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

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**NEW RESIDENTIAL CONSTRUCTION IN MAY 2010**

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for May 2010:

**BUILDING PERMITS**

Privately-owned housing units authorized by building permits in May were at a seasonally adjusted annual rate of 574,000. This is 5.9 percent ( $\pm 2.2\%$ ) below the revised April rate of 610,000, but is 4.4 percent ( $\pm 2.6\%$ ) above the May 2009 estimate of 550,000.

Single-family authorizations in May were at a rate of 438,000; this is 9.9 percent ( $\pm 2.1\%$ ) below the revised April figure of 486,000. Authorizations of units in buildings with five units or more were at a rate of 117,000 in May.

**HOUSING STARTS**

Privately-owned housing starts in May were at a seasonally adjusted annual rate of 593,000. This is 10.0 percent ( $\pm 10.3\%$ )\* below the revised April estimate of 659,000, but is 7.8 percent ( $\pm 9.7\%$ )\* above the May 2009 rate of 550,000.

Single-family housing starts in May were at a rate of 468,000; this is 17.2 percent ( $\pm 7.9\%$ ) below the revised April figure of 565,000. The May rate for units in buildings with five units or more was 112,000.

**HOUSING COMPLETIONS**

Privately-owned housing completions in May were at a seasonally adjusted annual rate of 687,000. This is 7.4 percent ( $\pm 9.7\%$ )\* below the revised April estimate of 742,000 and is 15.4 percent ( $\pm 13.2\%$ ) below the May 2009 rate of 812,000.

Single-family housing completions in May were at a rate of 507,000; this is 7.8 percent ( $\pm 9.5\%$ )\* below the revised April rate of 550,000. The May rate for units in buildings with five units or more was 175,000.

*New Residential Construction data for June 2010 will be released on Tuesday, July 20, 2010, 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, 3 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 two percent or less. Explanations of confidence intervals and sampling variability can be found on our web site listed above.

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

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2009: May	550	425	22	103	63	44	96	75	280	219	111	87
June	600	451	25	124	65	45	99	77	318	239	118	90
July	587	479	19	89	62	47	109	82	288	251	128	99
August	610	482	20	108	69	47	105	87	313	249	123	99
September	605	473	20	112	70	49	103	80	309	246	123	98
October	576	468	16	92	68	50	106	81	289	240	113	97
November	621	489	26	106	76	52	110	83	317	254	118	100
December	681	517	19	145	106	57	117	82	325	268	133	110
2010: January	629	509	19	101	74	51	95	82	317	267	143	109
February	650	523	20	107	85	68	106	85	311	258	148	112
March	685	542	22	121	68	52	117	90	356	287	144	113
April (r)	610	486	17	107	68	47	114	84	310	258	118	97
<b>May (p)</b>	<b>574</b>	<b>438</b>	<b>19</b>	<b>117</b>	<b>67</b>	<b>49</b>	<b>103</b>	<b>72</b>	<b>294</b>	<b>233</b>	<b>110</b>	<b>84</b>
Average RSE (%) <sup>1</sup>	1	1	10	3	4	3	2	2	1	1	2	2
<i>Percent Change:</i>												
<i>May 2010 from April 2010</i>	<i>-5.9%</i>	<i>-9.9%</i>	<i>11.8%</i>	<i>9.3%</i>	<i>-1.5%</i>	<i>4.3%</i>	<i>-9.6%</i>	<i>-14.3%</i>	<i>-5.2%</i>	<i>-9.7%</i>	<i>-6.8%</i>	<i>-13.4%</i>
<i>90% Confidence Interval</i> <sup>3</sup>	<i>± 2.2</i>	<i>± 2.1</i>	<i>± 3.0</i>	<i>± 6.6</i>	<i>± 3.9</i>	<i>± 4.5</i>	<i>± 3.3</i>	<i>± 3.8</i>	<i>± 4.4</i>	<i>± 4.9</i>	<i>± 1.9</i>	<i>± 2.1</i>
<i>May 2010 from May 2009</i>	<i>4.4%</i>	<i>3.1%</i>	<i>-13.6%</i>	<i>13.6%</i>	<i>6.3%</i>	<i>11.4%</i>	<i>7.3%</i>	<i>-4.0%</i>	<i>5.0%</i>	<i>6.4%</i>	<i>-0.9%</i>	<i>-3.4%</i>
<i>90% Confidence Interval</i> <sup>3</sup>	<i>± 2.6</i>	<i>± 1.9</i>	<i>± 6.4</i>	<i>± 7.5</i>	<i>± 6.1</i>	<i>± 7.1</i>	<i>± 3.5</i>	<i>± 4.0</i>	<i>± 4.6</i>	<i>± 5.1</i>	<i>± 2.9</i>	<i>± 3.2</i>
Not seasonally adjusted												
2008:	905.4	575.6	34.4	295.4	119.0	58.0	137.7	93.2	451.9	304.3	196.7	120.0
2009:	583.0	441.1	20.7	121.1	68.5	45.8	100.3	74.9	297.4	231.8	116.7	88.7
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2009: Year to Date <sup>2</sup>	217.6	156.9	8.0	52.7	23.5	14.7	31.7	24.3	117.5	87.1	44.8	30.9
2010: Year to Date <sup>2</sup>	253.7	202.6	7.8	43.3	26.9	19.6	40.1	31.6	132.3	109.6	54.4	41.8
RSE (%)	1	1	4	(Z)	3	4	2	1	1	1	2	2
<i>Year to Date Percent Change</i> <sup>4</sup>	<i>16.6%</i>	<i>29.1%</i>	<i>-2.5%</i>	<i>-17.8%</i>	<i>14.4%</i>	<i>33.5%</i>	<i>26.7%</i>	<i>30.1%</i>	<i>12.6%</i>	<i>25.7%</i>	<i>21.3%</i>	<i>35.5%</i>
<i>90% Confidence Interval</i> <sup>3</sup>	<i>± 1.7</i>	<i>± 1.9</i>	<i>± 7.5</i>	<i>± 2.9</i>	<i>± 5.8</i>	<i>± 6.8</i>	<i>± 4.5</i>	<i>± 5.1</i>	<i>± 1.3</i>	<i>± 1.4</i>	<i>± 4.5</i>	<i>± 5.1</i>
2009: May	49.5	39.5	1.7	8.3	5.4	4.0	9.0	7.7	24.9	19.5	10.1	8.2
June	61.3	47.0	2.4	11.9	7.0	4.6	10.6	8.4	31.6	24.1	12.1	9.9
July	56.1	46.9	1.7	7.5	6.3	4.8	11.0	8.5	26.7	23.9	12.2	9.8
August	54.0	42.9	1.7	9.3	6.3	4.3	9.6	8.0	27.5	21.9	10.6	8.7
September	52.9	40.7	1.8	10.4	6.4	4.5	10.2	7.5	25.6	20.4	10.8	8.3
October	47.9	38.6	1.3	8.0	6.2	4.5	10.0	7.4	22.3	18.9	9.4	7.6
November	42.1	31.9	2.1	8.1	5.6	3.7	8.2	5.7	20.9	16.4	7.4	6.2
December	49.2	34.7	1.4	13.1	7.8	4.0	7.6	4.6	24.4	18.7	9.4	7.4
2010: January	39.5	30.8	1.3	7.4	4.0	2.9	4.5	3.4	21.9	18.0	9.1	6.5
February	44.1	35.0	1.3	7.8	4.8	3.6	5.3	4.6	23.0	19.2	10.9	7.6
March	62.1	49.9	2.2	10.0	5.6	4.2	9.7	7.7	33.6	27.5	13.1	10.4
April (r)	56.3	46.3	1.6	8.5	6.2	4.4	11.0	8.5	28.3	24.0	10.8	9.3
<b>May (p)</b>	<b>51.0</b>	<b>40.3</b>	<b>1.6</b>	<b>9.1</b>	<b>6.1</b>	<b>4.5</b>	<b>9.6</b>	<b>7.3</b>	<b>25.4</b>	<b>20.5</b>	<b>9.9</b>	<b>8.0</b>
Average RSE (%) <sup>1</sup>	1	1	10	3	4	3	2	2	1	1	2	2

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable. Z Relative standard error is less than 0.5 percent.

<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**

[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												
2009: May	102.9	63.1	4.2	35.6	11.6	6.4	13.2	8.3	51.4	34.2	26.7	14.3
June	103.2	61.9	4.8	36.5	10.6	6.0	12.5	7.6	53.7	34.6	26.3	13.8
July	99.9	60.9	3.4	35.6	9.6	5.3	12.0	7.7	52.8	35.5	25.6	12.5
August	97.1	59.1	3.4	34.5	8.7	5.0	10.8	7.1	53.5	36.0	24.0	11.0
September	91.6	55.1	3.4	33.1	8.8	5.0	10.3	6.4	50.8	33.4	21.7	10.3
October	90.9	53.2	4.4	33.4	8.8	5.1	10.7	6.3	50.1	32.1	21.3	9.7
November	87.7	49.2	4.4	34.1	8.7	5.2	9.6	5.3	48.7	29.7	20.6	9.0
December	95.4	55.3	3.3	36.7	10.4	6.5	10.1	5.1	52.9	33.7	22.0	10.1
2010: January	93.6	55.1	3.6	34.9	9.8	6.3	9.8	5.2	51.4	33.5	22.6	10.2
February	96.2	55.3	3.3	37.7	10.5	6.8	9.1	4.8	53.9	33.7	22.8	10.0
March (r)	100.8	58.6	3.6	38.6	11.0	7.1	11.4	7.1	54.8	33.8	23.5	10.6
April (r)	95.0	53.8	3.4	37.8	9.5	6.1	12.7	7.1	50.1	29.7	22.7	10.9
<b>May (p)</b>	<b>91.2</b>	<b>51.9</b>	<b>3.7</b>	<b>35.6</b>	<b>8.8</b>	<b>5.3</b>	<b>11.5</b>	<b>6.1</b>	<b>49.6</b>	<b>30.6</b>	<b>21.3</b>	<b>9.9</b>
Average RSE (%) <sup>1</sup>	6	7	15	8	17	20	9	10	8	9	11	16
<b>Percent Change:<sup>2</sup></b>												
<i>May 2010 from April 2010</i>	<b>-4.0%</b>	<b>-3.6%</b>	<b>8.7%</b>	<b>-5.8%</b>	<b>-7.2%</b>	<b>-12.8%</b>	<b>-9.3%</b>	<b>-14.6%</b>	<b>-1.1%</b>	<b>2.8%</b>	<b>-6.2%</b>	<b>-8.7%</b>
<i>90% Confidence Interval<sup>3</sup></i>	± 3.0	± 4.0	± 26.1	± 4.6	± 13.1	± 15.7	± 9.6	± 11.2	± 4.7	± 6.0	± 6.0	± 9.3
<i>May 2010 from May 2009</i>	<b>-11.4%</b>	<b>-17.8%</b>	<b>-11.9%</b>	<b>0.1%</b>	<b>-24.4%</b>	<b>-17.4%</b>	<b>-12.9%</b>	<b>-27.1%</b>	<b>-3.5%</b>	<b>-10.5%</b>	<b>-20.1%</b>	<b>-30.2%</b>
<i>90% Confidence Interval<sup>3</sup></i>	± 7.7	± 7.7	± 26.7	± 16.2	± 13.2	± 15.1	± 18.4	± 19.4	± 13.6	± 12.2	± 12.3	± 13.6

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

<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												
2009: May	550	406	(S)	135	60	37	79	71	275	208	136	90
June	583	476	(S)	96	79	47	105	87	274	238	125	104
July	587	500	(S)	72	61	53	110	87	290	250	126	110
August	585	482	(S)	96	71	46	106	86	281	237	127	113
September	586	507	(S)	70	67	51	105	85	297	271	117	100
October	529	475	(S)	49	55	47	100	82	269	253	105	93
November	589	504	(S)	76	66	47	107	80	303	271	113	106
December	576	486	(S)	78	61	48	94	81	312	262	109	95
2010: January	612	511	(S)	94	70	58	91	76	326	274	125	103
February	605	527	(S)	62	72	55	105	94	285	262	143	116
March (r)	634	535	(S)	91	66	57	93	82	339	285	136	111
April (r)	659	565	(S)	81	80	58	102	92	366	313	111	102
<b>May (p)</b>	<b>593</b>	<b>468</b>	<b>(S)</b>	<b>112</b>	<b>75</b>	<b>57</b>	<b>107</b>	<b>82</b>	<b>288</b>	<b>229</b>	<b>123</b>	<b>100</b>
Average RSE (%) <sup>1</sup>	5	4	(X)	18	13	13	11	10	7	7	10	10
<i>Percent Change:</i>												
<i>May 2010 from April 2010</i>	<i>-10.0%</i>	<i>-17.2%</i>	<i>(S)</i>	<i>38.3%</i>	<i>-6.3%</i>	<i>-1.7%</i>	<i>4.9%</i>	<i>-10.9%</i>	<i>-21.3%</i>	<i>-26.8%</i>	<i>10.8%</i>	<i>-2.0%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 10.3</i>	<i>± 7.9</i>	<i>(X)</i>	<i>± 61.1</i>	<i>± 36.1</i>	<i>± 32.6</i>	<i>± 22.2</i>	<i>± 16.9</i>	<i>± 13.7</i>	<i>± 10.6</i>	<i>± 29.8</i>	<i>± 28.4</i>
<i>May 2010 from May 2009</i>	<i>7.8%</i>	<i>15.3%</i>	<i>(S)</i>	<i>-17.0%</i>	<i>25.0%</i>	<i>54.1%</i>	<i>35.4%</i>	<i>15.5%</i>	<i>4.7%</i>	<i>10.1%</i>	<i>-9.6%</i>	<i>11.1%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 9.7</i>	<i>± 10.8</i>	<i>(X)</i>	<i>± 21.3</i>	<i>± 38.4</i>	<i>± 34.4</i>	<i>± 26.2</i>	<i>± 23.0</i>	<i>± 14.5</i>	<i>± 15.9</i>	<i>± 21.6</i>	<i>± 25.9</i>
Not seasonally adjusted												
2008:	905.5	622.0	17.5	266.0	121.0	62.7	134.9	102.3	453.4	323.7	196.2	133.3
2009:	554.0	445.1	11.6	97.3	61.8	44.1	97.1	76.3	278.2	232.0	116.8	92.8
RSE (%)	1	1	14	4	3	3	3	3	2	2	2	2
2009: Year to Date	209.1	152.9	5.8	50.4	21.3	14.1	31.3	22.6	109.6	84.5	46.9	31.8
2010: Year to Date	250.6	211.7	4.4	34.5	27.6	21.5	37.0	31.4	134.3	115.3	51.7	43.6
RSE (%)	2	2	14	7	4	4	4	4	3	3	3	3
<i>Year to Date Percent Change</i> <sup>3</sup>	<i>19.9%</i>	<i>38.5%</i>	<i>-23.4%</i>	<i>-31.7%</i>	<i>29.7%</i>	<i>52.8%</i>	<i>18.5%</i>	<i>38.9%</i>	<i>22.5%</i>	<i>36.5%</i>	<i>10.1%</i>	<i>37.0%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 4.7</i>	<i>± 5.3</i>	<i>± 27.8</i>	<i>± 10.0</i>	<i>± 11.7</i>	<i>± 11.8</i>	<i>± 13.0</i>	<i>± 12.1</i>	<i>± 7.5</i>	<i>± 7.7</i>	<i>± 8.2</i>	<i>± 9.8</i>
2009: May	52.2	39.5	0.8	11.9	5.7	3.6	8.2	7.5	25.2	19.4	13.1	9.1
June	59.1	49.2	1.0	8.9	8.1	5.1	11.7	10.1	27.1	23.8	12.2	10.2
July	56.8	49.3	1.3	6.2	6.1	5.4	11.2	9.2	27.0	23.6	12.4	11.1
August	52.9	43.4	0.6	8.9	6.5	4.2	9.9	8.1	24.9	20.8	11.7	10.3
September	52.6	45.6	0.8	6.2	5.8	4.4	9.9	8.2	26.8	24.4	10.1	8.6
October	44.5	39.4	0.4	4.7	4.9	4.2	9.4	7.7	21.4	20.0	8.7	7.6
November	42.3	35.2	0.8	6.4	4.8	3.2	8.1	5.8	21.5	18.8	7.9	7.3
December	36.6	30.1	0.9	5.7	4.4	3.4	5.6	4.6	19.8	16.2	6.9	5.9
2010: January	38.9	31.7	0.5	6.7	4.1	3.3	4.3	3.2	22.5	18.8	7.9	6.4
February	40.7	35.2	1.1	4.3	3.9	2.7	5.4	4.7	21.2	19.6	10.2	8.3
March (r)	54.7	47.4	0.6	6.7	5.3	4.7	7.0	6.2	30.8	26.8	11.5	9.7
April (r)	60.1	52.3	1.0	6.8	7.0	5.1	9.5	8.6	33.5	29.1	10.1	9.4
<b>May (p)</b>	<b>56.3</b>	<b>45.1</b>	<b>1.1</b>	<b>10.0</b>	<b>7.2</b>	<b>5.7</b>	<b>10.8</b>	<b>8.6</b>	<b>26.3</b>	<b>21.0</b>	<b>11.9</b>	<b>9.9</b>
Average RSE (%) <sup>1</sup>	5	4	31	18	13	13	11	10	7	7	10	10

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable.

<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												
2009: May	650	318	(S)	315	136	49	86	57	257	132	171	80
June	627	314	(S)	296	131	49	86	57	245	130	165	78
July	608	315	(S)	277	128	49	86	58	237	131	157	77
August	587	310	(S)	262	127	48	84	57	224	129	152	76
September	577	314	(S)	249	125	48	84	58	220	132	148	76
October	551	305	(S)	232	121	46	84	58	207	129	139	72
November	533	300	(S)	220	119	46	82	56	200	129	132	69
December	514	298	(S)	204	115	45	79	55	193	130	127	68
2010: January	503	300	(S)	192	111	45	79	55	191	133	122	67
February	496	304	(S)	181	110	45	79	57	188	135	119	67
March (r)	494	308	(S)	175	108	45	80	58	189	138	117	67
April (r)	486	309	(S)	166	107	45	78	58	187	139	114	67
<b>May (p)</b>	<b>475</b>	<b>303</b>	<b>(S)</b>	<b>161</b>	<b>106</b>	<b>45</b>	<b>76</b>	<b>57</b>	<b>184</b>	<b>136</b>	<b>109</b>	<b>65</b>
Average RSE (%) <sup>1</sup>	3	4	(X)	6	7	8	8	10	3	4	7	8
<b>Percent Change:</b>												
<i>May 2010 from April 2010</i>	<i>-2.3%</i>	<i>-1.9%</i>	<i>(S)</i>	<i>-3.0%</i>	<i>-0.9%</i>	<i>0.0%</i>	<i>-2.6%</i>	<i>-1.7%</i>	<i>-1.6%</i>	<i>-2.2%</i>	<i>-4.4%</i>	<i>-3.0%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 1.0</i>	<i>± 1.0</i>	<i>(X)</i>	<i>± 2.4</i>	<i>± 2.5</i>	<i>± 2.9</i>	<i>± 3.1</i>	<i>± 2.7</i>	<i>± 1.7</i>	<i>± 1.7</i>	<i>± 2.2</i>	<i>± 2.1</i>
<i>May 2010 from May 2009</i>	<i>-26.9%</i>	<i>-4.7%</i>	<i>(S)</i>	<i>-48.9%</i>	<i>-22.1%</i>	<i>-8.2%</i>	<i>-11.6%</i>	<i>0.0%</i>	<i>-28.4%</i>	<i>3.0%</i>	<i>-36.3%</i>	<i>-18.8%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 2.6</i>	<i>± 3.5</i>	<i>(X)</i>	<i>± 3.8</i>	<i>± 6.6</i>	<i>± 10.1</i>	<i>± 5.6</i>	<i>± 6.6</i>	<i>± 4.0</i>	<i>± 5.0</i>	<i>± 4.4</i>	<i>± 6.0</i>
Not seasonally adjusted												
2009: May	654.2	320.0	17.2	317.0	136.6	49.0	85.7	56.1	259.9	133.9	172.0	81.0
June	640.2	323.7	17.1	299.4	133.7	50.5	88.4	58.8	249.7	134.0	168.5	80.4
July	626.6	330.4	16.6	279.7	130.8	50.6	90.1	61.8	243.9	136.9	161.8	81.0
August	605.7	327.3	15.1	263.3	129.8	50.5	88.0	60.9	230.1	134.8	157.7	81.2
September	592.8	327.9	14.4	250.4	126.8	49.7	88.0	61.7	225.9	137.3	152.1	79.3
October	563.9	315.7	13.6	234.6	123.3	47.6	87.4	61.6	211.2	132.4	141.9	74.1
November	534.8	300.8	13.2	220.8	119.9	46.7	84.0	57.7	199.3	127.8	131.6	68.5
December	495.4	283.1	11.9	200.4	112.2	43.7	76.4	53.0	183.6	121.7	123.2	64.6
2010: January	483.5	283.4	10.5	189.6	107.8	42.8	74.9	51.8	183.1	125.7	117.7	63.1
February	476.2	287.0	10.6	178.6	105.8	42.2	73.8	52.3	181.0	128.4	115.6	64.0
March (r)	480.8	295.8	10.7	174.2	106.0	43.1	75.0	53.4	185.1	134.8	114.6	64.6
April (r)	482.3	304.5	10.6	167.1	106.6	44.1	75.7	55.6	187.1	139.0	112.9	65.8
<b>May (p)</b>	<b>478.4</b>	<b>305.5</b>	<b>11.0</b>	<b>161.9</b>	<b>105.9</b>	<b>44.5</b>	<b>75.5</b>	<b>56.6</b>	<b>186.4</b>	<b>138.2</b>	<b>110.6</b>	<b>66.1</b>
Average RSE (%) <sup>1</sup>	3	4	10	6	7	8	8	10	3	4	7	8

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable.

<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												
2009: May	812	495	(S)	306	82	52	120	83	413	259	197	101
June	798	510	(S)	277	103	39	119	86	392	263	184	122
July	787	497	(S)	277	101	59	115	79	373	241	198	118
August	790	509	(S)	265	66	43	127	98	439	256	158	112
September	721	480	(S)	223	100	57	105	75	340	240	176	108
October	751	531	(S)	205	94	63	97	81	365	255	195	132
November	850	561	(S)	273	102	53	144	100	404	266	200	142
December	752	495	(S)	236	79	59	127	98	390	237	156	101
2010: January	662	440	(S)	205	86	50	82	69	296	208	198	113
February	668	455	(S)	204	85	51	87	66	328	234	168	104
March (r)	643	489	(S)	145	66	47	82	74	340	261	155	107
April (r)	742	550	(S)	181	91	58	107	79	405	307	139	106
<b>May (p)</b>	<b>687</b>	<b>507</b>	<b>(S)</b>	<b>175</b>	<b>98</b>	<b>63</b>	<b>134</b>	<b>85</b>	<b>291</b>	<b>250</b>	<b>164</b>	<b>109</b>
Average RSE (%) <sup>1</sup>	6	5	(X)	17	18	18	15	13	10	8	12	12
<i>Percent Change:</i>												
<i>May 2010 from April 2010</i>	<i>-7.4%</i>	<i>-7.8%</i>	<i>(S)</i>	<i>-3.3%</i>	<i>7.7%</i>	<i>8.6%</i>	<i>25.2%</i>	<i>7.6%</i>	<i>-28.1%</i>	<i>-18.6%</i>	<i>18.0%</i>	<i>2.8%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 9.7</i>	<i>± 9.5</i>	<i>(X)</i>	<i>± 34.5</i>	<i>± 38.4</i>	<i>± 37.0</i>	<i>± 44.8</i>	<i>± 40.8</i>	<i>± 9.1</i>	<i>± 10.1</i>	<i>± 32.9</i>	<i>± 29.3</i>
<i>May 2010 from May 2009</i>	<i>-15.4%</i>	<i>2.4%</i>	<i>(S)</i>	<i>-42.8%</i>	<i>19.5%</i>	<i>21.2%</i>	<i>11.7%</i>	<i>2.4%</i>	<i>-29.5%</i>	<i>-3.5%</i>	<i>-16.8%</i>	<i>7.9%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 13.2</i>	<i>± 12.6</i>	<i>(X)</i>	<i>± 23.6</i>	<i>± 48.8</i>	<i>± 57.8</i>	<i>± 44.0</i>	<i>± 30.5</i>	<i>± 13.6</i>	<i>± 18.4</i>	<i>± 39.2</i>	<i>± 26.4</i>
Not seasonally adjusted												
2008:	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
2009:	794.4	520.1	14.5	259.8	94.2	53.8	119.2	89.3	393.5	259.0	187.5	118.1
RSE (%)	2	2	14	5	7	5	3	3	2	2	3	4
2009: Year to Date	306.8	199.2	4.6	103.0	35.4	18.8	43.3	32.7	153.7	104.4	74.5	43.4
2010: Year to Date	255.2	183.7	3.8	67.7	30.8	19.0	36.0	27.0	126.8	97.3	61.6	40.4
RSE (%)	3	2	27	9	12	7	8	5	5	4	5	4
<i>Year to Date Percent Change</i> <sup>3</sup>	<i>-16.8%</i>	<i>-7.8%</i>	<i>-17.4%</i>	<i>-34.3%</i>	<i>-13.1%</i>	<i>1.3%</i>	<i>-16.7%</i>	<i>-17.5%</i>	<i>-17.5%</i>	<i>-6.8%</i>	<i>-17.3%</i>	<i>-6.9%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 5.4</i>	<i>± 4.3</i>	<i>± 44.5</i>	<i>± 13.1</i>	<i>± 25.9</i>	<i>± 18.3</i>	<i>± 11.7</i>	<i>± 8.9</i>	<i>± 7.9</i>	<i>± 6.6</i>	<i>± 12.0</i>	<i>± 11.9</i>
2009: May	68.1	41.1	0.9	26.1	6.7	4.2	10.0	6.8	35.0	21.9	16.4	8.2
June	70.3	44.4	1.0	24.9	9.4	3.6	10.3	7.3	34.3	22.7	16.4	10.8
July	66.4	41.1	1.2	24.2	8.6	4.9	9.4	6.3	31.4	19.9	17.0	10.0
August	73.9	44.5	1.7	27.8	6.3	3.9	11.9	8.9	41.3	22.1	14.5	9.6
September	64.4	43.9	1.5	19.1	8.9	5.3	9.9	7.3	29.8	21.2	15.9	10.1
October	67.4	49.0	1.3	17.1	9.0	6.4	9.0	7.7	32.3	23.1	17.2	11.9
November	72.6	50.1	1.3	21.2	8.5	4.7	13.1	9.7	33.7	22.9	17.3	12.7
December	72.4	48.0	2.0	22.5	8.1	6.2	12.3	9.5	37.2	22.7	14.8	9.6
2010: January	46.3	30.0	1.3	15.1	5.8	3.2	5.5	4.5	21.2	14.7	13.9	7.6
February	45.4	30.7	0.6	14.1	5.6	3.2	5.7	4.3	23.0	16.5	11.2	6.8
March (r)	48.6	37.6	0.6	10.4	4.4	3.0	5.7	5.2	26.0	20.4	12.5	9.0
April (r)	57.5	43.0	0.9	13.7	7.0	4.5	8.0	5.9	32.1	24.6	10.5	7.9
<b>May (p)</b>	<b>57.3</b>	<b>42.4</b>	<b>0.4</b>	<b>14.5</b>	<b>8.0</b>	<b>5.1</b>	<b>11.1</b>	<b>7.1</b>	<b>24.5</b>	<b>21.1</b>	<b>13.6</b>	<b>9.0</b>
Average RSE (%) <sup>1</sup>	6	5	47	17	18	18	15	13	10	8	12	12

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