15.0	70.6	41.9	26.9	17.3
August	133.2	84.7	5.5	43.0	19.5	11.7	18.7	14.3	66.0	40.2	28.9	18.4
September	133.6	82.2	5.2	46.1	19.1	9.7	18.3	13.6	69.3	40.4	26.8	18.5
October	128.5	80.9	4.2	43.4	16.7	10.0	18.4	12.6	64.4	38.2	29.1	20.1
November	129.8	81.9	4.3	43.6	16.9	9.5	17.5	13.5	68.0	39.9	27.3	19.0
December	131.1	78.6	5.0	47.5	15.3	7.9	18.1	12.8	67.9	40.2	29.8	17.7
2001: January	140.7	82.9	4.3	53.6	16.6	8.4	18.3	12.4	71.6	41.5	34.2	20.6
February	142.7	83.4	6.0	53.2	18.3	8.9	18.9	14.1	69.8	39.7	35.6	20.6
March ^r	155.0	95.4	4.8	54.8	18.1	10.4	20.7	16.5	77.6	46.0	38.6	22.4
April ^r	148.2	91.5	4.5	52.1	15.2	9.0	24.4	18.1	72.6	42.9	36.0	21.6
May^p	153.3	94.0	5.4	53.9	16.9	10.5	23.1	17.8	77.7	44.9	35.7	20.7
Average RSE (%) ¹	4	5	13	7	9	7	9	10	5	6	9	14

^pPreliminary. ^rRevised. RSE Relative Standard Error. Z Less than 500 units or less than 0.5 percent.¹Average RSE for the latest 6-month period.

Note: These data represent the number of housing units authorized in all months up to and including the last day of the reporting period and not started as of that date without regard to the months of original permit issuance. Cancelled, abandoned, expired, and revoked permits are excluded.

Table 3. New Privately-Owned Housing Units Started

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2000: May	1,573	1,228	(S)	323	146	124	330	259	732	569	365	276
June	1,560	1,199	(S)	305	142	114	298	254	747	563	373	268
July	1,477	1,148	(S)	280	151	107	315	245	647	517	364	279
August	1,531	1,228	(S)	255	141	108	301	259	698	563	391	298
September	1,508	1,196	(S)	276	158	134	303	239	660	532	387	291
October	1,527	1,218	(S)	271	172	121	315	251	715	572	325	274
November	1,559	1,209	(S)	306	146	116	325	245	669	523	419	325
December	1,532	1,236	(S)	259	173	131	239	210	679	527	441	368
2001: January	1,666	1,336	(S)	290	124	107	339	296	785	634	418	299
February	1,623	1,288	(S)	310	145	112	328	256	767	603	383	317
March ^r	1,592	1,208	(S)	339	155	94	340	270	707	542	390	302
April ^r	1,629	1,293	(S)	298	184	122	297	255	738	596	410	320
May^p	1,622	1,291	(S)	300	132	100	344	269	724	582	422	340
Average RSE (%) ¹	3	3	(X)	10	12	9	8	7	4	4	5	6
Not seasonally adjusted												
1999	1,640.9	1,302.4	31.9	306.6	155.7	126.4	347.3	288.7	746.0	579.5	391.9	307.7
2000	1,568.7	1,230.9	38.7	299.1	154.5	118.3	317.5	260.4	713.6	555.6	383.1	296.5
RSE (%)	1	1	11	3	2	3	2	3	2	2	1	2
2000: First 5 months	659.6	519.6	11.7	128.3	57.6	43.8	130.6	108.2	312.6	243.7	158.8	124.0
2001: First 5 months	655.3	523.1	13.8	118.3	55.2	39.0	125.1	101.9	308.0	249.4	167.0	132.8
RSE (%)	3	3	20	10	10	8	6	5	4	5	5	5
2000: May	152.9	122.6	1.9	28.4	14.5	12.6	34.2	28.0	69.6	55.3	34.6	26.8
June	146.3	115.6	4.8	25.9	14.0	11.7	30.3	26.6	67.2	51.5	34.8	25.9
July	135.0	105.4	4.4	25.2	14.2	10.2	30.0	23.7	57.0	45.3	33.9	26.2
August	141.4	113.6	4.4	23.5	13.8	10.8	29.1	25.2	62.6	50.2	36.0	27.4
September	128.9	101.5	3.2	24.2	13.9	11.8	27.5	21.9	54.7	43.4	32.8	24.4
October	139.7	108.2	3.9	27.6	16.3	11.1	31.1	24.6	63.8	49.3	28.4	23.2
November	117.1	88.8	3.5	24.8	12.5	10.1	25.1	18.6	48.8	37.0	30.7	23.1
December	100.7	78.2	2.8	19.6	12.1	8.9	13.8	11.6	46.9	35.4	27.8	22.3
2001: January	106.4	83.9	2.7	19.8	6.6	5.4	16.8	13.9	54.1	43.8	28.9	20.8
February	108.2	85.6	1.7	20.9	8.0	5.8	18.1	13.3	56.0	45.0	26.0	21.6
March ^r	133.2	104.3	3.4	25.5	11.9	7.3	26.4	21.2	61.1	48.7	33.8	27.2
April ^r	151.8	122.2	3.4	26.2	16.1	10.6	28.3	24.7	69.1	56.6	38.2	30.3
May^p	155.7	127.0	2.7	26.0	12.7	9.9	35.4	28.8	67.6	55.3	40.1	33.0
Average RSE (%) ¹	3	3	20	10	12	9	8	7	4	4	5	6

^pPreliminary. ^rRevised. RSE Relative standard error.

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted												
2000: May	985	666	(S)	298	105	75	208	155	438	284	234	152
June	983	664	(S)	296	105	74	204	153	437	285	237	152
July	980	658	(S)	296	105	73	205	152	430	282	240	151
August	975	659	(S)	289	106	73	200	150	429	284	240	152
September	971	658	(S)	285	106	74	197	148	424	282	244	154
October	971	659	(S)	283	107	74	197	148	424	283	243	154
November	969	655	(S)	285	108	75	197	146	417	277	247	157
December	965	652	(S)	283	111	76	192	143	413	273	249	160
2001: January	985	669	(S)	284	110	76	194	146	426	284	255	163
February	989	675	(S)	283	111	77	195	146	427	287	256	165
March ^r	1,002	676	(S)	293	114	76	199	147	429	285	260	168
April ^r	998	679	(S)	287	114	77	195	146	429	288	260	168
May^p	1,008	685	(S)	294	114	76	199	147	430	291	265	171
Average RSE (%) ¹	2	2	(X)	3	3	5	5	6	2	3	3	4
Not seasonally adjusted												
2000: May	994.6	672.8	21.5	300.3	105.3	74.8	208.6	155.0	445.7	290.4	235.0	152.7
June	1,006.8	684.9	23.5	298.3	106.2	75.4	209.5	157.8	448.6	295.1	242.4	156.6
July	1,015.2	691.1	25.8	298.3	107.8	75.9	215.0	161.4	444.2	294.9	248.2	158.9
August	1,009.9	694.5	27.3	288.1	109.2	76.2	210.0	160.3	441.1	296.3	249.6	161.8
September	998.9	687.9	27.9	283.1	107.8	76.2	205.0	156.7	434.4	292.6	251.7	162.4
October	997.3	684.1	28.7	284.5	110.1	77.0	206.8	157.6	431.8	290.3	248.6	159.3
November	980.2	662.7	28.9	288.6	111.3	77.8	202.5	151.2	417.9	276.0	248.6	157.8
December	933.8	623.4	29.7	280.7	110.0	75.2	186.6	138.4	397.6	258.1	239.5	151.6
2001: January	940.8	627.8	31.4	281.6	107.4	73.7	182.4	134.6	406.4	265.8	244.6	153.7
February	939.1	628.5	31.0	279.6	106.0	72.1	180.0	131.8	408.5	270.0	244.6	154.6
March ^r	967.0	644.0	32.3	290.7	109.8	72.1	187.2	135.4	417.8	275.7	252.1	160.7
April ^r	988.0	666.2	32.4	289.4	112.1	74.4	189.6	139.8	428.8	287.0	257.5	164.9
May^p	1,018.7	692.5	29.4	296.7	113.0	74.7	200.3	147.5	438.7	298.0	266.7	172.3
Average RSE (%) ¹	2	2	9	3	3	5	5	6	2	3	3	4

^pPreliminary. ^rRevised. RSE Relative standard error.

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 500 units or less than 0.5 percent.

¹Average RSE for the latest 6-month period.

Table 5. New Privately-Owned Housing Units Completed

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2000: May	1,675	1,329	(S)	319	151	122	375	301	781	606	368	300
June	1,532	1,190	(S)	312	149	122	349	268	729	546	305	254
July	1,489	1,181	(S)	288	143	116	281	234	717	548	348	283
August	1,583	1,235	(S)	323	136	117	362	288	719	554	366	276
September	1,526	1,181	(S)	318	158	121	344	264	682	533	342	263
October	1,509	1,172	(S)	299	147	106	300	234	730	566	332	266
November	1,548	1,236	(S)	275	130	105	324	258	733	588	361	285
December	1,527	1,228	(S)	281	127	117	309	256	708	563	383	292
2001: January	1,424	1,090	(S)	313	154	95	309	253	622	493	339	249
February	1,531	1,201	(S)	304	135	109	311	256	728	549	357	287
March ^f	1,478	1,207	(S)	238	130	109	289	254	690	561	369	283
April ^f	1,549	1,219	(S)	300	141	103	318	250	700	547	390	319
May^p	1,484	1,204	(S)	226	140	114	280	245	687	543	377	302
Average RSE (%) ¹	4	4	(X)	10	12	11	8	8	5	5	8	9
Not seasonally adjusted												
1999	1,604.9	1,270.4	35.2	299.3	142.7	114.7	334.7	276.2	732.7	569.7	394.8	309.9
2000	1,573.7	1,241.8	27.3	304.7	146.1	120.4	334.4	268.9	729.3	565.9	363.9	286.5
RSE (%)	1	1	10	3	3	2	3	3	1	2	2	2
2000: First 5 months	617.6	490.5	10.2	117.0	56.7	47.4	126.2	102.4	286.9	223.8	147.9	116.9
2001: First 5 months	561.2	446.0	12.5	102.7	51.5	39.0	107.2	88.7	263.0	208.1	139.6	110.2
RSE (%)	3	3	24	8	13	11	6	7	5	5	6	7
2000: May	136.5	108.1	2.2	26.2	12.1	9.8	30.5	24.3	64.0	49.6	30.0	24.4
June	133.5	102.9	2.7	28.0	13.2	10.8	30.7	23.4	63.1	46.7	26.5	22.0
July	126.9	98.2	1.8	26.8	12.1	9.6	24.2	19.8	61.2	45.5	29.4	23.3
August	144.0	108.9	2.5	32.6	12.2	10.4	33.4	25.9	65.0	48.4	33.4	24.3
September	135.5	105.8	2.3	27.4	14.8	11.6	32.0	25.1	58.6	45.8	30.2	23.4
October	136.9	107.6	3.3	26.0	13.5	9.9	28.8	23.1	64.8	50.5	29.8	24.1
November	135.1	110.7	2.9	21.5	11.3	9.4	30.1	24.9	63.2	51.8	30.6	24.6
December	144.1	117.1	1.6	25.4	12.3	11.4	29.1	24.3	66.6	53.4	36.1	27.9
2001: January	100.0	77.1	1.5	21.5	10.8	6.7	20.9	17.1	44.1	35.2	24.2	18.0
February	106.1	83.3	1.8	21.0	9.2	7.4	19.2	15.4	52.5	40.1	25.2	20.3
March ^f	114.4	93.4	2.5	18.4	9.6	7.9	20.3	17.6	55.8	45.8	28.7	22.1
April ^f	120.2	94.4	2.3	23.4	10.5	7.6	24.1	18.8	54.8	42.9	30.7	25.2
May^p	120.5	97.8	4.4	18.4	11.4	9.3	22.6	19.8	55.8	44.1	30.7	24.6
Average RSE (%) ¹	4	4	27	10	12	11	8	8	5	5	8	9

^pPreliminary. ^fRevised. RSE Relative standard error.

S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Less than 0.5 percent.

¹Average RSE for the latest 6-month period.