



U.S. Department  
of Commerce



U.S. Department  
of Housing and Urban  
Development

U S C E N S U S B U R E A U

J o i n t R e l e a s e

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## NEW RESIDENTIAL CONSTRUCTION IN APRIL 2004

### BUILDING PERMITS

Privately-owned housing units authorized by building permits in April were at a seasonally adjusted annual rate of 1,999,000, according to estimates reported today by the U.S. Commerce Department's Census Bureau. This is 1.2 percent ( $\pm 1.0\%$ ) above the revised March rate of 1,975,000 and is 11.2 percent ( $\pm 1.1\%$ ) above the April 2003 estimate of 1,798,000.

Single-family authorizations in April were at a rate of 1,540,000; this is 0.7 percent ( $\pm 0.7\%$ ) below the March figure of 1,551,000. Authorizations of units in buildings with five units or more were at a rate of 354,000 in April.

### HOUSING STARTS

Privately-owned housing starts in April were at a seasonally adjusted annual rate of 1,969,000. This is 2.1 percent ( $\pm 6.5\%$ ) below the revised March estimate of 2,011,000, but is 20.3 percent ( $\pm 6.7\%$ ) above the April 2003 rate of 1,637,000.

Single-family housing starts in April 2004 were at a rate of 1,610,000; this is 0.6 percent ( $\pm 7.0\%$ ) below the March figure of 1,619,000. The April estimate for units in buildings with five units or more was 315,000.

### HOUSING COMPLETIONS

Privately-owned housing completions in April were at a seasonally adjusted annual rate of 1,943,000, according to estimates released jointly today by the U.S. Census Bureau and the U.S. Department of Housing and Urban Development. This is 8.9 percent ( $\pm 9.6\%$ ) above the revised March estimate of 1,784,000 and is 16.8 percent ( $\pm 9.7\%$ ) above the April 2003 rate of 1,664,000.

Single-family housing completions in April 2004 were at a rate of 1,670,000; this is 11.9 percent ( $\pm 9.5\%$ ) above the March figure of 1,493,000. The April rate for units in buildings with five units or more was 255,000.

### 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 4 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 "2.5 percent ( $\pm 3.2\%$ ) above" appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. The same applies to the confidence intervals for percent changes shown in the tables. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about one percent. Explanations of confidence intervals and sampling variability can be found on our web site listed below.

*New Residential Construction data for May will be released on Wednesday, June 16, 2004, at 8:30 A.M. EDT.*

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

***Unadjusted estimates of housing units authorized by building permits for January through December 2003 have been revised. Also, seasonally adjusted estimates of housing units authorized by building permits, started, under construction and completed for January 2002 through March 2004 have been revised.***

**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												
2002: <sup>f</sup> January	1,665	1,285	69	311	171	133	344	266	768	594	382	292
February	1,787	1,401	66	320	211	146	367	283	808	645	401	327
March	1,691	1,289	72	330	151	120	341	254	783	592	416	323
April	1,669	1,285	68	316	165	125	334	256	755	581	415	323
May	1,716	1,289	71	356	180	120	346	257	767	583	423	329
June	1,758	1,314	82	362	176	127	347	257	817	597	418	333
July	1,738	1,307	69	362	177	124	352	254	796	598	413	331
August	1,695	1,317	72	306	165	120	341	253	768	602	421	342
September	1,803	1,366	92	345	184	130	361	269	790	621	468	346
October	1,799	1,382	71	346	172	127	359	267	795	615	473	373
November	1,771	1,382	70	319	161	122	338	275	782	621	490	364
December	1,896	1,409	78	409	177	134	402	286	856	636	461	353
2003: <sup>f</sup> January	1,816	1,421	88	307	174	123	362	278	802	630	478	390
February	1,866	1,369	79	418	176	108	335	257	807	618	548	386
March	1,754	1,361	73	320	162	116	337	267	805	627	450	351
April	1,798	1,387	85	326	167	120	353	270	819	642	459	355
May	1,846	1,394	85	367	178	121	359	276	827	641	482	356
June	1,871	1,465	76	330	173	123	387	293	859	681	452	368
July	1,892	1,483	80	329	183	132	376	296	850	678	483	377
August	1,964	1,518	83	363	201	127	391	298	884	708	488	385
September	1,943	1,526	90	327	180	130	394	308	874	698	495	390
October	2,015	1,558	82	375	199	131	383	310	908	721	525	396
November	1,920	1,504	94	322	192	131	387	292	849	689	492	392
December	1,979	1,546	77	356	204	126	369	286	914	721	492	413
2004: January <sup>f</sup>	1,913	1,488	96	329	184	120	351	277	880	690	498	401
February <sup>f</sup>	1,913	1,516	78	319	183	124	343	285	884	701	503	406
March <sup>f</sup>	1,975	1,551	93	331	206	140	350	285	916	723	503	403
<b>April<sup>p</sup></b>	<b>1,999</b>	<b>1,540</b>	<b>105</b>	<b>354</b>	<b>198</b>	<b>137</b>	<b>364</b>	<b>280</b>	<b>899</b>	<b>711</b>	<b>538</b>	<b>412</b>
Average RSE (%) <sup>1</sup>	(Z)	1	3	1	2	2	1	1	1	1	1	1
<b>Percent Change:</b>												
<i>April 2004 from March 2004</i>	<b>1.2%</b>	<b>-0.7%</b>	<b>12.9%</b>	<b>6.9%</b>	<b>-3.9%</b>	<b>-2.1%</b>	<b>4.0%</b>	<b>-1.8%</b>	<b>-1.9%</b>	<b>-1.7%</b>	<b>7.0%</b>	<b>2.2%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 1.0	± 0.7	± 5.4	± 4.2	± 3.6	± 4.3	± 1.8	± 2.0	± 1.9	± 2.1	± 1.0	± 1.1
<i>April 2004 from April 2003</i>	<b>11.2%</b>	<b>11.0%</b>	<b>23.5%</b>	<b>8.6%</b>	<b>18.6%</b>	<b>14.2%</b>	<b>3.1%</b>	<b>3.7%</b>	<b>9.8%</b>	<b>10.7%</b>	<b>17.2%</b>	<b>16.1%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 1.1	± 1.0	± 4.0	± 1.4	± 3.5	± 4.1	± 2.0	± 2.2	± 1.5	± 1.7	± 2.5	± 2.8

See footnotes at end of table.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Not seasonally adjusted												
2002	1,747.7	1,332.6	73.7	341.4	173.7	126.6	352.4	263.4	790.7	606.5	430.9	336.2
2003 <sup>f</sup>	1,889.2	1,460.9	82.5	345.8	182.4	124.4	371.0	287.3	849.3	670.1	486.5	379.0
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2003: First 4 months <sup>3</sup>	565.1	439.4	25.1	100.7	47.1	31.9	97.7	77.0	266.9	210.9	153.5	119.6
2004: First 4 months <sup>3</sup>	630.2	498.3	29.4	102.4	57.3	38.7	103.0	83.9	304.2	242.3	165.6	133.4
RSE (%)	(Z)	1	3	(Z)	2	2	1	1	1	1	1	1
<i>Year to Date Percent Change</i> <sup>4</sup>	<i>11.5%</i>	<i>13.4%</i>	<i>17.1%</i>	<i>1.7%</i>	<i>21.9%</i>	<i>21.3%</i>	<i>5.4%</i>	<i>9.0%</i>	<i>14.0%</i>	<i>14.9%</i>	<i>7.9%</i>	<i>11.5%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 0.9</i>	<i>± 1.1</i>	<i>± 5.1</i>	<i>± 1.2</i>	<i>± 4.0</i>	<i>± 4.9</i>	<i>± 1.4</i>	<i>± 1.6</i>	<i>± 0.9</i>	<i>± 1.0</i>	<i>± 1.5</i>	<i>± 1.7</i>
2002: January	115.7	88.7	4.5	22.4	10.5	7.8	18.7	14.1	58.9	45.9	27.6	21.0
February	122.5	95.5	4.4	22.6	11.7	8.0	20.4	15.5	62.0	49.6	28.3	22.5
March	143.2	111.0	5.8	26.5	11.9	9.5	27.3	20.9	69.1	52.7	34.8	27.9
April	156.0	125.4	6.4	24.3	15.5	12.1	33.6	26.9	69.2	55.6	37.8	30.8
May	164.2	127.1	6.4	30.7	17.9	12.5	34.6	26.8	71.7	55.3	40.0	32.5
June	158.0	118.9	7.8	31.3	16.8	11.9	31.9	24.4	69.6	52.0	39.8	30.6
July	159.3	122.4	6.0	30.9	17.3	12.3	33.8	24.9	70.6	54.0	37.6	31.1
August	153.7	119.8	6.6	27.3	15.5	11.2	31.8	23.8	68.7	54.3	37.6	30.4
September	149.5	110.1	8.0	31.4	15.2	11.2	32.1	23.1	63.6	48.0	38.5	27.7
October	162.9	123.0	7.0	32.9	16.2	12.0	36.2	26.0	68.6	52.3	41.9	32.8
November	126.8	96.0	5.3	25.6	12.4	9.1	25.2	19.7	55.6	42.8	33.5	24.4
December	135.8	94.6	5.6	35.5	12.6	9.0	26.7	17.2	63.0	44.1	33.4	24.3
2003 <sup>f</sup> : January	126.4	98.0	5.6	22.8	10.5	7.2	19.1	14.4	62.3	48.4	34.5	27.8
February	128.5	93.9	5.2	29.3	9.6	5.9	18.4	14.1	61.8	47.3	38.6	26.7
March	148.4	117.7	6.0	24.7	12.6	9.1	27.2	22.0	69.8	55.8	38.7	30.7
April	167.6	134.2	8.0	25.4	16.0	11.4	35.1	28.1	74.1	60.3	42.4	34.3
May	169.5	132.1	7.5	30.0	17.0	12.1	34.4	28.0	74.4	58.7	43.7	33.3
June	175.8	138.3	7.6	29.9	16.9	12.2	37.2	28.8	77.3	62.2	44.3	35.1
July	173.0	138.6	6.5	27.9	17.9	12.9	36.1	29.2	75.3	61.1	43.7	35.4
August	169.9	131.0	7.2	31.7	18.2	11.4	35.0	26.6	75.7	60.5	41.0	32.5
September	169.1	130.5	8.4	30.2	15.7	11.7	37.1	28.2	73.9	57.7	42.4	32.9
October	182.8	138.1	7.7	37.0	18.8	12.5	37.9	29.8	79.4	61.1	46.7	34.7
November	130.5	99.2	6.9	24.4	14.1	9.3	27.9	20.1	56.3	44.7	32.2	25.1
December	147.9	109.6	5.9	32.4	15.1	8.8	25.5	18.0	69.0	52.3	38.3	30.5
2004: January	127.6	98.8	6.0	22.8	10.6	6.8	17.7	13.9	65.2	51.0	34.2	27.1
February	131.2	103.5	5.0	22.7	9.9	6.8	18.8	15.6	67.6	53.3	34.9	27.9
March <sup>f</sup>	183.6	147.4	8.6	27.6	17.7	11.9	31.3	25.7	87.3	70.8	47.2	39.0
<b>April<sup>p</sup></b>	<b>185.9</b>	<b>148.0</b>	<b>9.6</b>	<b>28.3</b>	<b>18.5</b>	<b>13.2</b>	<b>35.3</b>	<b>28.8</b>	<b>83.0</b>	<b>67.0</b>	<b>49.0</b>	<b>39.0</b>
Average RSE (%) <sup>1</sup>	(Z)	1	3	1	2	2	1	1	1	1	1	1

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

X Not applicable. Z Relative standard error is less than 0.5 percent.

<sup>1</sup> Average RSE for the latest 6-month period.

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

<sup>3</sup> Reflects revisions not distributed to months.

<sup>4</sup> Computed using unrounded data.

**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								
2002: January	137.2	84.9	4.2	48.1	14.2	8.9	19.0	14.0	70.7	41.4	33.4	20.5
February	135.8	83.6	5.7	46.5	16.6	10.1	17.8	12.7	70.3	41.6	31.1	19.3
March	141.3	90.0	4.3	47.0	15.9	9.8	17.9	14.2	76.8	46.9	30.8	19.0
April	150.6	97.8	4.1	48.7	18.7	12.3	24.5	18.2	75.5	47.7	32.0	19.6
May	145.4	94.4	4.3	46.6	18.3	12.4	26.3	18.8	69.1	43.4	31.6	19.9
June	142.8	90.0	4.5	48.3	17.0	10.2	22.5	16.2	70.9	43.2	32.4	20.4
July	140.8	90.7	4.8	45.2	18.3	12.4	17.4	13.8	73.0	44.4	32.1	20.2
August	150.1	101.3	5.6	43.2	16.6	11.1	23.1	18.0	74.7	48.2	35.7	24.0
September	140.9	92.1	3.1	45.7	14.8	10.4	19.9	16.2	71.5	45.6	34.8	19.9
October	155.1	100.9	4.5	49.8	16.5	11.5	23.6	18.6	78.4	48.3	36.5	22.4
November	150.8	96.5	4.7	49.6	16.7	11.5	18.8	15.6	77.5	47.0	37.9	22.4
December	154.9	97.2	4.7	53.0	16.6	11.8	19.5	15.2	81.7	48.4	37.2	21.8
2003: January	158.6	101.4	4.2	53.0	18.3	13.3	19.5	14.6	85.4	52.0	35.4	21.5
February	170.9	108.4	4.8	57.6	19.1	13.7	22.7	16.6	89.8	55.5	39.3	22.6
March	170.2	107.8	5.1	57.4	18.6	13.7	25.0	19.1	87.9	52.0	38.8	23.0
April	180.1	113.8	5.7	60.6	19.8	12.9	29.2	21.8	92.4	55.7	38.7	23.4
May	184.6	116.5	6.0	62.1	21.7	12.9	28.3	21.0	95.1	58.6	39.6	24.0
June	183.2	114.2	6.7	62.3	21.9	14.0	27.8	19.8	97.2	59.6	36.2	20.8
July	178.3	114.5	6.2	57.6	19.0	13.2	28.2	19.2	94.8	59.6	36.3	22.5
August	179.0	114.7	6.1	58.2	20.0	11.8	25.7	18.3	96.1	60.0	37.2	24.6
September	176.1	113.6	5.1	57.4	19.4	12.2	23.3	16.5	94.9	59.7	38.6	25.2
October	186.9	123.2	5.5	58.3	22.2	14.1	26.1	18.7	95.2	59.1	43.4	31.4
November	160.0	103.3	4.7	52.1	19.3	12.6	21.5	15.0	84.5	53.0	34.8	22.7
December	166.6	105.2	4.8	56.6	18.8	10.6	22.0	14.3	87.5	54.2	38.4	26.1
2004: January	167.2	108.3	4.9	53.9	19.7	11.5	22.3	15.9	88.5	56.9	36.6	24.0
February <sup>f</sup>	173.6	116.6	5.0	52.0	20.4	11.6	23.8	18.0	91.3	61.6	38.1	25.3
March <sup>f</sup>	183.0	127.6	6.5	48.9	24.1	13.2	25.5	20.5	94.4	65.3	39.1	28.5
<b>April<sup>p</sup></b>	<b>186.4</b>	<b>131.8</b>	<b>7.9</b>	<b>46.7</b>	<b>23.2</b>	<b>14.5</b>	<b>24.9</b>	<b>20.1</b>	<b>93.1</b>	<b>64.8</b>	<b>45.1</b>	<b>32.4</b>
Average RSE (%) <sup>1</sup>	3	4	15	7	12	14	9	9	5	5	6	8
<b>Percent Change:<sup>2</sup></b>												
<b>April 2004 from March 2004</b>	<b>1.8%</b>	<b>3.3%</b>	<b>21.6%</b>	<b>-4.6%</b>	<b>-3.5%</b>	<b>9.3%</b>	<b>-2.1%</b>	<b>-2.1%</b>	<b>-1.4%</b>	<b>-0.7%</b>	<b>15.4%</b>	<b>13.5%</b>
<b>90% Confidence Interval<sup>3</sup></b>	<b>± 3.9</b>	<b>± 4.2</b>	<b>± 33.1</b>	<b>± 7.7</b>	<b>± 10.4</b>	<b>± 10.6</b>	<b>± 8.9</b>	<b>± 7.7</b>	<b>± 5.7</b>	<b>± 6.1</b>	<b>± 8.0</b>	<b>± 9.4</b>
<b>April 2004 from April 2003</b>	<b>3.5%</b>	<b>15.8%</b>	<b>39.5%</b>	<b>-23.0%</b>	<b>17.2%</b>	<b>11.8%</b>	<b>-14.6%</b>	<b>-7.6%</b>	<b>0.7%</b>	<b>16.4%</b>	<b>16.8%</b>	<b>38.3%</b>
<b>90% Confidence Interval<sup>3</sup></b>	<b>± 6.2</b>	<b>± 6.4</b>	<b>± 54.5</b>	<b>± 13.0</b>	<b>± 29.3</b>	<b>± 22.0</b>	<b>± 14.2</b>	<b>± 13.0</b>	<b>± 7.5</b>	<b>± 8.2</b>	<b>± 10.9</b>	<b>± 17.4</b>

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative Standard Error.

<sup>1</sup>Average RSE for the latest 6-month period. <sup>2</sup>Computed using unrounded data.

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

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

**Table 3. New Privately-Owned Housing Units Started**

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2002: <sup>f</sup>												
January	1,698	1,318	(S)	311	166	128	352	284	800	611	380	295
February	1,829	1,501	(S)	284	149	130	385	331	853	690	442	350
March	1,642	1,292	(S)	305	165	129	337	267	739	564	401	332
April	1,592	1,277	(S)	287	127	102	284	251	801	616	380	308
May	1,764	1,402	(S)	325	164	127	363	267	821	672	416	336
June	1,717	1,368	(S)	302	179	134	348	297	777	600	413	337
July	1,655	1,323	(S)	301	156	94	362	287	743	606	394	336
August	1,633	1,247	(S)	355	170	121	333	228	769	603	361	295
September	1,804	1,446	(S)	321	176	119	382	284	809	675	437	368
October	1,648	1,352	(S)	262	146	116	320	248	697	609	485	379
November	1,753	1,394	(S)	325	144	109	372	293	811	661	426	331
December	1,788	1,439	(S)	314	160	113	384	321	785	640	459	365
2003: <sup>f</sup>												
January	1,856	1,534	(S)	280	146	116	376	354	824	648	510	416
February	1,657	1,325	(S)	301	144	100	286	253	768	609	459	363
March	1,728	1,396	(S)	298	153	112	349	282	807	680	419	322
April	1,637	1,363	(S)	242	147	127	321	284	723	586	446	366
May	1,748	1,393	(S)	328	150	116	360	296	793	622	445	359
June	1,850	1,505	(S)	317	162	106	353	290	825	686	510	423
July	1,893	1,536	(S)	321	186	121	391	320	864	726	452	369
August	1,835	1,494	(S)	309	154	112	399	323	855	718	427	341
September	1,922	1,537	(S)	340	186	112	427	344	862	705	447	376
October	1,983	1,644	(S)	310	152	110	386	327	914	753	531	454
November	2,054	1,670	(S)	347	188	121	424	319	894	747	548	483
December	2,067	1,657	(S)	381	172	136	400	315	970	780	525	426
2004:												
January <sup>f</sup>	1,934	1,565	(S)	339	149	110	331	289	940	735	514	431
February <sup>f</sup>	1,895	1,521	(S)	344	176	116	348	314	890	696	481	395
March <sup>f</sup>	2,011	1,619	(S)	360	174	135	378	320	941	750	518	414
<b>April<sup>g</sup></b>	<b>1,969</b>	<b>1,610</b>	<b>(S)</b>	<b>315</b>	<b>175</b>	<b>131</b>	<b>395</b>	<b>334</b>	<b>952</b>	<b>770</b>	<b>447</b>	<b>375</b>
Average RSE (%) <sup>1</sup>	3	3	(X)	10	11	11	8	7	4	4	7	7
<b>Percent Change:</b>												
<b>April 2004 from March 2004</b>	<b>-2.1%</b>	<b>-0.6%</b>	<b>(S)</b>	<b>-12.5%</b>	<b>0.6%</b>	<b>-3.0%</b>	<b>4.5%</b>	<b>4.4%</b>	<b>1.2%</b>	<b>2.7%</b>	<b>-13.7%</b>	<b>-9.4%</b>
90% Confidence Interval <sup>2</sup>	± 6.5	± 7.0	(X)	± 17.9	± 27.5	± 24.4	± 18.2	± 16.3	± 9.4	± 10.3	± 11.2	± 13.8
<b>April 2004 from April 2003</b>	<b>20.3%</b>	<b>18.1%</b>	<b>(S)</b>	<b>30.2%</b>	<b>19.0%</b>	<b>3.1%</b>	<b>23.1%</b>	<b>17.6%</b>	<b>31.7%</b>	<b>31.4%</b>	<b>0.2%</b>	<b>2.5%</b>
90% Confidence Interval <sup>2</sup>	± 6.7	± 6.8	(X)	± 29.9	± 21.2	± 18.7	± 11.1	± 11.1	± 12.6	± 11.7	± 10.8	± 13.7

See footnotes at end of table.

**Table 3. New Privately-Owned Housing Units Started - Con.**

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Not seasonally adjusted												
2002	1,704.9	1,358.6	38.5	307.9	158.4	117.8	349.6	276.7	781.5	628.2	415.5	335.8
2003	1,847.7	1,499.0	33.5	315.2	162.6	115.9	374.1	309.0	838.7	686.3	472.3	387.8
RSE (%)	1	1	9	2	2	3	2	3	1	2	2	2
2003: First 4 months	526.0	432.3	10.3	83.4	40.9	30.9	90.3	78.2	251.7	207.5	143.1	115.8
2004: First 4 months	604.9	493.6	10.2	101.1	47.0	33.6	100.9	86.1	301.0	243.6	156.1	130.4
RSE (%)	3	3	17	10	10	8	5	4	4	4	5	6
<i>Year to Date Percent Change</i> <sup>3</sup>	<b>15.0%</b>	<b>14.2%</b>	<b>-0.5%</b>	<b>21.2%</b>	<b>14.9%</b>	<b>8.6%</b>	<b>11.8%</b>	<b>10.1%</b>	<b>19.6%</b>	<b>17.4%</b>	<b>9.1%</b>	<b>12.6%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 2.8	± 3.0	± 28.1	± 12.4	± 8.8	± 8.2	± 7.5	± 6.0	± 4.6	± 4.9	± 4.5	± 5.2
2002: January	110.4	84.7	4.7	21.1	8.9	6.4	18.1	13.4	57.0	44.2	26.4	20.6
February	120.4	99.1	2.9	18.4	7.8	6.6	20.6	17.1	61.7	51.2	30.2	24.2
March	138.2	109.5	3.7	25.0	13.1	10.1	25.6	19.9	65.0	50.7	34.5	28.8
April	148.8	122.2	2.3	24.2	11.3	9.1	27.4	24.6	74.4	58.9	35.7	29.6
May	165.5	133.7	3.2	28.5	15.5	12.3	36.0	27.6	74.8	61.8	39.1	32.1
June	160.3	130.1	4.0	26.2	17.5	13.6	35.4	31.0	70.3	54.9	37.1	30.5
July	155.9	125.2	2.9	27.8	14.9	9.2	35.5	28.5	68.2	55.6	37.2	31.9
August	147.0	111.4	2.9	32.6	16.5	12.0	31.0	21.4	67.3	52.0	32.1	26.0
September	155.6	124.0	3.2	28.4	15.9	10.8	34.5	25.9	67.5	55.6	37.8	31.7
October	146.8	118.8	3.2	24.9	13.4	10.5	30.7	23.9	60.7	52.4	42.0	32.0
November	133.0	102.6	2.9	27.5	12.0	9.0	30.5	23.8	59.5	46.8	31.1	23.1
December	123.1	97.2	2.6	23.3	11.6	8.1	24.4	19.7	54.9	44.1	32.2	25.3
2003: January	117.8	95.9	2.8	19.0	7.8	5.8	17.7	16.2	57.6	45.7	34.7	28.3
February	109.7	88.1	2.0	19.6	7.9	5.0	15.0	12.9	55.4	45.0	31.4	25.1
March	147.2	120.1	2.8	24.3	12.0	8.7	26.8	21.4	71.8	61.4	36.6	28.6
April	151.2	128.2	2.7	20.4	13.2	11.4	30.7	27.6	66.9	55.4	40.4	33.7
May	165.0	133.7	2.4	29.0	14.4	11.3	36.0	30.4	72.6	57.5	42.0	34.4
June	174.5	144.4	2.5	27.6	15.8	10.8	36.1	30.6	75.2	63.1	47.5	39.9
July	175.8	142.8	3.3	29.7	17.6	11.6	37.8	31.2	77.6	64.8	42.8	35.1
August	163.8	132.2	2.9	28.7	15.0	11.1	36.8	29.7	75.0	62.3	37.1	29.1
September	171.3	137.0	4.0	30.2	16.9	10.3	40.7	33.3	74.0	60.1	39.7	33.3
October	173.5	141.6	2.7	29.1	14.0	10.0	36.3	30.7	78.7	63.5	44.6	37.3
November	153.7	121.0	3.2	29.5	15.6	10.0	33.8	24.9	65.1	52.5	39.2	33.6
December	144.2	114.1	2.2	28.0	12.5	9.8	26.4	20.1	68.9	54.9	36.5	29.2
2004: January	124.5	99.5	2.0	23.0	8.1	5.5	16.0	13.1	65.4	51.4	35.1	29.5
February <sup>f</sup>	126.4	102.1	1.9	22.4	9.7	5.8	18.1	15.9	65.2	52.5	33.5	27.9
March <sup>f</sup>	175.0	143.3	2.6	29.1	13.5	10.4	30.6	25.9	84.8	69.3	46.2	37.8
<b>April<sup>p</sup></b>	<b>178.9</b>	<b>148.7</b>	<b>3.7</b>	<b>26.5</b>	<b>15.7</b>	<b>12.0</b>	<b>36.3</b>	<b>31.2</b>	<b>85.7</b>	<b>70.3</b>	<b>41.3</b>	<b>35.2</b>
Average RSE (%) <sup>1</sup>	3	3	21	10	11	11	8	7	4	4	7	7

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable.

<sup>1</sup>Average RSE for the latest 6-month period.

<sup>2</sup>See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

<sup>3</sup>Computed using unrounded data.

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

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

Period	United States				Northeast		Midwest		South		West		
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit	
		1 unit	2 to 4 units	5 units or more									
Seasonally adjusted													
2002: <sup>f</sup>	January	996	669	(S)	297	114	71	204	149	419	286	259	163
	February	1,005	676	(S)	298	115	72	204	150	425	290	261	164
	March	1,013	676	(S)	304	118	72	204	148	429	290	262	166
	April	1,011	679	(S)	301	116	71	200	148	431	291	264	169
	May	1,019	686	(S)	305	118	73	201	147	431	293	269	173
	June	1,023	689	(S)	305	118	74	206	152	433	292	266	171
	July	1,029	696	(S)	304	120	72	211	157	431	293	267	174
	August	1,013	684	(S)	303	120	73	205	150	429	291	259	170
	September	1,024	691	(S)	307	124	73	207	150	431	293	262	175
	October	1,026	694	(S)	306	126	74	208	148	425	293	267	179
	November	1,031	695	(S)	309	126	74	210	148	429	296	266	177
	December	1,033	700	(S)	307	126	75	211	149	431	298	265	178
2003: <sup>f</sup>	January	1,051	718	(S)	307	126	76	218	156	434	300	273	186
	February	1,048	717	(S)	305	121	74	216	154	435	302	276	187
	March	1,050	723	(S)	303	124	76	214	154	439	308	273	185
	April	1,046	724	(S)	298	122	77	212	155	436	304	276	188
	May	1,048	725	(S)	299	118	76	212	157	440	304	278	188
	June	1,061	735	(S)	302	119	76	212	159	445	306	285	194
	July	1,078	744	(S)	310	124	77	213	161	457	315	284	191
	August	1,101	757	(S)	320	124	76	219	165	469	323	289	193
	September	1,116	766	(S)	325	127	75	224	169	479	331	286	191
	October	1,134	781	(S)	329	126	74	228	173	490	337	290	197
	November	1,154	793	(S)	336	126	72	235	176	494	338	299	207
	December	1,181	811	(S)	346	129	74	240	179	503	344	309	214
2004:	January <sup>f</sup>	1,197	822	(S)	349	130	73	237	178	518	353	312	218
	February <sup>f</sup>	1,207	825	(S)	357	132	73	235	176	525	355	315	221
	March <sup>f</sup>	1,226	839	(S)	361	134	74	239	180	533	360	320	225
	<b>April<sup>p</sup></b>	<b>1,223</b>	<b>834</b>	<b>(S)</b>	<b>362</b>	<b>137</b>	<b>75</b>	<b>240</b>	<b>181</b>	<b>535</b>	<b>360</b>	<b>311</b>	<b>218</b>
Average RSE (%) <sup>1</sup>		2	2	(X)	3	4	7	4	5	3	2	3	4
<b>Percent Change:</b>													
	<i>April 2004 from March 2004</i>	<b>-0.2%</b>	<b>-0.6%</b>	<b>(S)</b>	<b>0.3%</b>	<b>2.2%</b>	<b>1.4%</b>	<b>0.4%</b>	<b>0.6%</b>	<b>0.4%</b>	<b>0.0%</b>	<b>-2.8%</b>	<b>-3.1%</b>
	<i>90% Confidence Interval<sup>2</sup></i>	$\pm 0.8$	$\pm 1.0$	<b>(X)</b>	$\pm 1.4$	$\pm 1.5$	$\pm 2.2$	$\pm 1.9$	$\pm 1.7$	$\pm 1.4$	$\pm 1.7$	$\pm 1.4$	$\pm 1.7$
	<i>April 2004 from April 2003</i>	<b>16.9%</b>	<b>15.2%</b>	<b>(S)</b>	<b>21.5%</b>	<b>12.3%</b>	<b>-2.6%</b>	<b>13.2%</b>	<b>16.8%</b>	<b>22.7%</b>	<b>18.4%</b>	<b>12.7%</b>	<b>16.0%</b>
	<i>90% Confidence Interval<sup>2</sup></i>	$\pm 2.8$	$\pm 3.1$	<b>(X)</b>	$\pm 6.9$	$\pm 7.5$	$\pm 9.4$	$\pm 7.8$	$\pm 7.7$	$\pm 3.9$	$\pm 3.8$	$\pm 5.2$	$\pm 7.2$

See footnotes at end of table.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Not seasonally adjusted												
2002: January	957.3	631.3	30.1	295.9	111.4	68.4	194.2	139.3	401.3	268.7	250.4	154.9
February	960.7	635.9	30.8	294.0	109.0	67.0	191.1	138.0	408.7	274.8	251.8	156.1
March	979.8	643.3	33.0	303.5	114.1	68.1	192.0	136.3	419.3	280.6	254.3	158.3
April	999.8	666.8	30.9	302.1	113.6	68.7	193.4	140.8	430.2	290.0	262.6	167.3
May	1,024.6	690.3	28.1	306.2	117.4	72.6	200.2	145.9	436.4	297.9	270.6	173.9
June	1,045.7	710.3	28.7	306.7	119.6	75.2	213.3	159.1	442.7	301.1	270.2	174.9
July	1,064.9	730.4	28.9	305.6	123.3	75.1	221.5	167.2	444.7	306.2	275.3	181.9
August	1,045.5	719.2	25.4	300.9	123.0	76.3	214.8	160.4	440.7	303.8	266.9	178.6
September	1,053.8	722.8	25.7	305.3	127.4	76.5	215.7	158.9	441.6	304.3	269.1	183.1
October	1,057.0	723.0	26.6	307.3	129.8	77.0	217.5	157.6	434.5	301.3	275.3	187.1
November	1,039.7	700.1	27.2	312.3	128.3	75.9	214.2	151.4	430.7	296.2	266.5	176.6
December	1,001.2	668.8	26.3	306.0	125.0	73.8	207.1	145.0	413.0	280.8	256.0	169.2
2003: January	1,005.2	675.2	25.4	304.6	122.2	72.6	206.1	144.8	415.6	282.6	261.3	175.2
February	999.4	671.6	25.6	302.2	115.0	68.7	201.9	140.2	418.6	286.8	263.9	175.9
March	1,014.2	687.6	24.4	302.3	119.6	71.8	200.9	141.0	429.3	298.5	264.5	176.3
April	1,032.2	708.8	23.8	299.6	120.7	75.2	202.8	146.0	435.3	302.7	273.4	185.0
May	1,055.6	729.6	23.8	302.3	118.3	75.6	211.5	155.7	446.5	309.2	279.3	189.1
June	1,083.9	756.6	23.7	303.7	120.3	77.1	218.1	165.1	455.1	315.5	290.4	198.9
July	1,117.3	782.7	24.1	310.5	126.8	79.9	224.1	171.7	470.9	328.7	295.5	202.5
August	1,136.0	795.9	24.1	315.9	126.8	79.6	230.2	176.8	481.6	337.3	297.3	202.2
September	1,152.4	805.2	24.3	322.9	129.7	78.3	236.3	181.3	490.8	343.9	295.7	201.7
October	1,163.3	808.1	24.6	330.7	129.1	76.8	237.8	182.3	499.1	345.6	297.3	203.4
November	1,166.5	799.2	25.4	341.8	129.3	74.1	241.5	181.3	495.8	337.7	299.9	206.2
December	1,141.4	772.9	24.4	344.2	128.1	73.3	234.7	173.5	482.6	324.3	296.1	201.8
2004: January	1,145.7	773.6	25.4	346.6	126.6	70.1	224.7	165.6	495.9	332.5	298.6	205.5
February <sup>f</sup>	1,149.9	772.3	25.0	352.5	126.1	67.8	218.6	160.1	504.6	336.7	300.6	207.8
March <sup>f</sup>	1,185.6	799.0	26.1	360.5	130.3	69.9	223.9	164.7	521.8	349.2	309.7	215.1
<b>April<sup>p</sup></b>	<b>1,206.3</b>	<b>816.7</b>	<b>27.5</b>	<b>362.1</b>	<b>134.6</b>	<b>73.0</b>	<b>229.4</b>	<b>170.6</b>	<b>534.6</b>	<b>358.9</b>	<b>307.8</b>	<b>214.3</b>
Average RSE (%) <sup>1</sup>	2	2	9	3	4	7	4	5	3	2	3	4

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.  
X Not applicable.

<sup>1</sup>Average RSE for the latest 6-month period.

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



**Table 5. New Privately-Owned Housing Units Completed**

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2002: <sup>f</sup> January	1,632	1,324	(S)	273	187	126	289	260	752	622	404	316
February	1,671	1,370	(S)	274	139	117	374	294	758	629	400	330
March	1,559	1,324	(S)	219	135	119	332	298	678	571	414	336
April	1,625	1,258	(S)	326	155	110	330	266	796	623	344	259
May	1,705	1,359	(S)	281	141	106	354	281	826	666	384	306
June	1,589	1,281	(S)	275	161	121	252	207	744	602	432	351
July	1,615	1,275	(S)	308	145	121	308	234	769	611	393	309
August	1,722	1,339	(S)	336	159	111	364	293	761	605	438	330
September	1,641	1,331	(S)	279	132	110	336	273	761	633	412	315
October	1,601	1,286	(S)	288	132	107	314	264	764	609	391	306
November	1,718	1,401	(S)	288	157	111	361	306	726	601	474	383
December	1,671	1,349	(S)	291	134	102	338	288	750	609	449	350
2003: <sup>f</sup> January	1,648	1,313	(S)	286	140	99	280	246	798	630	430	338
February	1,678	1,331	(S)	322	212	129	300	274	738	574	428	354
March	1,615	1,296	(S)	273	116	76	347	276	726	599	426	345
April	1,664	1,357	(S)	268	153	110	357	288	762	644	392	315
May	1,732	1,379	(S)	322	187	122	348	257	743	621	454	379
June	1,658	1,363	(S)	270	154	102	330	246	746	648	428	367
July	1,681	1,421	(S)	231	139	115	352	284	723	622	467	400
August	1,579	1,332	(S)	227	151	124	327	266	697	601	404	341
September	1,697	1,399	(S)	255	143	114	351	294	727	599	476	392
October	1,731	1,483	(S)	227	157	125	319	283	775	670	480	405
November	1,709	1,459	(S)	227	162	137	316	267	805	695	426	360
December	1,736	1,459	(S)	244	151	110	334	298	828	698	423	353
2004: January <sup>f</sup>	1,714	1,437	(S)	264	129	123	380	318	726	607	479	389
February <sup>f</sup>	1,729	1,458	(S)	240	139	113	377	334	762	648	451	363
March <sup>f</sup>	1,784	1,493	(S)	271	140	114	341	295	836	694	467	390
<b>April<sup>g</sup></b>	<b>1,943</b>	<b>1,670</b>	<b>(S)</b>	<b>255</b>	<b>140</b>	<b>116</b>	<b>369</b>	<b>324</b>	<b>886</b>	<b>760</b>	<b>548</b>	<b>470</b>
Average RSE (%) <sup>1</sup>	3	4	(X)	10	11	12	8	8	5	5	7	7
<b>Percent Change:</b>												
<i>April 2004 from March 2004</i>	<b>8.9%</b>	<b>11.9%</b>	(S)	<b>-5.9%</b>	<b>0.0%</b>	<b>1.8%</b>	<b>8.2%</b>	<b>9.8%</b>	<b>6.0%</b>	<b>9.5%</b>	<b>17.3%</b>	<b>20.5%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 9.6	± 9.5	(X)	± 31.0	± 15.8	± 13.3	± 23.8	± 25.5	± 13.8	± 12.8	± 18.7	± 19.6
<i>April 2004 from April 2003</i>	<b>16.8%</b>	<b>23.1%</b>	(S)	<b>-4.9%</b>	<b>-8.5%</b>	<b>5.5%</b>	<b>3.4%</b>	<b>12.5%</b>	<b>16.3%</b>	<b>18.0%</b>	<b>39.8%</b>	<b>49.2%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 9.7	± 9.9	(X)	± 27.6	± 31.6	± 23.4	± 21.7	± 22.9	± 12.5	± 11.8	± 23.6	± 27.2

See footnotes at end of table.

**Table 5. New Privately-Owned Housing Units Completed - Con.**

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Not seasonally adjusted												
2002	1,648.4	1,325.1	35.0	288.2	147.9	113.3	329.8	272.0	757.8	614.8	412.8	325.0
2003	1,678.7	1,386.3	31.5	260.8	154.6	113.6	332.2	274.2	755.6	635.5	436.2	363.1
RSE (%)	1	1	10	3	3	2	3	3	2	2	2	2
2003: First 4 months	483.9	388.6	11.7	83.7	43.3	28.4	90.3	75.3	225.8	184.0	124.5	100.9
2004: First 4 months	527.7	446.6	5.9	75.2	39.5	33.5	102.1	87.8	240.9	204.2	145.3	121.1
RSE (%)	3	3	26	14	12	13	9	7	5	4	6	6
<i>Year to Date Percent Change</i> <sup>3</sup>	<b>9.0%</b>	<b>14.9%</b>	<b>-49.1%</b>	<b>-10.2%</b>	<b>-8.9%</b>	<b>17.6%</b>	<b>13.0%</b>	<b>16.6%</b>	<b>6.7%</b>	<b>11.0%</b>	<b>16.7%</b>	<b>20.1%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 4.3	± 4.0	± 18.8	± 12.9	± 15.8	± 19.3	± 13.3	± 10.7	± 5.9	± 5.4	± 7.3	± 7.4
2002: January	112.3	91.0	2.4	18.8	12.9	8.7	18.9	16.9	53.2	44.2	27.2	21.2
February	115.2	94.9	1.8	18.5	9.4	7.9	24.0	18.6	53.7	45.1	28.0	23.3
March	121.2	103.0	1.3	16.8	9.8	8.6	24.3	21.7	54.0	45.7	33.0	27.0
April	127.3	98.3	3.2	25.8	11.9	8.4	25.4	20.3	62.3	48.7	27.7	20.9
May	139.4	110.5	5.4	23.5	11.2	8.3	28.8	22.6	67.7	54.3	31.7	25.2
June	138.2	110.2	3.0	25.0	14.3	10.7	21.8	17.7	64.8	51.8	37.4	30.0
July	136.6	105.1	2.9	28.6	11.7	9.4	26.8	20.0	65.2	50.5	33.0	25.2
August	158.3	117.9	4.9	35.4	15.5	10.4	33.4	25.9	69.0	52.5	40.5	29.0
September	146.6	119.8	2.7	24.1	12.3	10.4	31.9	26.5	66.2	55.2	36.1	27.8
October	143.2	117.4	2.2	23.6	11.8	9.7	29.5	25.4	67.4	54.7	34.6	27.6
November	149.7	125.6	2.2	22.0	13.8	10.3	33.6	29.5	61.3	51.8	41.0	34.0
December	160.4	131.3	2.8	26.2	13.3	10.4	31.3	26.8	73.0	60.3	42.7	33.8
2003: January	113.3	90.1	3.4	19.8	9.5	6.6	18.4	16.0	56.3	44.7	29.2	22.8
February	115.7	92.3	1.7	21.7	14.3	8.7	19.2	17.4	52.2	41.1	30.0	25.0
March	125.4	101.0	3.5	20.9	8.6	5.5	25.3	19.9	57.7	47.9	33.8	27.7
April	129.5	105.2	3.1	21.3	11.0	7.6	27.4	22.0	59.7	50.3	31.4	25.3
May	142.9	113.4	2.6	26.9	16.0	10.5	28.3	20.7	61.1	50.9	37.5	31.3
June	144.2	117.1	2.3	24.8	13.8	9.0	28.6	20.9	64.8	55.9	36.9	31.3
July	141.6	117.5	2.7	21.4	11.4	9.2	30.6	24.2	60.8	51.5	38.7	32.5
August	143.2	117.1	2.1	24.0	14.0	11.2	30.2	23.7	62.4	52.3	36.6	29.9
September	152.5	126.6	3.7	22.1	13.8	11.2	33.6	28.7	63.2	52.1	41.9	34.6
October	155.4	135.2	1.7	18.5	13.5	10.9	30.1	27.2	69.0	60.5	42.8	36.6
November	148.5	129.4	1.8	17.3	14.5	12.6	29.4	25.7	67.7	59.3	36.9	31.9
December	166.4	141.4	3.0	22.0	14.2	10.5	31.1	27.9	80.8	69.0	40.4	34.1
2004: January	118.6	99.4	0.9	18.2	9.5	9.1	25.1	20.8	51.0	42.8	32.9	26.7
February <sup>f</sup>	119.5	101.2	2.1	16.2	9.6	7.9	24.2	21.3	54.1	46.4	31.6	25.6
March <sup>f</sup>	137.2	115.4	1.5	20.3	9.8	7.9	24.4	21.0	66.2	55.5	36.8	31.0
<b>April<sup>p</sup></b>	<b>152.4</b>	<b>130.6</b>	<b>1.4</b>	<b>20.4</b>	<b>10.5</b>	<b>8.6</b>	<b>28.3</b>	<b>24.7</b>	<b>69.5</b>	<b>59.5</b>	<b>44.0</b>	<b>37.7</b>
Average RSE (%) <sup>1</sup>	3	4	28	10	11	12	8	8	5	5	7	7

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable.

<sup>1</sup>Average RSE for the latest 6-month period.

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

<sup>3</sup> Computed using unrounded data.