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**U.S. Department of Housing and Urban Development**

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**NEW RESIDENTIAL CONSTRUCTION IN FEBRUARY 2009**

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for February 2009:

**BUILDING PERMITS**

Privately-owned housing units authorized by building permits in February were at a seasonally adjusted annual rate of 547,000. This is 3.0 percent ( $\pm 3.5\%$ )\* above the revised January rate of 531,000, but is 44.2 percent ( $\pm 1.2\%$ ) below the revised February 2008 estimate of 981,000.

Single-family authorizations in February were at a rate of 373,000; this is 11.0 percent ( $\pm 2.1\%$ ) above the January figure of 336,000. Authorizations of units in buildings with five units or more were at a rate of 156,000 in February.

**HOUSING STARTS**

Privately-owned housing starts in February were at a seasonally adjusted annual rate of 583,000. This is 22.2 percent ( $\pm 13.8\%$ ) above the revised January estimate of 477,000, but is 47.3 percent ( $\pm 5.3\%$ ) below the revised February 2008 rate of 1,107,000.

Single-family housing starts in February were at a rate of 357,000; this is 1.1 percent ( $\pm 11.0\%$ )\* above the January figure of 353,000. The February rate for units in buildings with five units or more was 212,000.

**HOUSING COMPLETIONS**

Privately-owned housing completions in February were at a seasonally adjusted annual rate of 785,000. This is 2.3 percent ( $\pm 14.8\%$ )\* above the revised January estimate of 767,000, but is 37.3 percent ( $\pm 7.7\%$ ) below the revised February 2008 rate of 1,251,000.

Single-family housing completions in February were at a rate of 505,000; this is 8.2 percent ( $\pm 11.8\%$ )\* below the January figure of 550,000. The February rate for units in buildings with five units or more was 268,000.

*New Residential Construction data for March 2009 will be released on Thursday April 16, 2009, at 8:30 A.M. EDT.*

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

**EXPLANATORY NOTES**

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 3 months to establish an underlying trend for building permit authorizations, 4 months for total starts, and 5 months for total completions. The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated relative standard errors of the most recent data are shown in the tables. Whenever a statement such as "2.5 percent ( $\pm 3.2\%$ ) above" appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The same policies apply to the confidence intervals for percent changes shown in the tables. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about one percent. Explanations of confidence intervals and sampling variability can be found on our web site listed above.

\* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2008: February	981	646	40	295	105	66	130	97	504	350	242	133
March	932	621	37	274	111	60	126	93	502	340	193	128
April	982	649	38	295	108	60	157	110	499	344	218	135
May	978	635	34	309	137	58	147	109	460	330	234	138
June	1,138	616	33	489	295	53	148	103	459	321	236	139
July	937	584	33	320	105	56	147	99	487	306	198	123
August	857	553	31	273	82	59	143	92	443	283	189	119
September	805	538	34	233	93	55	134	94	408	277	170	112
October	730	470	29	231	75	47	131	86	363	243	161	94
November	615	414	21	180	68	45	103	76	292	207	152	86
December	547	364	17	166	61	40	84	60	288	191	114	73
2009: January <sup>f</sup>	531	336	22	173	58	41	82	51	273	180	118	64
<b>February<sup>p</sup></b>	<b>547</b>	<b>373</b>	<b>18</b>	<b>156</b>	<b>74</b>	<b>36</b>	<b>82</b>	<b>65</b>	<b>289</b>	<b>208</b>	<b>102</b>	<b>64</b>
Average RSE (%) <sup>1</sup>	1	1	5	2	4	3	3	4	1	1	2	3
<b>Percent Change:</b>												
<i>February 2009 from January 2009</i>	<i>3.0%</i>	<i>11.0%</i>	<i>-18.2%</i>	<i>-9.8%</i>	<i>27.6%</i>	<i>-12.2%</i>	<i>0.0%</i>	<i>27.5%</i>	<i>5.9%</i>	<i>15.6%</i>	<i>-13.6%</i>	<i>0.0%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 3.5</i>	<i>± 2.1</i>	<i>± 2.3</i>	<i>± 10.9</i>	<i>± 6.9</i>	<i>± 10.1</i>	<i>± 20.3</i>	<i>± 23.2</i>	<i>± 2.3</i>	<i>± 2.7</i>	<i>± 11.4</i>	<i>± 14.6</i>
<i>February 2009 from February 2008</i>	<i>-44.2%</i>	<i>-42.3%</i>	<i>-55.0%</i>	<i>-47.1%</i>	<i>-29.5%</i>	<i>-45.5%</i>	<i>-36.9%</i>	<i>-33.0%</i>	<i>-42.7%</i>	<i>-40.6%</i>	<i>-57.9%</i>	<i>-51.9%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 1.2</i>	<i>± 0.9</i>	<i>± 5.7</i>	<i>± 2.0</i>	<i>± 5.0</i>	<i>± 7.3</i>	<i>± 3.9</i>	<i>± 4.5</i>	<i>± 1.3</i>	<i>± 1.5</i>	<i>± 2.6</i>	<i>± 3.3</i>
Not seasonally adjusted												
2007	1,398.4	979.9	59.6	359.0	150.6	83.7	211.7	153.8	692.2	507.5	343.9	234.9
2008 <sup>2</sup>	892.8	569.9	32.3	290.5	117.8	55.8	136.5	94.5	443.3	299.3	195.2	74.9
RSE (%)	2	1	4	(Z)	4	6	9	4	1	1	5	1
2008: Year to Date <sup>2</sup>	150.7	95.1	5.6	49.9	14.2	8.0	18.4	11.2	84.4	56.7	33.7	19.2
2009: Year to Date <sup>2</sup>	73.9	47.4	2.7	23.8	7.6	4.3	8.7	5.6	42.2	28.9	15.4	8.6
RSE (%)	1	1	4	(Z)	4	5	6	3	1	1	4	2
<b>Year to Date Percent Change<sup>4</sup></b>	<b>-51.0%</b>	<b>-50.1%</b>	<b>-51.8%</b>	<b>-52.3%</b>	<b>-46.4%</b>	<b>-45.4%</b>	<b>-52.8%</b>	<b>-50.2%</b>	<b>-50.0%</b>	<b>-49.0%</b>	<b>-54.3%</b>	<b>-55.5%</b>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 1.5</i>	<i>± 1.3</i>	<i>± 4.3</i>	<i>± 2.6</i>	<i>± 4.3</i>	<i>± 5.7</i>	<i>± 6.7</i>	<i>± 8.4</i>	<i>± 0.9</i>	<i>± 1.1</i>	<i>± 3.8</i>	<i>± 5.1</i>
2008: February	73.4	47.5	2.8	23.0	6.4	3.8	7.9	5.3	40.3	28.5	18.8	9.9
March	77.4	53.6	3.0	20.8	8.4	4.7	9.9	7.5	43.2	30.2	15.9	11.2
April	89.5	62.7	3.4	23.4	9.7	5.7	15.7	11.5	44.4	32.4	19.8	13.1
May	90.3	61.1	2.9	26.2	12.6	5.6	14.2	11.4	41.6	30.7	21.9	13.5
June	108.1	58.7	2.9	46.5	29.7	5.2	14.4	10.2	41.6	29.4	22.5	13.8
July	83.5	55.0	3.0	25.5	9.8	5.6	14.3	10.1	42.2	27.7	17.2	11.6
August	73.9	47.4	2.7	23.8	7.2	5.3	12.9	8.2	38.0	24.0	15.8	9.9
September	68.8	45.3	3.1	20.4	8.2	5.0	12.8	8.8	33.1	22.4	14.7	9.2
October	61.7	39.9	2.5	19.4	6.8	4.4	12.2	8.3	29.0	19.6	13.8	7.7
November	40.2	25.9	1.4	13.0	4.9	2.9	7.2	5.0	18.5	12.9	9.7	5.1
December	39.8	24.2	1.4	14.2	4.6	2.8	5.4	3.2	21.4	13.3	8.5	5.0
2009: January <sup>f</sup>	36.3	21.8	1.4	13.1	3.5	2.4	4.3	2.3	20.4	13.0	8.0	4.1
<b>February<sup>p</sup></b>	<b>37.6</b>	<b>25.6</b>	<b>1.3</b>	<b>10.8</b>	<b>4.1</b>	<b>1.9</b>	<b>4.3</b>	<b>3.3</b>	<b>21.8</b>	<b>16.0</b>	<b>7.4</b>	<b>4.5</b>
Average RSE (%) <sup>1</sup>	1	1	5	2	4	3	3	4	1	1	2	3

<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. Z Relative standard error is less than 0.5 percent.

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

<sup>2</sup>Reflects revisions not distributed to months.

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

<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								
2008: February	176.7	104.9	6.4	65.3	19.6	9.8	20.1	10.4	87.9	55.6	49.1	29.1
March	168.1	99.8	5.6	62.6	16.1	9.7	19.7	9.8	86.6	52.7	45.7	27.7
April	164.8	100.5	5.0	59.3	17.1	9.5	20.4	11.7	85.2	53.6	42.1	25.6
May	163.7	98.4	5.5	59.9	17.6	8.9	21.3	11.6	81.5	51.6	43.3	26.2
June	166.2	94.3	5.5	66.4	24.1	8.7	20.9	11.1	75.7	47.3	45.5	27.2
July	159.0	91.4	4.8	62.9	19.4	8.3	18.8	10.4	76.7	47.3	44.1	25.4
August	152.5	83.1	4.9	64.4	13.9	7.6	18.6	8.5	78.9	45.1	41.0	21.9
September	143.6	80.9	5.0	57.6	13.4	7.7	16.8	9.3	73.0	42.7	40.4	21.1
October	129.4	73.8	5.0	50.7	11.8	6.2	14.9	8.8	65.1	39.9	37.6	18.8
November	118.3	65.4	4.9	47.9	12.0	6.4	13.5	6.8	56.4	36.1	36.4	16.1
December <sup>f</sup>	116.6	64.6	4.1	47.8	12.2	6.4	13.4	6.3	56.4	35.5	34.6	16.4
2009: January <sup>f</sup>	117.5	62.6	4.9	50.0	12.9	7.2	14.6	6.5	58.2	34.0	31.8	14.8
<b>February<sup>p</sup></b>	<b>112.2</b>	<b>61.0</b>	<b>5.1</b>	<b>46.1</b>	<b>13.3</b>	<b>7.2</b>	<b>14.1</b>	<b>6.9</b>	<b>54.2</b>	<b>33.0</b>	<b>30.6</b>	<b>13.9</b>
Average RSE (%) <sup>1</sup>	5	7	15	6	14	17	10	11	7	10	11	16
<b>Percent Change:<sup>2</sup></b>												
<b>February 2009 from January 2009</b>	<b>-4.5%</b>	<b>-2.5%</b>	<b>3.9%</b>	<b>-7.9%</b>	<b>3.4%</b>	<b>0.0%</b>	<b>-3.7%</b>	<b>6.3%</b>	<b>-6.8%</b>	<b>-3.0%</b>	<b>-3.9%</b>	<b>-6.4%</b>
<b>90% Confidence Interval<sup>3</sup></b>	<b>±2.3</b>	<b>±2.6</b>	<b>±14.6</b>	<b>±4.5</b>	<b>±6.2</b>	<b>±4.2</b>	<b>±7.1</b>	<b>±10.0</b>	<b>±4.0</b>	<b>±3.3</b>	<b>±4.4</b>	<b>±7.5</b>
<b>February 2009 from February 2008</b>	<b>-36.5%</b>	<b>-41.9%</b>	<b>-20.6%</b>	<b>-29.4%</b>	<b>-32.1%</b>	<b>-25.9%</b>	<b>-29.8%</b>	<b>-33.8%</b>	<b>-38.3%</b>	<b>-40.7%</b>	<b>-37.7%</b>	<b>-52.4%</b>
<b>90% Confidence Interval<sup>3</sup></b>	<b>±4.8</b>	<b>±4.5</b>	<b>±24.2</b>	<b>±10.5</b>	<b>±7.7</b>	<b>±14.1</b>	<b>±13.4</b>	<b>±12.2</b>	<b>±7.9</b>	<b>±7.0</b>	<b>±8.7</b>	<b>±7.3</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												
2008: February	1,107	722	(S)	356	129	67	154	110	577	376	247	169
March	988	711	(S)	261	115	67	135	108	515	380	223	156
April	1,004	681	(S)	308	93	59	164	104	504	353	243	165
May	982	682	(S)	280	123	66	139	113	500	365	220	138
June	1,089	663	(S)	404	251	63	139	113	490	348	209	139
July	949	644	(S)	291	168	73	155	109	441	320	185	142
August	854	615	(S)	224	134	62	128	113	401	303	191	137
September	824	551	(S)	254	112	57	138	87	410	290	164	117
October	767	536	(S)	221	76	57	121	94	409	268	161	117
November	655	456	(S)	181	56	41	106	87	355	232	138	96
December <sup>f</sup>	558	394	(S)	155	63	51	77	60	284	203	134	80
2009: January <sup>f</sup>	477	353	(S)	118	35	24	53	47	255	199	134	83
<b>February<sup>p</sup></b>	<b>583</b>	<b>357</b>	<b>(S)</b>	<b>212</b>	<b>66</b>	<b>37</b>	<b>84</b>	<b>53</b>	<b>332</b>	<b>204</b>	<b>101</b>	<b>63</b>
Average RSE (%) <sup>1</sup>	6	5	(X)	14	15	14	14	14	9	7	10	11
<b>Percent Change:</b>												
<i>February 2009 from January 2009</i>	<i>22.2%</i>	<i>1.1%</i>	<i>(S)</i>	<i>79.7%</i>	<i>88.6%</i>	<i>54.2%</i>	<i>58.5%</i>	<i>12.8%</i>	<i>30.2%</i>	<i>2.5%</i>	<i>-24.6%</i>	<i>-24.1%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 13.8</i>	<i>± 11.0</i>	<i>(X)</i>	<i>± 42.4</i>	<i>± 68.0</i>	<i>± 50.1</i>	<i>± 83.3</i>	<i>± 50.1</i>	<i>± 22.5</i>	<i>± 14.2</i>	<i>± 17.3</i>	<i>± 19.7</i>
<i>February 2009 from February 2008</i>	<i>-47.3%</i>	<i>-50.6%</i>	<i>(S)</i>	<i>-40.4%</i>	<i>-48.8%</i>	<i>-44.8%</i>	<i>-45.5%</i>	<i>-51.8%</i>	<i>-42.5%</i>	<i>-45.7%</i>	<i>-59.1%</i>	<i>-62.7%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 5.3</i>	<i>± 3.9</i>	<i>(X)</i>	<i>± 17.3</i>	<i>± 22.2</i>	<i>± 17.9</i>	<i>± 22.4</i>	<i>± 8.7</i>	<i>± 6.6</i>	<i>± 5.7</i>	<i>± 9.0</i>	<i>± 7.3</i>
Not seasonally adjusted												
2007	1,355.0	1,046.0	31.7	277.3	142.9	93.0	210.1	171.1	681.1	539.5	320.9	242.4
2008 <sup>f</sup>	905.5	622.0	17.5	266.0	121.0	62.7	134.9	102.3	453.4	323.7	196.2	133.3
RSE (%)	1	1	10	3	3	3	2	2	2	2	2	2
2008: Year to Date	149.2	100.5	3.9	44.9	15.7	9.1	16.9	11.2	82.2	59.3	34.4	20.8
2009: Year to Date	71.5	47.0	1.4	23.1	6.1	3.2	7.2	4.6	42.2	29.4	16.0	9.8
RSE (%)	3	4	25	9	13	11	13	14	4	5	8	8
<b>Year to Date Percent Change<sup>3</sup></b>	<b>-52.1%</b>	<b>-53.2%</b>	<b>-65.2%</b>	<b>-48.5%</b>	<b>-61.5%</b>	<b>-64.5%</b>	<b>-57.4%</b>	<b>-59.1%</b>	<b>-48.6%</b>	<b>-50.4%</b>	<b>-53.5%</b>	<b>-52.9%</b>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 3.1</i>	<i>± 3.4</i>	<i>± 18.5</i>	<i>± 9.6</i>	<i>± 9.9</i>	<i>± 9.6</i>	<i>± 12.9</i>	<i>± 9.0</i>	<i>± 3.9</i>	<i>± 4.4</i>	<i>± 7.1</i>	<i>± 8.0</i>
2008: February	78.4	51.9	2.0	24.5	7.6	3.3	8.7	5.7	44.2	30.4	17.9	12.5
March	82.2	61.5	1.2	19.5	8.6	5.0	9.7	7.7	45.2	35.1	18.6	13.6
April	89.5	62.6	1.3	25.7	8.2	5.3	15.0	10.0	45.3	32.6	21.1	14.6
May	91.7	66.1	1.7	23.9	11.7	6.8	14.2	12.0	44.9	33.4	20.8	13.8
June	102.5	65.2	1.9	35.3	23.0	6.6	14.1	11.8	45.8	33.4	19.5	13.4
July	86.7	59.9	1.2	25.6	15.1	6.8	15.4	11.4	38.7	28.1	17.4	13.7
August	76.4	54.4	1.4	20.6	12.7	6.1	11.9	10.5	34.7	25.8	17.0	12.0
September	73.9	48.7	1.8	23.4	9.8	4.7	13.1	8.4	36.5	25.4	14.5	10.1
October	68.2	45.8	1.0	21.4	7.2	5.4	11.7	9.2	35.3	21.6	14.0	9.7
November	47.5	31.3	1.5	14.8	4.3	3.1	8.0	6.4	25.3	15.2	9.9	6.5
December <sup>f</sup>	37.7	26.1	0.6	11.0	4.5	3.6	4.8	3.6	19.5	13.7	9.0	5.2
2009: January <sup>f</sup>	31.1	22.4	0.4	8.3	2.1	1.3	2.4	2.0	17.7	13.8	8.9	5.3
<b>February<sup>p</sup></b>	<b>40.4</b>	<b>24.6</b>	<b>0.9</b>	<b>14.8</b>	<b>3.9</b>	<b>1.9</b>	<b>4.8</b>	<b>2.6</b>	<b>24.6</b>	<b>15.7</b>	<b>7.1</b>	<b>4.5</b>
Average RSE (%) <sup>1</sup>	6	5	37	14	15	14	14	14	9	7	10	11

<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.

<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								
<b>Seasonally adjusted</b>												
2008: February	1,024	580	(S)	416	159	70	162	105	428	253	275	152
March	1,013	563	(S)	423	161	68	158	102	423	246	271	147
April	1,006	550	(S)	429	158	64	157	99	420	240	271	147
May	989	530	(S)	434	156	62	152	95	415	233	266	140
June	977	511	(S)	442	169	62	145	89	403	226	260	134
July	955	489	(S)	442	169	60	144	87	391	216	251	126
August	939	479	(S)	437	172	59	139	85	377	210	251	125
September	905	456	(S)	428	172	58	126	79	365	201	242	118
October	877	438	(S)	419	170	58	120	76	355	191	232	113
November	843	417	(S)	407	162	56	112	73	346	180	223	108
December <sup>f</sup>	804	397	(S)	389	159	55	106	71	324	169	215	102
2009: January <sup>f</sup>	783	383	(S)	383	157	54	101	69	314	161	211	99
<b>February<sup>p</sup></b>	<b>762</b>	<b>370</b>	<b>(S)</b>	<b>375</b>	<b>153</b>	<b>54</b>	<b>98</b>	<b>66</b>	<b>309</b>	<b>155</b>	<b>202</b>	<b>95</b>
Average RSE (%) <sup>1</sup>	2	4	(X)	3	6	10	7	9	3	4	6	9
<b>Percent Change:</b>												
<i>February 2009 from January 2009</i>	<i>-2.7%</i>	<i>-3.4%</i>	<i>(S)</i>	<i>-2.1%</i>	<i>-2.5%</i>	<i>0.0%</i>	<i>-3.0%</i>	<i>-4.3%</i>	<i>-1.6%</i>	<i>-3.7%</i>	<i>-4.3%</i>	<i>-4.0%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 0.7</i>	<i>± 0.8</i>	<i>(X)</i>	<i>± 1.4</i>	<i>± 1.2</i>	<i>± 1.7</i>	<i>± 1.6</i>	<i>± 2.1</i>	<i>± 1.2</i>	<i>± 1.3</i>	<i>± 1.6</i>	<i>± 1.7</i>
<i>February 2009 from February 2008</i>	<i>-25.6%</i>	<i>-36.2%</i>	<i>(S)</i>	<i>-9.9%</i>	<i>-3.8%</i>	<i>-22.9%</i>	<i>-39.5%</i>	<i>-37.1%</i>	<i>-27.8%</i>	<i>-38.7%</i>	<i>-26.5%</i>	<i>-37.5%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 2.3</i>	<i>± 2.2</i>	<i>(X)</i>	<i>± 4.5</i>	<i>± 5.5</i>	<i>± 5.2</i>	<i>± 4.4</i>	<i>± 5.1</i>	<i>± 3.9</i>	<i>± 3.3</i>	<i>± 3.9</i>	<i>± 4.5</i>
<b>Not seasonally adjusted</b>												
2008: February	989.6	548.1	27.6	414.0	153.4	64.9	152.5	96.1	416.3	242.0	267.4	145.0
March	988.6	540.5	27.1	421.0	156.2	64.0	150.1	94.6	416.6	240.4	265.6	141.5
April	999.9	542.5	26.6	430.8	156.4	62.4	152.9	94.9	421.3	240.8	269.4	144.5
May	995.4	535.9	25.2	434.4	155.7	61.7	151.2	94.3	419.8	237.2	268.8	142.7
June	992.6	525.2	24.4	443.0	171.1	63.4	147.3	91.5	410.0	232.7	264.3	137.6
July	983.2	513.7	23.7	445.8	172.6	62.9	150.4	92.9	401.5	225.0	258.7	133.0
August	963.7	504.7	22.5	436.6	175.4	62.6	145.1	91.0	385.8	219.4	257.4	131.7
September	926.5	476.7	21.2	428.7	174.5	60.5	131.9	84.7	373.0	208.7	247.1	122.8
October	892.9	451.7	20.0	421.2	172.6	59.8	123.9	80.1	360.5	195.5	235.9	116.3
November	845.8	417.3	19.4	409.1	163.5	56.7	113.5	74.2	345.4	178.6	223.4	107.8
December <sup>f</sup>	780.9	377.3	17.9	385.8	157.3	54.0	103.9	69.0	311.6	157.9	208.1	96.5
2009: January <sup>f</sup>	754.5	360.2	17.2	377.1	152.8	51.8	96.6	64.6	301.6	151.1	203.5	92.7
<b>February<sup>p</sup></b>	<b>734.1</b>	<b>347.3</b>	<b>17.1</b>	<b>369.7</b>	<b>148.2</b>	<b>50.4</b>	<b>91.9</b>	<b>60.3</b>	<b>299.1</b>	<b>147.5</b>	<b>194.9</b>	<b>89.1</b>
Average RSE (%) <sup>1</sup>	2	4	9	3	6	10	7	9	3	4	6	9

<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.

<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												
2008: February	1,251	906	(S)	315	101	67	228	178	682	485	240	176
March	1,192	909	(S)	269	104	83	183	150	613	460	292	216
April	1,033	808	(S)	192	117	90	146	124	523	416	247	178
May	1,144	877	(S)	249	135	88	182	150	574	452	253	187
June	1,131	844	(S)	266	85	62	201	170	582	420	263	192
July	1,086	830	(S)	233	136	91	141	118	536	409	273	212
August	1,012	708	(S)	286	91	64	170	128	538	358	213	158
September	1,155	820	(S)	300	113	70	237	147	535	399	270	204
October	1,054	752	(S)	289	90	60	165	134	541	388	258	170
November	1,086	763	(S)	302	110	66	180	123	527	396	269	178
December <sup>f</sup>	1,029	688	(S)	320	117	63	132	93	516	360	264	172
2009: January <sup>f</sup>	767	550	(S)	211	90	49	117	92	384	289	176	120
<b>February<sup>p</sup></b>	<b>785</b>	<b>505</b>	<b>(S)</b>	<b>268</b>	<b>105</b>	<b>50</b>	<b>118</b>	<b>97</b>	<b>343</b>	<b>251</b>	<b>219</b>	<b>107</b>
Average RSE (%) <sup>1</sup>	6	5	(X)	15	16	16	11	11	9	8	10	11
<b>Percent Change:</b>												
<i>February 2009 from January 2009</i>	<i>2.3%</i>	<i>-8.2%</i>	<i>(S)</i>	<i>27.0%</i>	<i>16.7%</i>	<i>2.0%</i>	<i>0.9%</i>	<i>5.4%</i>	<i>-10.7%</i>	<i>-13.1%</i>	<i>24.4%</i>	<i>-10.8%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 14.8</i>	<i>± 11.8</i>	<i>(X)</i>	<i>± 38.8</i>	<i>± 44.3</i>	<i>± 40.2</i>	<i>± 27.1</i>	<i>± 29.3</i>	<i>± 17.6</i>	<i>± 14.6</i>	<i>± 40.6</i>	<i>± 35.3</i>
<i>February 2009 from February 2008</i>	<i>-37.3%</i>	<i>-44.3%</i>	<i>(S)</i>	<i>-14.9%</i>	<i>4.0%</i>	<i>-25.4%</i>	<i>-48.2%</i>	<i>-45.5%</i>	<i>-49.7%</i>	<i>-48.2%</i>	<i>-8.8%</i>	<i>-39.2%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 7.7</i>	<i>± 5.4</i>	<i>(X)</i>	<i>± 29.0</i>	<i>± 35.9</i>	<i>± 27.1</i>	<i>± 12.8</i>	<i>± 13.7</i>	<i>± 9.2</i>	<i>± 7.4</i>	<i>± 19.6</i>	<i>± 13.1</i>
Not seasonally adjusted												
2007	1,502.8	1,218.4	31.4	253.0	144.8	104.6	222.7	188.6	766.1	631.5	369.3	293.8
2008 <sup>f</sup>	1,119.7	818.8	23.7	277.2	109.6	72.9	178.2	138.6	567.4	417.5	264.4	189.9
RSE (%)	2	2	10	4	5	5	4	3	3	3	2	3
2008: Year to Date	180.5	132.3	5.1	43.1	15.9	10.2	28.1	23.0	96.5	70.6	40.0	28.4
2009: Year to Date	108.3	72.9	1.3	34.1	13.6	6.7	15.7	12.4	51.6	38.2	27.5	15.6
RSE (%)	3	4	26	9	14	17	10	12	5	4	6	8
<b>Year to Date Percent Change<sup>3</sup></b>	<b>-40.0%</b>	<b>-44.9%</b>	<b>-75.1%</b>	<b>-20.9%</b>	<b>-14.7%</b>	<b>-34.4%</b>	<b>-44.3%</b>	<b>-46.3%</b>	<b>-46.5%</b>	<b>-45.9%</b>	<b>-31.3%</b>	<b>-45.0%</b>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 4.7</i>	<i>± 3.8</i>	<i>± 13.5</i>	<i>± 20.7</i>	<i>± 22.7</i>	<i>± 21.3</i>	<i>± 9.7</i>	<i>± 11.6</i>	<i>± 6.3</i>	<i>± 4.7</i>	<i>± 9.3</i>	<i>± 9.9</i>
2008: February	87.0	63.2	2.1	21.7	7.2	4.9	15.2	11.8	48.1	34.5	16.5	12.1
March	89.8	69.0	1.0	19.8	7.0	5.4	12.6	10.2	47.1	35.9	23.1	17.5
April	79.6	62.0	2.5	15.0	8.6	6.5	11.2	9.5	40.6	32.3	19.0	13.6
May	96.5	73.6	1.5	21.4	11.5	7.4	15.2	12.5	48.5	38.0	21.3	15.6
June	99.7	73.6	1.9	24.2	7.6	5.5	17.3	14.5	51.4	36.6	23.4	16.9
July	91.5	69.2	2.0	20.3	11.1	7.2	11.6	9.6	45.7	34.7	23.0	17.7
August	94.5	62.3	1.9	30.2	8.9	6.1	16.0	11.5	50.0	30.9	19.6	13.8
September	104.2	75.3	3.0	25.9	10.4	6.7	22.1	14.3	47.2	35.5	24.5	18.8
October	94.1	68.5	1.1	24.5	7.8	5.3	15.6	12.9	48.0	35.0	22.8	15.3
November	91.5	66.8	1.6	23.1	9.4	6.1	16.2	11.9	43.3	33.3	22.5	15.5
December <sup>f</sup>	97.8	66.3	2.0	29.5	11.4	6.4	12.3	8.7	49.0	34.7	25.1	16.6
2009: January <sup>f</sup>	54.3	38.3	0.5	15.6	6.5	3.4	7.8	6.0	27.4	20.4	12.6	8.4
<b>February<sup>p</sup></b>	<b>54.0</b>	<b>34.7</b>	<b>0.8</b>	<b>18.5</b>	<b>7.1</b>	<b>3.3</b>	<b>7.8</b>	<b>6.3</b>	<b>24.2</b>	<b>17.8</b>	<b>14.9</b>	<b>7.2</b>
Average RSE (%) <sup>1</sup>	6	5	26	15	16	16	11	11	9	8	10	11

<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.