

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

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U.S. Department of Commerce • Washington, D.C. 20233

**FOR IMMEDIATE RELEASE THURSDAY, JANUARY 19, 2012 AT 8:30 A.M. EST**

CB12-14

Raemeka Mayo or Stephen Cooper  
Manufacturing and Construction Division  
(301) 763-5160

### **NEW RESIDENTIAL CONSTRUCTION IN DECEMBER 2011**

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

#### **BUILDING PERMITS**

Privately-owned housing units authorized by building permits in December were at a seasonally adjusted annual rate of 679,000. This is 0.1 percent ( $\pm 1.2\%$ )\* below the revised November rate of 680,000, but is 7.8 percent ( $\pm 2.2\%$ ) above the December 2010 estimate of 630,000.

Single-family authorizations in December were at a rate of 444,000; this is 1.8 percent ( $\pm 1.2\%$ ) above the revised November figure of 436,000. Authorizations of units in buildings with five units or more were at a rate of 209,000 in December.

An estimated 611,900 housing units were authorized by building permits in 2011. This is 1.2 percent ( $\pm 1.3\%$ )\* above the 2010 figure of 604,600.

#### **HOUSING STARTS**

Privately-owned housing starts in December were at a seasonally adjusted annual rate of 657,000. This is 4.1 percent ( $\pm 11.6\%$ )\* below the revised November estimate of 685,000, but is 24.9 percent ( $\pm 18.3\%$ ) above the December 2010 rate of 526,000.

Single-family housing starts in December were at a rate of 470,000; this is 4.4 percent ( $\pm 11.3\%$ )\* above the revised November figure of 450,000. The December rate for units in buildings with five units or more was 164,000.

An estimated 606,900 housing units were started in 2011. This is 3.4 percent ( $\pm 2.4\%$ ) above the 2010 figure of 586,900.

#### **HOUSING COMPLETIONS**

Privately-owned housing completions in December were at a seasonally adjusted annual rate of 605,000. This is 9.2 percent ( $\pm 15.1\%$ )\* above the revised November estimate of 554,000 and is 7.1 percent ( $\pm 10.9\%$ )\* above the December 2010 rate of 565,000.

Single-family housing completions in December were at a rate of 448,000; this is 0.9 percent ( $\pm 11.7\%$ )\* below the revised November rate of 452,000. The December rate for units in buildings with five units or more was 147,000.

An estimated 583,900 housing units were completed in 2011. This is 10.4 percent ( $\pm 2.8\%$ ) below the 2010 figure of 651,700.

*New Residential Construction data for January 2012 will be released on Thursday, February 16, 2012, at 8:30 A.M. EST.*

*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 2 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 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: December	630	445	25	160	114	70	97	66	257	211	162	98
2011: January	568	419	20	129	77	49	94	65	286	216	111	89
February	534	382	15	137	63	39	86	59	288	209	97	75
March	574	392	16	166	60	37	94	64	296	215	124	76
April	563	395	21	147	59	38	94	64	284	210	126	83
May	609	406	20	183	80	36	97	67	293	218	139	85
June	617	402	21	194	71	35	99	68	306	217	141	82
July	601	403	21	177	60	37	96	68	312	214	133	84
August	625	418	25	182	61	34	107	74	313	224	144	86
September	589	413	20	156	64	36	107	74	288	221	130	82
October	644	428	23	193	61	39	107	71	345	232	131	86
November (r)	680	436	21	223	77	41	104	70	339	236	160	89
<b>December (p)</b>	<b>679</b>	<b>444</b>	<b>26</b>	<b>209</b>	<b>72</b>	<b>37</b>	<b>110</b>	<b>73</b>	<b>337</b>	<b>239</b>	<b>160</b>	<b>95</b>
Average RSE (%) <sup>1</sup>	1	1	9	1	3	3	2	2	1	1	2	2
<b>Percent Change:</b>												
<i>December 2011 from November 2011</i>	<i>-0.1%</i>	<i>1.8%</i>	<i>23.8%</i>	<i>-6.3%</i>	<i>-6.5%</i>	<i>-9.8%</i>	<i>5.8%</i>	<i>4.3%</i>	<i>-0.6%</i>	<i>1.3%</i>	<i>0.0%</i>	<i>6.7%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 1.2</i>	<i>± 1.2</i>	<i>± 6.2</i>	<i>± 2.0</i>	<i>± 4.6</i>	<i>± 6.6</i>	<i>± 3.9</i>	<i>± 5.3</i>	<i>± 1.9</i>	<i>± 2.4</i>	<i>± 1.9</i>	<i>± 2.6</i>
<i>December 2011 from December 2010</i>	<i>7.8%</i>	<i>-0.2%</i>	<i>4.0%</i>	<i>30.6%</i>	<i>-36.8%</i>	<i>-47.1%</i>	<i>13.4%</i>	<i>10.6%</i>	<i>31.1%</i>	<i>13.3%</i>	<i>-1.2%</i>	<i>-3.1%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 2.2</i>	<i>± 1.9</i>	<i>± 9.2</i>	<i>± 3.1</i>	<i>± 7.3</i>	<i>± 10.5</i>	<i>± 3.7</i>	<i>± 5.0</i>	<i>± 2.4</i>	<i>± 3.0</i>	<i>± 4.7</i>	<i>± 6.5</i>
Not seasonally adjusted												
2010:	604.6	447.3	22.0	135.3	73.8	49.1	103.5	75.4	299.1	232.3	128.2	90.6
2011: (p)	611.9	413.7	21.0	177.2	67.5	38.4	101.4	69.7	310.1	221.6	132.8	84.0
RSE (%)	1	1	5	(Z)	3	3	1	1	1	1	2	2
<b>Year to Year Percent Change<sup>4</sup></b>	<b>1.2%</b>	<b>-7.5%</b>	<b>-4.5%</b>	<b>31.0%</b>	<b>-8.5%</b>	<b>-21.8%</b>	<b>-2.0%</b>	<b>-7.5%</b>	<b>3.7%</b>	<b>-4.6%</b>	<b>3.6%</b>	<b>-7.2%</b>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 1.3</i>	<i>± 1.1</i>	<i>± 6.5</i>	<i>± 2.3</i>	<i>± 5.1</i>	<i>± 6.8</i>	<i>± 1.7</i>	<i>± 2.1</i>	<i>± 0.8</i>	<i>± 0.9</i>	<i>± 2.7</i>	<i>± 3.4</i>
2010: December	47.6	30.6	2.0	15.0	8.9	5.3	6.3	3.6	19.9	14.8	12.5	6.9
2011: January	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	37.2	26.5	1.0	9.7	3.6	2.0	4.5	3.3	22.0	15.9	7.1	5.2
March	53.7	37.6	1.4	14.7	4.7	3.0	8.0	6.0	29.4	21.3	11.6	7.3
April	49.9	36.9	1.8	11.2	4.9	3.3	9.0	6.8	24.8	19.2	11.2	7.7
May	56.3	39.2	1.8	15.3	7.2	3.5	9.6	7.1	26.6	20.4	12.8	8.2
June	62.4	40.9	2.0	19.6	8.2	3.6	9.9	7.3	29.9	21.3	14.4	8.8
July	51.2	35.3	1.8	14.2	5.0	3.3	8.9	6.3	26.5	18.3	10.9	7.4
August	60.9	40.8	2.5	17.6	5.8	3.3	11.1	7.6	30.1	21.6	13.9	8.3
September	51.8	35.6	1.8	14.5	5.8	3.5	10.3	6.8	24.3	18.3	11.4	7.0
October	50.5	33.6	1.9	15.0	5.6	3.4	9.9	6.4	24.9	17.2	10.1	6.6
November (r)	50.3	30.9	1.7	17.7	6.3	3.4	8.3	5.2	24.4	16.3	11.3	6.1
<b>December (p)</b>	<b>50.7</b>	<b>29.3</b>	<b>2.0</b>	<b>19.3</b>	<b>5.6</b>	<b>2.7</b>	<b>7.3</b>	<b>4.0</b>	<b>25.7</b>	<b>16.3</b>	<b>12.1</b>	<b>6.4</b>
Average RSE (%) <sup>1</sup>	1	1	9	1	3	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												
2010: December	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	79.4	46.3	2.3	30.7	11.5	7.6	6.2	4.5	39.5	24.1	22.2	10.2
February	79.3	46.3	2.0	30.9	11.0	7.6	6.9	4.8	38.8	23.7	22.6	10.3
March	81.9	48.6	1.8	31.5	10.1	7.3	8.3	6.0	38.8	24.6	24.6	10.7
April	81.8	48.2	2.1	31.5	9.7	6.8	8.8	6.9	38.5	23.9	24.8	10.6
May	82.6	47.6	1.8	33.2	11.1	6.5	7.9	6.0	39.4	24.3	24.2	10.8
June	84.7	45.5	1.7	37.5	11.7	6.2	5.7	4.5	42.4	23.5	24.9	11.2
July	80.7	43.4	1.9	35.5	8.3	5.8	6.2	4.2	43.2	23.6	23.1	9.8
August	87.4	45.5	2.5	39.4	8.7	5.9	7.8	5.9	46.2	23.6	24.8	10.1
September	79.9	45.0	3.5	31.4	8.9	5.8	7.9	5.9	41.6	23.8	21.5	9.5
October (r)	75.3	42.8	3.0	29.5	8.0	5.6	7.0	4.9	39.9	22.8	20.3	9.4
November (r)	73.2	41.8	3.2	28.2	6.7	4.8	7.9	5.0	40.2	22.4	18.4	9.6
<b>December (p)</b>	<b>78.8</b>	<b>42.3</b>	<b>3.0</b>	<b>33.5</b>	<b>8.1</b>	<b>4.7</b>	<b>6.3</b>	<b>4.0</b>	<b>43.1</b>	<b>23.2</b>	<b>21.2</b>	<b>10.4</b>
Average RSE (%) <sup>1</sup>	5	7	19	9	15	18	15	15	7	10	12	17
<b>Percent Change:<sup>2</sup></b>												
<i>December 2011 from November 2011</i>	<i>7.6%</i>	<i>1.3%</i>	<i>-6.6%</i>	<i>18.6%</i>	<i>21.6%</i>	<i>-1.5%</i>	<i>-20.4%</i>	<i>-19.7%</i>	<i>7.2%</i>	<i>3.7%</i>	<i>15.6%</i>	<i>8.0%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 5.2</i>	<i>± 4.4</i>	<i>± 9.7</i>	<i>± 12.6</i>	<i>± 14.0</i>	<i>± 12.0</i>	<i>± 14.4</i>	<i>± 8.3</i>	<i>± 7.3</i>	<i>± 6.9</i>	<i>± 9.7</i>	<i>± 8.3</i>
<i>December 2011 from December 2010</i>	<i>-7.1%</i>	<i>-10.4%</i>	<i>28.0%</i>	<i>-4.9%</i>	<i>-32.0%</i>	<i>-32.7%</i>	<i>-16.3%</i>	<i>-24.2%</i>	<i>2.1%</i>	<i>-5.1%</i>	<i>-8.0%</i>	<i>-0.8%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 7.8</i>	<i>± 8.1</i>	<i>± 52.8</i>	<i>± 14.8</i>	<i>± 16.4</i>	<i>± 15.1</i>	<i>± 17.4</i>	<i>± 20.6</i>	<i>± 10.1</i>	<i>± 11.5</i>	<i>± 18.5</i>	<i>± 16.6</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.

<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												
2010: December	526	421	(S)	97	58	49	65	55	269	225	134	92
2011: January	636	437	(S)	187	94	46	115	86	306	208	121	97
February	518	388	(S)	112	55	34	63	61	310	221	90	72
March	593	418	(S)	164	61	38	81	68	337	229	114	83
April	549	411	(S)	124	60	47	96	65	274	221	119	78
May	553	416	(S)	131	56	38	99	72	264	221	134	85
June	615	449	(S)	160	68	38	126	85	288	239	133	87
July	615	430	(S)	176	85	40	90	74	306	227	134	89
August	585	425	(S)	153	57	36	86	51	301	246	141	92
September	646	422	(S)	218	59	41	98	75	327	219	162	87
October (r)	628	437	(S)	175	64	41	110	78	322	235	132	83
November (r)	685	450	(S)	227	97	56	93	69	330	234	165	91
<b>December (p)</b>	<b>657</b>	<b>470</b>	<b>(S)</b>	<b>164</b>	<b>57</b>	<b>46</b>	<b>144</b>	<b>91</b>	<b>320</b>	<b>242</b>	<b>136</b>	<b>91</b>
Average RSE (%) <sup>1</sup>	5	4	(X)	15	14	14	12	11	8	6	10	9
<i>Percent Change:</i>												
<i>December 2011 from November 2011</i>	<i>-4.1%</i>	<i>4.4%</i>	<i>(S)</i>	<i>-27.8%</i>	<i>-41.2%</i>	<i>-17.9%</i>	<i>54.8%</i>	<i>31.9%</i>	<i>-3.0%</i>	<i>3.4%</i>	<i>-17.6%</i>	<i>0.0%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 11.6</i>	<i>± 11.3</i>	<i>(X)</i>	<i>± 23.7</i>	<i>± 10.3</i>	<i>± 19.9</i>	<i>± 49.2</i>	<i>± 24.0</i>	<i>± 15.1</i>	<i>± 16.7</i>	<i>± 23.4</i>	<i>± 22.6</i>
<i>December 2011 from December 2010</i>	<i>24.9%</i>	<i>11.6%</i>	<i>(S)</i>	<i>69.1%</i>	<i>-1.7%</i>	<i>-6.1%</i>	<i>121.5%</i>	<i>65.5%</i>	<i>19.0%</i>	<i>7.6%</i>	<i>1.5%</i>	<i>-1.1%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 18.3</i>	<i>± 13.5</i>	<i>(X)</i>	<i>± 81.0</i>	<i>± 30.9</i>	<i>± 33.2</i>	<i>± 88.8</i>	<i>± 42.4</i>	<i>± 19.7</i>	<i>± 15.7</i>	<i>± 40.9</i>	<i>± 33.6</i>
Not seasonally adjusted												
2010:	586.9	471.2	11.4	104.3	71.6	52.3	97.9	79.2	297.5	247.1	119.9	92.6
2011: (p)	606.9	428.6	10.8	167.4	67.6	41.5	99.6	72.2	306.6	228.9	133.1	86.0
RSE (%)	1	1	14	3	4	4	2	3	2	2	2	2
<i>Year to Year Percent Change<sup>3</sup></i>	<i>3.4%</i>	<i>-9.0%</i>	<i>-5.3%</i>	<i>60.5%</i>	<i>-5.6%</i>	<i>-20.7%</i>	<i>1.7%</i>	<i>-8.8%</i>	<i>3.1%</i>	<i>-7.4%</i>	<i>11.0%</i>	<i>-7.1%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 2.4</i>	<i>± 2.4</i>	<i>± 18.2</i>	<i>± 13.0</i>	<i>± 7.0</i>	<i>± 6.9</i>	<i>± 4.5</i>	<i>± 4.9</i>	<i>± 3.4</i>	<i>± 3.0</i>	<i>± 4.8</i>	<i>± 4.6</i>
2010: December	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	40.2	26.6	0.8	12.8	5.8	2.6	5.6	3.6	21.2	14.5	7.6	5.9
February	35.4	26.6	1.2	7.6	3.1	1.7	3.1	2.9	22.8	16.8	6.5	5.2
March	49.9	36.3	0.9	12.6	5.0	3.2	5.9	4.9	29.2	20.8	9.8	7.4
April	49.0	37.7	1.1	10.2	5.2	4.2	8.3	5.7	24.9	20.6	10.6	7.2
May	54.0	40.9	0.6	12.5	5.6	3.9	10.8	8.2	24.5	20.4	13.1	8.5
June	60.5	44.8	0.6	15.2	6.9	4.0	13.2	9.3	27.5	22.8	13.0	8.7
July	57.6	41.0	0.8	15.8	8.0	4.0	9.1	7.7	27.7	20.6	12.7	8.7
August	54.5	39.4	0.6	14.5	5.2	3.2	8.6	5.3	27.2	22.1	13.4	8.8
September	58.8	37.3	0.6	20.9	5.2	3.5	9.5	7.2	29.4	19.0	14.6	7.5
October (r)	53.2	36.2	1.4	15.6	5.8	3.8	10.0	7.2	26.7	19.0	10.6	6.3
November (r)	51.9	32.4	0.6	18.9	7.7	4.3	7.0	5.1	24.8	16.8	12.4	6.3
<b>December (p)</b>	<b>41.8</b>	<b>29.3</b>	<b>1.5</b>	<b>11.0</b>	<b>3.9</b>	<b>3.2</b>	<b>8.6</b>	<b>5.0</b>	<b>20.6</b>	<b>15.4</b>	<b>8.7</b>	<b>5.7</b>
Average RSE (%) <sup>1</sup>	5	4	30	15	14	14	12	11	8	6	10	9

(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												
2010: December	430	262	(S)	157	100	40	67	48	171	118	92	56
2011: January	430	259	(S)	160	100	39	68	48	171	116	91	56
February	423	252	(S)	160	99	38	66	47	171	113	87	54
March	420	252	(S)	156	99	37	66	47	169	114	86	54
April	418	250	(S)	157	96	38	67	45	169	114	86	53
May	415	246	(S)	158	94	36	66	45	170	114	85	51
June	415	245	(S)	160	92	35	66	45	170	114	87	51
July	417	243	(S)	164	95	35	66	46	166	110	90	52
August	411	238	(S)	163	93	33	61	43	166	111	91	51
September	418	238	(S)	171	91	34	63	44	169	110	95	50
October (r)	421	235	(S)	176	88	34	65	44	171	108	97	49
November (r)	430	235	(S)	185	92	35	65	43	172	108	101	49
<b>December (p)</b>	<b>429</b>	<b>233</b>	<b>(S)</b>	<b>186</b>	<b>90</b>	<b>35</b>	<b>66</b>	<b>43</b>	<b>172</b>	<b>107</b>	<b>101</b>	<b>48</b>
Average RSE (%) <sup>1</sup>	3	4	(X)	4	7	9	7	10	4	5	7	11
<b>Percent Change:</b>												
<i>December 2011 from November 2011</i>	<i>-0.2%</i>	<i>-0.9%</i>	<i>(S)</i>	<i>0.5%</i>	<i>-2.2%</i>	<i>0.0%</i>	<i>1.5%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>-0.9%</i>	<i>0.0%</i>	<i>-2.0%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 1.2</i>	<i>± 1.4</i>	<i>(X)</i>	<i>± 2.3</i>	<i>± 2.5</i>	<i>± 3.0</i>	<i>± 4.4</i>	<i>± 3.4</i>	<i>± 1.8</i>	<i>± 2.2</i>	<i>± 1.9</i>	<i>± 2.8</i>
<i>December 2011 from December 2010</i>	<i>-0.2%</i>	<i>-11.1%</i>	<i>(S)</i>	<i>18.5%</i>	<i>-10.0%</i>	<i>-12.5%</i>	<i>-1.5%</i>	<i>-10.4%</i>	<i>0.6%</i>	<i>-9.3%</i>	<i>9.8%</i>	<i>-14.3%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 4.0</i>	<i>± 4.2</i>	<i>(X)</i>	<i>± 8.8</i>	<i>± 7.0</i>	<i>± 9.8</i>	<i>± 5.7</i>	<i>± 6.0</i>	<i>± 7.6</i>	<i>± 6.7</i>	<i>± 7.3</i>	<i>± 6.3</i>
Not seasonally adjusted												
2010: December	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	413.8	245.3	10.9	157.6	98.1	37.8	64.8	45.2	164.2	109.7	86.7	52.6
February	408.2	238.4	11.4	158.4	96.5	36.0	61.6	42.8	165.8	108.3	84.3	51.3
March	410.6	243.6	11.9	155.0	97.2	35.9	62.3	43.1	167.4	112.4	83.7	52.1
April	414.9	246.7	11.5	156.7	95.0	36.7	65.0	43.1	168.9	114.0	86.1	52.8
May	419.6	249.7	11.0	158.8	94.7	36.3	65.9	44.9	172.7	116.6	86.3	51.9
June	426.2	253.4	10.2	162.6	93.9	35.8	68.7	47.5	174.5	117.8	89.1	52.4
July	428.7	253.9	9.9	164.9	96.5	36.0	68.5	48.8	170.8	114.8	92.9	54.3
August	424.7	250.6	9.8	164.3	94.8	34.4	65.2	46.8	170.8	115.5	93.9	53.9
September	429.1	248.2	9.3	171.7	92.1	34.7	66.3	47.3	172.7	113.8	98.0	52.4
October (r)	429.5	241.6	9.8	178.2	89.9	35.0	67.7	46.3	173.4	109.9	98.5	50.3
November (r)	431.0	233.7	9.8	187.5	93.1	35.3	66.1	43.8	171.5	106.7	100.3	47.9
<b>December (p)</b>	<b>415.3</b>	<b>221.3</b>	<b>10.1</b>	<b>183.8</b>	<b>88.6</b>	<b>34.3</b>	<b>64.5</b>	<b>41.7</b>	<b>164.3</b>	<b>99.9</b>	<b>97.9</b>	<b>45.4</b>
Average RSE (%) <sup>1</sup>	3	4	10	4	7	9	7	10	4	5	7	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. 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												
2010: December	565	454	(S)	100	59	43	90	74	299	247	117	90
2011: January	509	417	(S)	86	66	48	92	74	246	215	105	80
February	611	482	(S)	121	69	52	96	79	325	250	121	101
March	597	374	(S)	215	69	42	94	65	342	198	92	69
April	543	426	(S)	100	67	41	98	76	277	226	101	83
May	549	441	(S)	103	69	54	106	74	243	214	131	99
June	574	452	(S)	106	83	49	111	74	281	245	99	84
July	641	487	(S)	145	68	49	116	78	355	276	102	84
August	621	481	(S)	136	65	50	123	80	296	243	137	108
September	608	427	(S)	171	99	32	93	68	301	235	115	92
October (r)	576	445	(S)	124	88	36	94	82	283	238	111	89
November (r)	554	452	(S)	97	51	42	88	76	297	233	118	101
<b>December (p)</b>	<b>605</b>	<b>448</b>	<b>(S)</b>	<b>147</b>	<b>93</b>	<b>41</b>	<b>108</b>	<b>76</b>	<b>288</b>	<b>239</b>	<b>116</b>	<b>92</b>
Average RSE (%) <sup>1</sup>	6	5	(X)	19	21	15	14	15	8	7	11	11
<i>Percent Change:</i>												
<i>December 2011 from November 2011</i>	<i>9.2%</i>	<i>-0.9%</i>	<i>(S)</i>	<i>51.5%</i>	<i>82.4%</i>	<i>-2.4%</i>	<i>22.7%</i>	<i>0.0%</i>	<i>-3.0%</i>	<i>2.6%</i>	<i>-1.7%</i>	<i>-8.9%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 15.1</i>	<i>± 11.7</i>	<i>(X)</i>	<i>± 79.2</i>	<i>± 72.4</i>	<i>± 28.9</i>	<i>± 46.4</i>	<i>± 29.7</i>	<i>± 16.6</i>	<i>± 17.4</i>	<i>± 24.9</i>	<i>± 22.8</i>
<i>December 2011 from December 2010</i>	<i>7.1%</i>	<i>-1.3%</i>	<i>(S)</i>	<i>47.0%</i>	<i>57.6%</i>	<i>-4.7%</i>	<i>20.0%</i>	<i>2.7%</i>	<i>-3.7%</i>	<i>-3.2%</i>	<i>-0.9%</i>	<i>2.2%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 10.9</i>	<i>± 9.0</i>	<i>(X)</i>	<i>± 42.7</i>	<i>± 54.3</i>	<i>± 27.2</i>	<i>± 33.7</i>	<i>± 28.1</i>	<i>± 12.5</i>	<i>± 12.0</i>	<i>± 18.4</i>	<i>± 17.0</i>
Not seasonally adjusted												
2010:	651.7	496.3	8.9	146.5	80.4	54.0	106.9	81.9	316.7	257.6	147.7	102.8
2011: (p)	583.9	444.9	8.6	130.5	74.2	44.2	102.9	75.6	294.0	234.8	112.8	90.3
RSE (%)	2	2	18	7	5	4	3	3	3	3	3	3
<i>Year to Year Percent Change<sup>3</sup></i>	<i>-10.4%</i>	<i>-10.4%</i>	<i>-3.4%</i>	<i>-10.9%</i>	<i>-7.7%</i>	<i>-18.1%</i>	<i>-3.7%</i>	<i>-7.7%</i>	<i>-7.2%</i>	<i>-8.9%</i>	<i>-23.6%</i>	<i>-12.2%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 2.8</i>	<i>± 2.4</i>	<i>± 31.0</i>	<i>± 10.2</i>	<i>± 7.0</i>	<i>± 7.2</i>	<i>± 6.7</i>	<i>± 4.9</i>	<i>± 3.9</i>	<i>± 3.5</i>	<i>± 5.1</i>	<i>± 4.0</i>
2010: December	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	35.0	28.4	0.4	6.2	4.2	2.9	6.3	5.0	17.3	15.1	7.2	5.4
February	42.0	32.9	0.5	8.5	4.4	3.2	6.4	5.2	23.1	17.8	8.1	6.7
March	43.8	28.2	0.5	15.1	4.5	2.6	6.5	4.5	25.4	15.3	7.4	5.8
April	42.2	33.3	1.3	7.7	5.2	3.2	7.4	5.7	21.9	18.0	7.7	6.3
May	45.4	36.6	0.4	8.4	5.6	4.4	8.7	6.1	20.0	17.6	11.1	8.4
June	50.5	39.7	1.4	9.4	7.5	4.5	9.6	6.3	24.6	21.4	8.8	7.4
July	53.6	40.2	0.8	12.6	5.8	4.2	9.7	6.4	29.6	22.7	8.5	6.9
August	57.3	42.1	0.5	14.7	6.3	4.6	11.8	7.1	26.9	21.1	12.4	9.3
September	54.7	38.4	0.9	15.3	8.9	2.9	8.6	6.4	26.5	20.6	10.7	8.6
October (r)	52.1	41.3	0.5	10.3	7.7	3.4	9.0	8.0	25.6	21.9	9.8	8.0
November (r)	48.7	40.5	0.4	7.8	4.7	4.0	8.4	7.4	25.2	20.1	10.3	9.0
<b>December (p)</b>	<b>58.7</b>	<b>43.3</b>	<b>1.0</b>	<b>14.4</b>	<b>9.4</b>	<b>4.3</b>	<b>10.4</b>	<b>7.3</b>	<b>27.9</b>	<b>23.1</b>	<b>11.0</b>	<b>8.6</b>
Average RSE (%) <sup>1</sup>	6	5	42	19	21	15	14	15	8	7	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.

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.