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Erica Filipek or Stephen Cooper
Manufacturing and Construction Division
(301) 763-5160

NEW RESIDENTIAL CONSTRUCTION IN FEBRUARY 2011

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for February 2011:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in February were at a seasonally adjusted annual rate of 517,000. This is 8.2 percent ($\pm 3.3\%$) below the revised January rate of 563,000 and is 20.5 percent ($\pm 3.5\%$) below the February 2010 estimate of 650,000.

Single-family authorizations in February were at a rate of 382,000; this is 9.3 percent ($\pm 1.2\%$) below the revised January figure of 421,000. Authorizations of units in buildings with five units or more were at a rate of 121,000 in February.

HOUSING STARTS

Privately-owned housing starts in February were at a seasonally adjusted annual rate of 479,000. This is 22.5 percent ($\pm 9.8\%$) below the revised January estimate of 618,000 and is 20.8 percent ($\pm 9.0\%$) below the February 2010 rate of 605,000.

Single-family housing starts in February were at a rate of 375,000; this is 11.8 percent ($\pm 10.0\%$) below the revised January figure of 425,000. The February rate for units in buildings with five units or more was 96,000.

HOUSING COMPLETIONS

Privately-owned housing completions in February were at a seasonally adjusted annual rate of 581,000. This is 13.9 percent ($\pm 16.8\%$)* above the revised January estimate of 510,000, but is 13.0 percent ($\pm 14.9\%$)* below the February 2010 rate of 668,000.

Single-family housing completions in February were at a rate of 468,000; this is 11.2 percent ($\pm 15.6\%$)* above the revised January rate of 421,000. The February rate for units in buildings with five units or more was 107,000.

New Residential Construction data for March 2011 will be released on Tuesday, April 19, 2011, 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 three 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												
2010: 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	610	486	17	107	68	47	114	84	310	258	118	97
May	574	436	18	120	65	48	102	72	294	232	113	84
June	583	421	20	142	85	49	93	74	283	215	122	83
July	559	406	19	134	66	44	94	69	283	209	116	84
August	571	403	18	150	68	42	92	70	279	208	132	83
September	547	402	25	120	75	46	91	70	267	204	114	82
October	552	404	24	124	72	44	108	73	259	202	113	85
November	544	417	20	107	67	50	90	77	264	209	123	81
December	627	442	24	161	117	75	94	66	255	207	161	94
2011: January (r)	563	421	19	123	79	51	92	64	282	216	110	90
February (p)	517	382	14	121	57	40	87	59	278	206	95	77
Average RSE (%) ¹	1	1	8	4	5	4	2	2	1	1	3	2
<i>Percent Change:</i>												
<i>February 2011 from January 2011</i>	<i>-8.2%</i>	<i>-9.3%</i>	<i>-26.3%</i>	<i>-1.6%</i>	<i>-27.8%</i>	<i>-21.6%</i>	<i>-5.4%</i>	<i>-7.8%</i>	<i>-1.4%</i>	<i>-4.6%</i>	<i>-13.6%</i>	<i>-14.4%</i>
<i>90% Confidence Interval³</i>	<i>± 3.3</i>	<i>± 1.2</i>	<i>± 16.9</i>	<i>± 12.1</i>	<i>± 8.8</i>	<i>± 11.0</i>	<i>± 6.1</i>	<i>± 7.2</i>	<i>± 5.3</i>	<i>± 6.2</i>	<i>± 2.4</i>	<i>± 2.8</i>
<i>February 2011 from February 2010</i>	<i>-20.5%</i>	<i>-27.0%</i>	<i>-30.0%</i>	<i>13.1%</i>	<i>-32.9%</i>	<i>-41.2%</i>	<i>-17.9%</i>	<i>-30.6%</i>	<i>-10.6%</i>	<i>-20.2%</i>	<i>-35.8%</i>	<i>-31.3%</i>
<i>90% Confidence Interval³</i>	<i>± 3.5</i>	<i>± 1.5</i>	<i>± 3.1</i>	<i>± 11.1</i>	<i>± 10.6</i>	<i>± 13.3</i>	<i>± 5.7</i>	<i>± 6.7</i>	<i>± 5.3</i>	<i>± 6.2</i>	<i>± 3.0</i>	<i>± 3.4</i>
Not seasonally adjusted												
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
2010: (r)	598.0	446.6	20.8	130.6	75.5	49.9	100.4	75.2	293.9	230.4	128.3	91.2
RSE (%)	1	1	5	(Z)	3	3	1	1	1	1	2	2
2010: Year to Date ²	83.5	65.8	2.6	15.2	9.0	6.5	9.8	8.0	44.6	37.1	20.1	14.2
2011: Year to Date ²	71.9	52.6	2.2	17.1	7.8	5.0	8.7	5.9	41.2	30.8	14.1	10.8
RSE (%)	1	1	8	(Z)	6	5	2	2	1	1	1	2
<i>Year to Date Percent Change⁴</i>	<i>-13.9%</i>	<i>-20.1%</i>	<i>-15.4%</i>	<i>12.9%</i>	<i>-13.1%</i>	<i>-23.1%</i>	<i>-10.7%</i>	<i>-26.4%</i>	<i>-7.8%</i>	<i>-16.9%</i>	<i>-29.6%</i>	<i>-23.7%</i>
<i>90% Confidence Interval³</i>	<i>± 2.1</i>	<i>± 1.4</i>	<i>± 19.2</i>	<i>± 7.4</i>	<i>± 10.1</i>	<i>± 12.6</i>	<i>± 3.3</i>	<i>± 4.0</i>	<i>± 2.8</i>	<i>± 3.2</i>	<i>± 1.9</i>	<i>± 2.2</i>
2010: 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	56.3	46.3	1.6	8.5	6.2	4.4	11.0	8.5	28.3	24.0	10.8	9.3
May	51.0	40.1	1.6	9.3	5.9	4.5	9.4	7.2	25.5	20.5	10.2	7.9
June	58.9	43.0	1.9	14.0	9.2	5.0	9.6	7.9	27.4	21.1	12.6	9.0
July	50.4	37.5	1.7	11.2	6.2	4.2	9.1	6.8	24.8	18.7	10.3	7.8
August	53.2	37.2	1.7	14.3	6.3	4.1	9.1	6.8	25.9	18.9	11.9	7.4
September	47.1	34.5	2.1	10.5	7.0	4.3	8.5	6.4	21.7	16.8	9.8	7.0
October	44.0	31.8	1.9	10.4	6.2	3.8	10.0	6.5	19.0	15.1	8.8	6.3
November	39.6	29.4	1.7	8.5	5.3	3.9	7.2	5.7	18.8	14.5	8.3	5.3
December	46.7	30.2	1.9	14.6	8.7	5.4	6.0	3.6	19.5	14.7	12.5	6.5
2011: January (r)	36.0	26.3	1.2	8.5	4.6	2.9	4.4	2.7	19.9	15.1	7.2	5.5
February (p)	35.9	26.3	0.9	8.7	3.3	2.1	4.4	3.2	21.3	15.7	7.0	5.3
Average RSE (%) ¹	1	1	8	4	5	4	2	2	1	1	3	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.

¹Average RSE for the latest 6-month period.

²Reflects revisions not distributed to months.

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

⁴Computed 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												
2010: 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	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	93.3	53.0	3.6	36.7	9.9	6.3	10.9	6.8	49.7	29.2	22.8	10.7
May	87.7	50.7	3.7	33.4	9.0	5.3	9.2	5.6	48.0	29.7	21.5	10.0
June	92.5	51.3	4.2	37.0	11.5	5.8	9.7	6.2	49.2	29.5	22.1	9.8
July	90.1	50.3	3.5	36.3	10.0	5.5	9.1	6.0	49.0	28.6	22.0	10.1
August	87.0	48.8	3.7	34.4	10.2	6.0	8.0	5.2	48.3	28.3	20.5	9.3
September	80.8	49.3	3.2	28.2	9.9	6.0	7.6	5.3	44.5	29.1	18.7	9.0
October	78.8	47.3	3.0	28.5	8.6	5.1	8.3	5.6	42.6	26.9	19.3	9.6
November	75.0	43.6	2.5	28.9	7.9	5.1	7.0	4.9	40.5	24.0	19.7	9.6
December (r)	84.8	47.2	2.3	35.2	11.9	7.0	7.6	5.3	42.2	24.5	23.1	10.5
2011: January (r)	79.9	46.3	2.3	31.3	11.4	7.6	6.2	4.5	40.0	24.1	22.3	10.1
February (p)	80.0	46.3	2.2	31.5	10.8	7.6	6.9	4.7	39.5	23.7	22.7	10.3
Average RSE (%) ¹	6	8	18	9	18	19	13	15	8	10	13	18
Percent Change:²												
<i>February 2011 from January 2011</i>	<i>0.0%</i>	<i>-0.1%</i>	<i>-6.7%</i>	<i>0.8%</i>	<i>-5.2%</i>	<i>-0.1%</i>	<i>11.3%</i>	<i>4.5%</i>	<i>-1.1%</i>	<i>-2.0%</i>	<i>1.6%</i>	<i>2.2%</i>
<i>90% Confidence Interval³</i>	<i>± 2.4</i>	<i>± 2.9</i>	<i>± 13.5</i>	<i>± 4.9</i>	<i>± 5.3</i>	<i>± 5.2</i>	<i>± 13.4</i>	<i>± 12.6</i>	<i>± 4.4</i>	<i>± 4.9</i>	<i>± 4.4</i>	<i>± 7.7</i>
<i>February 2011 from February 2010</i>	<i>-16.9%</i>	<i>-16.2%</i>	<i>-34.2%</i>	<i>-16.5%</i>	<i>3.2%</i>	<i>11.7%</i>	<i>-23.7%</i>	<i>-1.5%</i>	<i>-26.7%</i>	<i>-29.7%</i>	<i>-0.3%</i>	<i>3.2%</i>
<i>90% Confidence Interval³</i>	<i>± 7.2</i>	<i>± 7.6</i>	<i>± 16.4</i>	<i>± 12.1</i>	<i>± 15.8</i>	<i>± 23.2</i>	<i>± 19.1</i>	<i>± 25.6</i>	<i>± 9.7</i>	<i>± 9.5</i>	<i>± 14.1</i>	<i>± 18.2</i>

(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.

¹Average RSE for the latest 6-month period.

² Computed using unrounded data.

³ 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												
2010: February	605	527	(S)	62	72	55	105	94	285	262	143	116
March	634	535	(S)	91	66	57	93	82	339	285	136	111
April	679	563	(S)	104	84	57	118	93	367	312	110	101
May	588	459	(S)	117	72	56	109	81	291	229	116	93
June	539	450	(S)	84	60	48	83	69	287	238	109	95
July	550	427	(S)	103	75	50	92	76	275	224	108	77
August	614	432	(S)	168	75	35	111	86	289	223	139	88
September	601	447	(S)	148	69	58	97	78	301	223	134	88
October	533	433	(S)	88	81	57	94	74	263	227	95	75
November	548	455	(S)	79	77	53	109	84	265	239	97	79
December (r)	522	419	(S)	95	57	48	66	56	266	223	133	92
2011: January (r)	618	425	(S)	181	88	44	111	80	301	207	118	94
February (p)	479	375	(S)	96	55	35	57	55	282	215	85	70
Average RSE (%) ¹	6	5	(X)	18	16	17	13	12	9	8	10	10
<i>Percent Change:</i>												
<i>February 2011 from January 2011</i>	<i>-22.5%</i>	<i>-11.8%</i>	<i>(S)</i>	<i>-47.0%</i>	<i>-37.5%</i>	<i>-20.5%</i>	<i>-48.6%</i>	<i>-31.3%</i>	<i>-6.3%</i>	<i>3.9%</i>	<i>-28.0%</i>	<i>-25.5%</i>
<i>90% Confidence Interval²</i>	<i>± 9.8</i>	<i>± 10.0</i>	<i>(X)</i>	<i>± 20.9</i>	<i>± 36.3</i>	<i>± 41.8</i>	<i>± 20.5</i>	<i>± 39.4</i>	<i>± 20.1</i>	<i>± 13.2</i>	<i>± 14.2</i>	<i>± 18.6</i>
<i>February 2011 from February 2010</i>	<i>-20.8%</i>	<i>-28.8%</i>	<i>(S)</i>	<i>54.8%</i>	<i>-23.6%</i>	<i>-36.4%</i>	<i>-45.7%</i>	<i>-41.5%</i>	<i>-1.1%</i>	<i>-17.9%</i>	<i>-40.6%</i>	<i>-39.7%</i>
<i>90% Confidence Interval²</i>	<i>± 9.0</i>	<i>± 7.1</i>	<i>(X)</i>	<i>± 70.2</i>	<i>± 34.0</i>	<i>± 28.3</i>	<i>± 17.7</i>	<i>± 21.3</i>	<i>± 16.0</i>	<i>± 10.0</i>	<i>± 10.5</i>	<i>± 11.2</i>
Not seasonally adjusted												
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
2010: (r)	586.9	471.2	11.4	104.3	71.6	52.3	97.9	79.2	297.5	247.1	119.9	92.6
RSE (%)	1	2	13	4	2	3	1	2	2	3	2	2
2010: Year to Date	79.6	67.0	1.7	11.0	8.1	6.0	9.7	7.9	43.7	38.4	18.1	14.6
2011: Year to Date	72.2	52.0	1.4	18.8	8.6	4.2	8.4	6.1	41.8	30.8	13.5	10.8
RSE (%)	3	3	35	9	10	10	10	11	5	3	8	7
<i>Year to Date Percent Change³</i>	<i>-9.3%</i>	<i>-22.4%</i>	<i>-14.0%</i>	<i>71.7%</i>	<i>6.1%</i>	<i>-30.0%</i>	<i>-14.1%</i>	<i>-22.3%</i>	<i>-4.5%</i>	<i>-19.9%</i>	<i>-25.2%</i>	<i>-26.1%</i>
<i>90% Confidence Interval²</i>	<i>± 6.3</i>	<i>± 4.9</i>	<i>± 59.6</i>	<i>± 36.1</i>	<i>± 23.2</i>	<i>± 15.3</i>	<i>± 12.2</i>	<i>± 14.4</i>	<i>± 10.3</i>	<i>± 7.1</i>	<i>± 8.9</i>	<i>± 8.7</i>
2010: 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	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	62.0	52.2	1.0	8.8	7.3	5.1	10.8	8.7	33.8	29.2	10.0	9.2
May	56.2	44.5	1.1	10.5	7.1	5.6	11.0	8.5	26.8	21.2	11.3	9.2
June	53.8	45.5	0.5	7.8	6.4	5.4	9.1	7.8	27.5	22.9	10.8	9.4
July	51.5	40.7	1.7	9.0	7.2	5.0	9.3	7.9	24.7	20.3	10.2	7.6
August	56.3	39.1	1.3	15.9	6.9	3.1	11.0	8.6	25.3	19.1	13.1	8.2
September	53.0	39.2	0.6	13.2	6.1	5.1	8.8	7.1	26.4	19.4	11.7	7.6
October	45.4	36.0	1.1	8.3	7.5	5.3	8.7	6.8	21.6	18.2	7.7	5.8
November	40.6	33.0	1.2	6.4	5.5	3.6	8.7	6.6	19.4	17.3	6.9	5.4
December (r)	33.8	26.6	0.6	6.6	4.0	3.4	3.7	3.0	17.4	14.4	8.7	5.8
2011: January (r)	39.6	26.3	0.9	12.4	5.5	2.5	5.6	3.4	20.9	14.5	7.6	5.9
February (p)	32.7	25.6	0.6	6.5	3.0	1.7	2.8	2.7	20.9	16.3	5.9	4.9
Average RSE (%) ¹	6	5	42	18	16	17	13	12	9	8	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.

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												
2010: February	496	304	(S)	181	110	45	79	57	188	135	119	67
March	494	308	(S)	175	108	45	80	58	189	138	117	67
April	487	308	(S)	169	108	45	79	58	186	138	114	67
May	477	302	(S)	164	106	45	79	58	184	135	108	64
June	448	283	(S)	155	103	42	72	53	176	128	97	60
July	444	278	(S)	155	103	42	71	51	175	126	95	59
August	444	274	(S)	159	102	41	71	51	175	123	96	59
September	438	269	(S)	159	100	40	71	51	174	121	93	57
October	433	263	(S)	160	99	40	70	49	172	119	92	55
November	431	266	(S)	154	99	40	69	49	173	121	90	56
December (r)	428	260	(S)	157	100	40	67	48	170	117	91	55
2011: January (r)	429	258	(S)	160	101	40	67	47	172	116	89	55
February (p)	424	252	(S)	161	101	40	65	46	172	113	86	53
Average RSE (%) ¹	3	4	(X)	5	6	9	7	11	4	5	8	10
Percent Change:												
<i>February 2011 from January 2011</i>	<i>-1.2%</i>	<i>-2.3%</i>	<i>(S)</i>	<i>0.6%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>-3.0%</i>	<i>-2.1%</i>	<i>0.0%</i>	<i>-2.6%</i>	<i>-3.4%</i>	<i>-3.6%</i>
<i>90% Confidence Interval²</i>	<i>± 1.3</i>	<i>± 1.2</i>	<i>(X)</i>	<i>± 3.1</i>	<i>± 1.7</i>	<i>± 3.4</i>	<i>± 2.4</i>	<i>± 2.2</i>	<i>± 2.8</i>	<i>± 2.0</i>	<i>± 2.1</i>	<i>± 2.0</i>
<i>February 2011 from February 2010</i>	<i>-14.5%</i>	<i>-17.1%</i>	<i>(S)</i>	<i>-11.0%</i>	<i>-8.2%</i>	<i>-11.1%</i>	<i>-17.7%</i>	<i>-19.3%</i>	<i>-8.5%</i>	<i>-16.3%</i>	<i>-27.7%</i>	<i>-20.9%</i>
<i>90% Confidence Interval²</i>	<i>± 3.1</i>	<i>± 3.3</i>	<i>(X)</i>	<i>± 7.4</i>	<i>± 5.6</i>	<i>± 7.2</i>	<i>± 6.0</i>	<i>± 5.9</i>	<i>± 5.1</i>	<i>± 5.8</i>	<i>± 6.9</i>	<i>± 4.7</i>
Not seasonally adjusted												
2010: 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	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	485.1	304.7	10.2	170.2	106.7	43.8	77.6	56.0	187.3	139.1	113.5	65.8
May	482.8	306.0	10.7	166.1	106.5	44.9	78.7	57.5	187.6	138.1	109.9	65.4
June	457.6	290.9	10.2	156.5	105.1	43.6	73.5	54.0	180.5	131.9	98.5	61.4
July	457.2	290.8	10.6	155.8	105.0	43.7	73.7	53.9	180.8	131.4	97.6	61.8
August	458.3	287.5	10.9	159.9	104.2	42.6	75.3	55.1	179.5	127.6	99.2	62.2
September	451.4	280.9	10.3	160.2	102.4	42.2	74.2	54.0	178.6	125.1	96.2	59.5
October	442.3	270.5	10.6	161.2	101.6	41.6	72.4	51.3	174.5	121.0	93.8	56.6
November	432.0	265.0	11.2	155.8	100.0	40.0	70.1	50.3	171.9	119.4	90.0	55.3
December (r)	411.0	247.3	10.7	153.1	97.5	38.9	65.2	46.4	161.3	109.8	87.0	52.2
2011: January (r)	413.5	244.4	10.8	158.3	98.3	38.2	64.6	44.5	164.7	109.4	86.0	52.2
February (p)	407.4	237.9	10.9	158.6	97.6	37.0	60.9	42.4	166.1	108.1	82.9	50.4
Average RSE (%) ¹	3	4	11	5	6	9	7	11	4	5	8	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.

¹Average RSE for the latest 6-month period.

²See 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												
2010: February	668	455	(S)	204	85	51	87	66	328	234	168	104
March	643	489	(S)	145	66	47	82	74	340	261	155	107
April	747	554	(S)	181	94	60	105	78	407	310	141	106
May	705	516	(S)	184	93	59	120	80	312	262	180	115
June	879	682	(S)	189	84	70	171	135	391	333	233	144
July	576	475	(S)	93	66	45	107	93	288	250	115	87
August	606	480	(S)	120	84	53	100	72	299	262	123	93
September	631	485	(S)	135	88	57	94	76	305	245	144	107
October	602	481	(S)	114	87	59	115	86	287	246	113	90
November	556	436	(S)	115	71	51	122	74	265	231	98	80
December (r)	569	457	(S)	101	59	43	91	75	301	248	118	91
2011: January (r)	510	421	(S)	83	64	46	95	79	245	214	106	82
February (p)	581	468	(S)	107	62	46	95	76	306	250	118	96
Average RSE (%) ¹	6	6	(X)	20	17	18	13	13	8	8	11	11
<i>Percent Change:</i>												
<i>February 2011 from January 2011</i>	<i>13.9%</i>	<i>11.2%</i>	<i>(S)</i>	<i>28.9%</i>	<i>-3.1%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>-3.8%</i>	<i>24.9%</i>	<i>16.8%</i>	<i>11.3%</i>	<i>17.1%</i>
<i>90% Confidence Interval²</i>	<i>± 16.8</i>	<i>± 15.6</i>	<i>(X)</i>	<i>± 65.4</i>	<i>± 63.4</i>	<i>± 65.8</i>	<i>± 30.9</i>	<i>± 25.4</i>	<i>± 27.4</i>	<i>± 23.1</i>	<i>± 25.3</i>	<i>± 26.0</i>
<i>February 2011 from February 2010</i>	<i>-13.0%</i>	<i>2.9%</i>	<i>(S)</i>	<i>-47.5%</i>	<i>-27.1%</i>	<i>-9.8%</i>	<i>9.2%</i>	<i>15.2%</i>	<i>-6.7%</i>	<i>6.8%</i>	<i>-29.8%</i>	<i>-7.7%</i>
<i>90% Confidence Interval²</i>	<i>± 14.9</i>	<i>± 14.2</i>	<i>(X)</i>	<i>± 31.5</i>	<i>± 36.7</i>	<i>± 55.6</i>	<i>± 48.8</i>	<i>± 48.3</i>	<i>± 28.3</i>	<i>± 21.4</i>	<i>± 19.6</i>	<i>± 25.3</i>
Not seasonally adjusted												
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
2010: (r)	651.7	496.3	8.9	146.5	80.4	54.0	106.9	81.9	316.7	257.6	147.7	102.8
RSE (%)	2	2	15	5	4	4	3	2	3	3	3	2
2010: Year to Date	91.8	60.7	1.9	29.1	11.4	6.4	11.2	8.8	44.1	31.1	25.0	14.4
2011: Year to Date	74.8	60.4	0.8	13.6	8.1	5.6	12.6	10.1	39.1	32.9	15.0	11.7
RSE (%)	4	4	47	14	15	18	12	11	4	5	5	6
<i>Year to Date Percent Change³</i>	<i>-18.4%</i>	<i>-0.5%</i>	<i>-55.7%</i>	<i>-53.4%</i>	<i>-29.3%</i>	<i>-12.3%</i>	<i>13.0%</i>	<i>15.2%</i>	<i>-11.4%</i>	<i>5.7%</i>	<i>-39.9%</i>	<i>-18.3%</i>
<i>90% Confidence Interval²</i>	<i>± 7.9</i>	<i>± 9.7</i>	<i>± 52.0</i>	<i>± 14.0</i>	<i>± 21.4</i>	<i>± 34.6</i>	<i>± 34.1</i>	<i>± 35.4</i>	<i>± 15.0</i>	<i>± 14.8</i>	<i>± 9.5</i>	<i>± 10.4</i>
2010: 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	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	57.7	42.9	0.9	13.9	7.2	4.6	7.9	5.8	32.1	24.7	10.5	7.9
May	58.7	43.0	0.5	15.2	7.5	4.7	10.0	6.7	26.2	22.1	14.9	9.5
June	77.7	60.1	0.7	16.9	7.7	6.5	14.8	11.6	33.9	28.7	21.2	13.3
July	48.2	39.2	0.7	8.3	5.8	4.0	8.8	7.5	23.8	20.4	9.8	7.3
August	54.6	41.4	0.6	12.6	7.9	4.6	9.3	6.4	26.6	22.7	10.9	7.7
September	56.7	43.9	1.0	11.8	7.9	5.2	8.8	7.3	26.7	21.4	13.2	10.0
October	54.8	44.7	0.6	9.5	8.2	5.8	10.7	8.3	25.9	22.4	10.0	8.1
November	48.3	38.7	0.4	9.2	6.5	4.9	11.0	7.1	22.4	19.7	8.4	7.0
December (r)	54.7	44.0	1.0	9.6	5.9	4.3	8.7	7.2	28.9	23.9	11.2	8.6
2011: January (r)	35.1	28.5	0.4	6.2	4.2	2.8	6.4	5.2	17.3	15.0	7.2	5.5
February (p)	39.7	31.9	0.4	7.4	3.9	2.8	6.2	4.9	21.8	17.9	7.8	6.3
Average RSE (%) ¹	6	6	49	20	17	18	13	13	8	8	11	11

(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.