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

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

**NEW RESIDENTIAL CONSTRUCTION IN APRIL 2013**

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for April 2013:

**BUILDING PERMITS**

Privately-owned housing units authorized by building permits in April were at a seasonally adjusted annual rate of 1,017,000. This is 14.3 percent ( $\pm 1.0\%$ ) above the revised March rate of 890,000 and is 35.8 percent ( $\pm 1.3\%$ ) above the April 2012 estimate of 749,000.

Single-family authorizations in April were at a rate of 617,000; this is 3.0 percent ( $\pm 0.9\%$ ) above the revised March figure of 599,000. Authorizations of units in buildings with five units or more were at a rate of 374,000 in April.

**HOUSING STARTS**

Privately-owned housing starts in April were at a seasonally adjusted annual rate of 853,000. This is 16.5 percent ( $\pm 5.2\%$ ) below the revised March estimate of 1,021,000, but is 13.1 percent ( $\pm 5.1\%$ ) above the April 2012 rate of 754,000.

Single-family housing starts in April were at a rate of 610,000; this is 2.1 percent ( $\pm 4.8\%$ )\* below the revised March figure of 623,000. The April rate for units in buildings with five units or more was 234,000.

**HOUSING COMPLETIONS**

Privately-owned housing completions in April were at a seasonally adjusted annual rate of 689,000. This is 14.3 percent ( $\pm 11.2\%$ ) below the revised March estimate of 804,000, but is 3.3 percent ( $\pm 11.9\%$ )\* above the April 2012 rate of 667,000.

Single-family housing completions in April were at a rate of 536,000; this is 9.8 percent ( $\pm 10.2\%$ )\* below the revised March rate of 594,000. The April rate for units in buildings with five units or more was 149,000.

*New Residential Construction data for May 2013 will be released on Tuesday, June 18, 2013, at 8:30 A.M. EDT.*

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

**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 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 ( 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.

***Unadjusted estimates of housing units authorized by building permits for January through December 2012 have been revised. Also, seasonally adjusted estimates of housing units authorized by building permits, started, under construction, and completed for January 2011 through March 2013 have been revised.***

\* 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												
2011:(r) January	576	420	22	134	77	52	101	64	288	217	110	87
February	542	379	16	147	60	36	89	60	296	210	97	73
March	583	399	16	168	59	36	95	66	309	223	120	74
April	581	403	23	155	58	36	98	68	299	218	126	81
May	618	411	22	185	81	36	99	69	303	224	135	82
June	636	413	22	201	69	36	102	71	327	225	138	81
July	621	416	23	182	60	38	101	72	329	224	131	82
August	647	428	27	192	63	35	111	76	331	233	142	84
September	610	425	21	164	68	39	109	75	301	230	132	81
October	671	439	23	209	68	42	108	72	360	240	135	85
November	706	449	22	235	82	46	103	72	357	244	164	87
December	697	458	23	216	76	41	111	76	358	250	152	91
2012:(r) January	714	461	22	231	79	38	106	74	401	254	128	95
February	739	486	26	227	88	46	123	79	381	269	147	92
March	785	477	23	285	80	45	130	84	387	250	188	98
April	749	484	23	242	88	45	117	78	380	256	164	105
May	806	499	23	284	79	44	121	83	431	263	175	109
June	785	501	24	260	81	43	122	83	400	264	182	111
July	839	520	29	290	90	43	118	85	427	275	204	117
August	827	520	28	279	82	41	128	89	430	275	187	115
September	921	559	29	333	88	45	150	94	475	296	208	124
October	908	570	26	312	82	46	156	98	479	306	191	120
November	933	574	29	330	78	44	164	94	488	309	203	127
December	943	584	30	329	100	49	146	101	471	310	226	124
2013: January (r)	915	588	26	301	100	45	147	101	448	309	220	133
February (r)	952	600	31	321	83	50	148	93	488	319	233	138
March (r)	890	599	25	266	100	49	139	93	450	322	201	135
<b>April (p)</b>	<b>1,017</b>	<b>617</b>	<b>26</b>	<b>374</b>	<b>98</b>	<b>52</b>	<b>170</b>	<b>99</b>	<b>522</b>	<b>334</b>	<b>227</b>	<b>132</b>
Average RSE (%) <sup>1</sup>	1	1	8	1	3	2	2	2	1	1	1	1
<b>Percent Change:</b>												
<i>April 2013 from March 2013</i>	<b>14.3%</b>	<b>3.0%</b>	<b>4.0%</b>	<b>40.6%</b>	<b>-2.0%</b>	<b>6.1%</b>	<b>22.3%</b>	<b>6.5%</b>	<b>16.0%</b>	<b>3.7%</b>	<b>12.9%</b>	<b>-2.2%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 1.0	± 0.9	± 2.7	± 2.8	± 6.5	± 8.5	± 3.1	± 3.9	± 1.0	± 1.2	± 1.9	± 2.4
<i>April 2013 from April 2012</i>	<b>35.8%</b>	<b>27.5%</b>	<b>13.0%</b>	<b>54.5%</b>	<b>11.4%</b>	<b>15.6%</b>	<b>45.3%</b>	<b>26.9%</b>	<b>37.4%</b>	<b>30.5%</b>	<b>38.4%</b>	<b>25.7%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 1.3	± 0.9	± 3.8	± 3.1	± 4.6	± 6.0	± 4.5	± 5.6	± 1.2	± 1.4	± 2.8	± 3.5

See footnotes at end of table.

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

[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												
2011	624.1	418.5	21.6	184.0	68.5	39.0	102.7	70.5	320.7	227.1	132.2	81.9
2012 (r)	829.7	518.7	25.9	285.1	84.7	44.2	133.0	87.3	427.8	276.0	184.2	111.2
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2012: First 4 months <sup>3</sup>	233.3	151.8	7.0	74.4	23.3	12.7	32.6	22.9	127.2	85.1	50.2	31.2
2013: First 4 months <sup>3</sup>	297.0	194.2	8.1	94.6	27.9	14.5	42.4	28.5	157.9	108.5	68.7	42.8
RSE (%)	(Z)	1	4	(Z)	3	3	1	1	(Z)	(Z)	1	2
<i>Year to Date Percent Change</i> <sup>4</sup>	<b>27.3%</b>	<b>27.9%</b>	<b>15.7%</b>	<b>27.1%</b>	<b>19.7%</b>	<b>14.4%</b>	<b>30.0%</b>	<b>24.1%</b>	<b>24.2%</b>	<b>27.5%</b>	<b>37.0%</b>	<b>37.3%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 1.0	± 1.2	± 5.8	± 1.0	± 5.1	± 7.1	± 2.6	± 3.2	± 0.7	± 0.8	± 1.8	± 2.3
2011: January	36.3	26.2	1.3	8.7	4.5	3.0	4.5	2.7	20.3	15.3	7.0	5.3
February	37.7	26.5	1.1	10.0	3.6	2.1	4.5	3.3	22.6	16.2	6.9	5.0
March	54.4	37.8	1.5	15.1	4.7	3.1	8.1	6.0	30.2	21.6	11.4	7.1
April	50.7	37.2	1.9	11.6	5.0	3.3	9.2	6.9	25.5	19.6	11.0	7.4
May	57.3	39.7	1.8	15.8	7.3	3.6	9.9	7.2	27.6	20.9	12.6	8.0
June	63.8	41.5	2.1	20.3	8.2	3.7	10.1	7.4	31.1	21.9	14.3	8.5
July	52.6	35.9	1.9	14.8	5.1	3.5	9.1	6.4	27.6	18.9	10.8	7.2
August	62.6	41.6	2.6	18.4	6.0	3.4	11.3	7.8	31.4	22.3	13.8	8.1
September	53.2	36.3	1.9	15.1	6.0	3.6	10.5	7.0	25.4	18.9	11.3	6.8
October	52.0	34.4	2.0	15.7	5.8	3.6	10.0	6.5	26.1	17.8	10.1	6.5
November	51.9	31.6	1.8	18.5	6.5	3.5	8.4	5.3	25.6	16.9	11.4	6.0
December	51.6	29.8	1.8	20.0	5.7	2.8	7.1	4.2	27.2	16.9	11.5	6.0
2012:(r) January	47.8	30.5	1.4	15.9	4.9	2.3	5.0	3.3	29.7	18.9	8.2	6.1
February	53.5	35.7	1.8	16.0	5.7	2.8	6.5	4.6	30.1	21.7	11.1	6.7
March	69.5	42.9	2.0	24.5	5.9	3.7	10.5	7.3	35.9	23.2	17.2	8.8
April	64.1	44.5	1.9	17.7	7.8	4.1	10.8	7.8	31.8	23.1	13.8	9.5
May	77.7	50.3	2.1	25.3	7.3	4.5	12.6	9.1	40.4	25.6	17.3	11.1
June	75.9	48.1	2.1	25.7	8.9	4.2	11.7	8.2	37.0	24.6	18.3	11.1
July	74.1	47.3	2.6	24.2	8.1	4.1	11.1	8.0	37.5	24.4	17.4	10.8
August	80.0	49.8	2.7	27.5	7.7	3.9	12.9	9.0	40.8	26.0	18.5	11.0
September	73.7	43.3	2.3	28.1	7.3	3.8	13.4	8.0	36.9	22.0	16.1	9.5
October	77.5	49.6	2.4	25.5	7.6	4.3	16.2	9.9	38.0	25.2	15.7	10.2
November	68.7	40.4	2.3	26.0	6.0	3.3	13.2	6.8	35.3	21.6	14.2	8.6
December	67.2	36.3	2.2	28.7	7.7	3.2	9.1	5.3	34.2	20.0	16.3	7.8
2013: January	63.7	40.5	1.8	21.5	6.6	2.8	7.2	4.8	34.8	23.8	15.1	9.1
February	66.0	42.0	2.2	21.7	4.9	2.8	7.6	5.1	37.0	24.6	16.5	9.5
March (r)	75.8	51.4	2.0	22.4	7.2	3.8	10.9	7.6	40.4	28.4	17.4	11.6
<b>April (p)</b>	<b>91.6</b>	<b>60.2</b>	<b>2.3</b>	<b>29.1</b>	<b>8.6</b>	<b>5.0</b>	<b>16.7</b>	<b>10.7</b>	<b>46.2</b>	<b>31.8</b>	<b>20.0</b>	<b>12.7</b>
Average RSE (%) <sup>1</sup>	1	1	8	1	3	2	2	2	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								
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	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	73.8	43.6	3.1	27.1	6.8	4.9	8.9	6.9	39.8	22.4	18.3	9.4
December	78.1	42.3	2.4	33.3	7.8	4.9	6.2	3.9	43.3	23.3	20.9	10.3
2012: January	75.0	39.9	1.6	33.5	8.1	5.0	5.6	3.7	41.4	21.1	20.0	10.1
February	78.7	44.2	1.9	32.6	9.8	5.1	6.7	4.5	41.1	23.5	21.1	11.1
March	87.6	45.2	2.0	40.4	8.4	5.2	8.4	5.2	44.4	23.6	26.4	11.3
April	80.6	44.2	2.0	34.5	8.8	5.1	7.2	5.3	39.9	22.8	24.8	11.1
May	85.8	45.1	1.6	39.2	8.0	4.9	8.5	5.7	43.6	23.5	25.7	11.0
June	84.7	43.5	1.5	39.8	8.5	5.6	9.3	4.9	43.3	22.2	23.6	10.7
July	87.5	42.1	1.5	44.0	8.9	5.2	8.7	4.7	48.2	22.6	21.7	9.6
August	94.5	46.4	1.8	46.4	9.1	5.4	8.7	5.2	53.2	24.8	23.6	10.9
September	93.3	42.4	2.2	48.7	8.4	4.9	8.3	5.3	53.0	21.6	23.5	10.6
October	89.9	42.6	2.0	45.3	8.0	5.3	8.5	5.0	52.3	22.7	21.0	9.7
November	90.1	43.9	2.6	43.6	8.4	5.0	8.6	4.5	51.2	24.8	21.9	9.5
December	92.5	43.0	2.8	46.7	8.2	4.6	6.5	4.6	54.3	24.7	23.5	9.1
2013: January	92.7	43.8	2.6	46.3	7.9	4.4	8.6	5.1	54.4	25.5	21.8	8.9
February (r)	93.4	43.9	2.4	47.1	7.2	4.5	8.8	5.5	54.7	25.0	22.6	9.0
March (r)	85.4	44.3	2.1	39.0	6.8	4.8	10.2	6.3	47.9	25.0	20.6	8.3
<b>April (p)</b>	<b>95.4</b>	<b>48.1</b>	<b>2.0</b>	<b>45.3</b>	<b>7.9</b>	<b>4.4</b>	<b>12.3</b>	<b>6.7</b>	<b>54.4</b>	<b>28.4</b>	<b>20.9</b>	<b>8.5</b>
Average RSE (%) <sup>1</sup>	6	6	21	9	17	21	14	14	8	10	12	15
<b>Percent Change:<sup>2</sup></b>												
<i>April 2013 from March 2013</i>	<b>11.8%</b>	<b>8.5%</b>	<b>-4.2%</b>	<b>16.4%</b>	<b>16.4%</b>	<b>-7.9%</b>	<b>20.7%</b>	<b>7.0%</b>	<b>13.6%</b>	<b>13.8%</b>	<b>1.6%</b>	<b>2.9%</b>
<i>90% Confidence Interval<sup>3</sup></i>	± 6.0	± 5.1	± 31.3	± 11.5	± 22.1	± 13.7	± 19.9	± 19.1	± 6.0	± 6.3	± 14.9	± 12.3
<i>April 2013 from April 2012</i>	<b>18.4%</b>	<b>8.8%</b>	<b>3.6%</b>	<b>31.6%</b>	<b>-9.9%</b>	<b>-13.4%</b>	<b>71.5%</b>	<b>27.2%</b>	<b>36.4%</b>	<b>24.8%</b>	<b>-15.9%</b>	<b>-22.9%</b>
<i>90% Confidence Interval<sup>3</sup></i>	± 15.4	± 14.4	± 36.3	± 28.1	± 20.0	± 25.0	± 41.8	± 36.8	± 24.7	± 20.1	± 18.1	± 20.1

<sup>p</sup>Preliminary. <sup>r</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												
2011:(r) January	630	430	(S)	188	93	45	115	86	303	204	119	95
February	517	391	(S)	109	52	32	64	62	311	225	90	72
March	600	429	(S)	160	62	39	81	68	341	236	116	86
April	554	415	(S)	125	57	44	94	63	280	227	123	81
May	561	414	(S)	140	58	38	105	76	265	219	133	81
June	608	435	(S)	166	69	38	124	81	285	234	130	82
July	623	432	(S)	181	88	42	92	76	307	225	136	89
August	585	422	(S)	156	56	35	87	51	300	244	142	92
September	650	418	(S)	226	59	40	99	75	328	216	164	87
October	610	439	(S)	157	64	43	104	75	314	237	128	84
November	711	465	(S)	237	99	58	93	69	348	243	171	95
December	694	522	(S)	149	61	43	177	138	326	249	130	92
2012:(r) January	723	513	(S)	194	75	45	110	86	403	289	135	93
February	713	462	(S)	243	65	49	97	85	417	249	134	79
March	707	483	(S)	214	88	46	115	87	353	248	151	102
April	754	505	(S)	240	79	46	128	93	399	266	148	100
May	711	515	(S)	181	78	44	107	85	367	277	159	109
June	757	530	(S)	219	78	48	97	85	369	277	213	120
July	741	512	(S)	217	88	42	116	81	351	279	186	110
August	749	537	(S)	205	75	48	128	87	376	293	170	109
September	854	591	(S)	254	79	49	147	105	424	308	204	129
October	864	595	(S)	252	75	42	151	109	425	291	213	153
November	842	576	(S)	256	68	49	154	97	449	298	171	132
December	983	620	(S)	345	115	55	190	108	465	322	213	135
2013: January (r)	898	614	(S)	273	87	49	95	94	483	331	233	140
February (r)	969	652	(S)	307	106	67	135	94	505	350	223	141
March (r)	1,021	623	(S)	376	94	43	138	105	563	341	226	134
<b>April (p)</b>	<b>853</b>	<b>610</b>	<b>(S)</b>	<b>234</b>	<b>82</b>	<b>64</b>	<b>153</b>	<b>109</b>	<b>406</b>	<b>297</b>	<b>212</b>	<b>140</b>
Average RSE (%) <sup>1</sup>	4	4	(X)	11	13	14	15	12	6	5	8	8
<b>Percent Change:</b>												
<i>April 2013 from March 2013</i>	<b>-16.5%</b>	<b>-2.1%</b>	<b>(S)</b>	<b>-37.8%</b>	<b>-12.8%</b>	<b>48.8%</b>	<b>10.9%</b>	<b>3.8%</b>	<b>-27.9%</b>	<b>-12.9%</b>	<b>-6.2%</b>	<b>4.5%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 7.8	± 7.8	(X)	± 15.2	± 22.3	± 38.1	± 44.2	± 22.6	± 9.0	± 10.2	± 15.5	± 16.7
<i>April 2013 from April 2012</i>	<b>13.1%</b>	<b>20.8%</b>	<b>(S)</b>	<b>-2.5%</b>	<b>3.8%</b>	<b>39.1%</b>	<b>19.5%</b>	<b>17.2%</b>	<b>1.8%</b>	<b>11.7%</b>	<b>43.2%</b>	<b>40.0%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 12.2	± 11.2	(X)	± 28.0	± 37.7	± 35.2	± 32.7	± 26.3	± 13.0	± 14.3	± 31.6	± 21.9

See footnotes at end of table.

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

[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												
2011	608.8	430.6	10.9	167.3	67.7	41.2	100.9	74.3	307.8	229.3	132.5	85.7
2012	780.6	535.3	11.4	233.9	79.7	46.5	127.9	92.1	397.8	282.6	175.1	114.1
RSE (%)	1	1	14	3	3	5	2	4	2	2	2	2
2012: First 4 months	221.8	152.1	3.2	66.5	22.5	13.3	29.9	22.4	124.8	86.2	44.6	30.1
2013: First 4 months	286.0	193.0	4.0	89.1	26.9	16.1	35.2	26.0	155.1	107.3	68.8	43.6
RSE (%)	2	2	22	7	6	4	7	6	3	3	4	3
<i>Year to Date Percent Change</i> <sup>3</sup>	<b>29.0%</b>	<b>26.9%</b>	<b>25.1%</b>	<b>33.9%</b>	<b>19.6%</b>	<b>20.7%</b>	<b>17.6%</b>	<b>16.0%</b>	<b>24.3%</b>	<b>24.4%</b>	<b>54.3%</b>	<b>44.8%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 6.4	± 5.3	± 43.4	± 17.1	± 16.7	± 11.7	± 14.9	± 12.0	± 6.8	± 6.4	± 18.8	± 14.7
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	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	53.0	32.7	0.7	19.6	7.6	4.2	7.2	5.3	25.7	17.0	12.6	6.3
December	42.7	31.0	1.6	10.1	4.2	3.0	9.7	7.0	20.9	15.6	7.9	5.3
2012: January	47.2	33.1	1.1	13.0	4.6	2.6	5.3	3.7	28.4	20.7	9.0	6.1
February	49.7	32.2	0.6	16.9	3.8	2.7	5.0	4.1	31.1	19.5	9.8	5.9
March	58.0	40.2	0.8	17.1	7.0	3.7	8.4	6.1	30.2	21.8	12.4	8.5
April	66.8	46.6	0.7	19.5	7.1	4.4	11.3	8.5	35.0	24.2	13.4	9.5
May	67.8	50.1	1.3	16.3	7.4	4.4	11.4	9.4	33.4	25.3	15.5	11.0
June	74.7	54.4	0.7	19.6	7.7	5.0	10.5	9.5	35.9	27.7	20.5	12.2
July	69.2	49.4	1.0	18.7	8.1	4.1	11.3	8.3	32.0	25.8	17.7	11.2
August	69.0	49.3	0.7	19.0	6.9	4.4	12.9	9.1	33.3	25.6	15.8	10.2
September	75.8	51.4	0.8	23.6	6.9	4.1	13.6	9.8	37.5	26.7	17.8	10.8
October	77.0	50.3	1.7	25.1	7.1	3.8	15.0	10.8	37.3	24.0	17.7	11.7
November	62.2	40.1	0.8	21.3	5.1	3.5	12.1	7.4	33.0	20.5	11.9	8.7
December	63.2	38.2	1.2	23.8	7.9	3.8	11.0	5.4	30.6	20.8	13.6	8.2
2013: January	58.7	39.4	0.7	18.6	5.4	2.8	4.2	4.1	33.8	23.4	15.4	9.0
February (r)	66.1	44.2	0.7	21.1	6.3	3.6	7.2	4.4	36.8	26.1	15.8	10.1
March (r)	84.5	52.5	1.8	30.2	7.5	3.4	10.0	7.3	48.2	30.4	18.9	11.5
<b>April (p)</b>	<b>76.7</b>	<b>56.9</b>	<b>0.7</b>	<b>19.1</b>	<b>7.7</b>	<b>6.3</b>	<b>13.8</b>	<b>10.2</b>	<b>36.4</b>	<b>27.4</b>	<b>18.8</b>	<b>12.9</b>
Average RSE (%) <sup>1</sup>	4	4	37	11	13	14	15	12	6	5	8	8

<sup>0</sup>Preliminary. <sup>1</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												
2011:(r) January	431	260	(S)	160	100	39	68	48	172	117	91	56
February	424	253	(S)	160	99	38	66	47	172	114	87	54
March	420	253	(S)	155	98	37	66	47	170	115	86	54
April	417	249	(S)	157	95	37	67	45	169	114	86	53
May	415	246	(S)	158	94	36	66	45	170	114	85	51
June	416	246	(S)	160	92	35	67	46	170	114	87	51
July	417	242	(S)	165	95	35	66	46	166	110	90	51
August	414	238	(S)	166	94	33	63	44	167	111	90	50
September	417	237	(S)	171	91	34	63	44	168	109	95	50
October	422	235	(S)	177	89	34	65	44	171	108	97	49
November	433	236	(S)	187	93	35	65	43	174	109	101	49
December	434	236	(S)	188	91	35	68	46	174	107	101	48
2012:(r) January	443	241	(S)	191	90	36	69	46	182	111	102	48
February	452	245	(S)	196	89	37	70	47	189	112	104	49
March	458	246	(S)	202	90	37	68	47	192	112	108	50
April	464	247	(S)	207	89	37	70	47	197	113	108	50
May	474	253	(S)	211	89	36	71	48	202	116	112	53
June	486	258	(S)	219	89	35	70	48	207	118	120	57
July	490	262	(S)	219	88	35	69	48	210	121	123	58
August	496	266	(S)	222	91	36	69	49	215	123	121	58
September	511	271	(S)	232	91	36	72	49	222	126	126	60
October	520	275	(S)	236	90	34	76	51	225	128	129	62
November	534	280	(S)	245	90	34	81	53	233	130	130	63
December	551	284	(S)	258	93	35	85	52	240	133	133	64
2013: January (r)	563	288	(S)	266	94	35	86	53	246	135	137	65
February (r)	581	292	(S)	280	97	36	87	53	257	138	140	65
March (r)	594	293	(S)	291	98	35	89	53	269	141	138	64
<b>April (p)</b>	<b>605</b>	<b>300</b>	<b>(S)</b>	<b>295</b>	<b>99</b>	<b>37</b>	<b>91</b>	<b>54</b>	<b>274</b>	<b>143</b>	<b>141</b>	<b>66</b>
Average RSE (%) <sup>1</sup>	3	3	(X)	5	5	5	4	7	4	4	5	5
<b>Percent Change:</b>												
<i>April 2013 from March 2013</i>	<b>1.9%</b>	<b>2.4%</b>	<b>(S)</b>	<b>1.4%</b>	<b>1.0%</b>	<b>5.7%</b>	<b>2.2%</b>	<b>1.9%</b>	<b>1.9%</b>	<b>1.4%</b>	<b>2.2%</b>	<b>3.1%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 1.1	± 1.3	(X)	± 1.4	± 1.5	± 2.4	± 3.3	± 2.5	± 1.5	± 2.1	± 1.7	± 2.6
<i>April 2013 from April 2012</i>	<b>30.4%</b>	<b>21.5%</b>	<b>(S)</b>	<b>42.5%</b>	<b>11.2%</b>	<b>0.0%</b>	<b>30.0%</b>	<b>14.9%</b>	<b>39.1%</b>	<b>26.5%</b>	<b>30.6%</b>	<b>32.0%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 5.1	± 4.7	(X)	± 10.7	± 10.0	± 7.8	± 11.3	± 8.4	± 7.9	± 6.8	± 9.6	± 10.8

See footnotes at end of table.

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

[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												
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	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	433.3	234.9	9.9	188.5	93.6	35.3	66.2	44.2	172.9	107.4	100.7	48.1
December	417.7	221.6	10.3	185.9	89.6	34.1	66.1	44.1	165.1	99.1	96.9	44.4
2012: January	426.8	227.7	10.4	188.7	87.7	34.6	66.1	43.4	174.0	104.2	99.0	45.4
February	435.1	230.2	10.5	194.4	86.1	34.9	65.3	42.6	182.6	106.4	101.0	46.2
March	449.3	236.5	10.2	202.6	88.7	35.5	64.8	43.3	189.4	109.6	106.4	48.0
April	462.1	245.0	10.4	206.6	88.7	36.6	68.0	45.1	197.6	113.7	107.9	49.6
May	478.1	255.1	10.2	212.8	89.6	36.4	70.4	47.1	205.0	117.9	113.1	53.6
June	496.2	265.7	9.1	221.5	90.1	35.3	72.2	49.9	212.2	122.5	121.8	58.0
July	503.7	275.5	8.6	219.6	89.4	36.0	71.4	50.5	216.4	127.3	126.5	61.7
August	508.6	279.8	7.8	221.0	92.0	37.3	72.1	51.9	219.9	128.7	124.5	61.9
September	523.5	283.8	8.1	231.5	91.6	36.6	75.6	52.7	227.6	131.7	128.8	62.9
October	528.8	282.7	9.1	237.0	91.2	34.8	79.0	54.2	227.3	129.9	131.3	63.8
November	535.2	278.6	9.0	247.7	90.4	34.2	82.3	54.1	232.8	128.3	129.8	62.1
December	532.5	267.7	9.2	255.7	91.3	33.6	83.4	50.6	229.3	123.4	128.6	60.0
2013: January	543.1	271.0	9.2	262.9	92.2	33.5	82.6	49.7	236.6	127.2	131.8	60.6
February (r)	563.6	276.3	9.2	278.0	94.7	34.5	82.7	48.5	250.3	131.6	135.9	61.8
March (r)	583.7	282.2	10.2	291.3	96.7	33.9	85.2	49.0	266.2	137.6	135.7	61.6
<b>April (p)</b>	<b>602.3</b>	<b>296.0</b>	<b>10.4</b>	<b>295.8</b>	<b>98.8</b>	<b>36.6</b>	<b>88.7</b>	<b>51.3</b>	<b>274.2</b>	<b>143.0</b>	<b>140.6</b>	<b>65.1</b>
Average RSE (%) <sup>1</sup>	3	3	13	5	5	5	4	7	4	4	5	5

<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												
2011:(r) January	520	423	(S)	91	68	49	93	74	253	220	106	80
February	615	481	(S)	126	71	53	96	79	327	249	121	100
March	591	368	(S)	215	68	41	97	68	337	193	89	66
April	549	433	(S)	99	67	41	99	77	281	231	102	84
May	549	443	(S)	101	68	54	103	72	244	215	134	102
June	579	453	(S)	110	83	48	114	76	281	244	101	85
July	634	488	(S)	138	67	49	116	80	349	274	102	85
August	614	479	(S)	131	66	52	123	81	292	241	133	105
September	603	426	(S)	167	96	31	92	67	299	235	116	93
October	566	438	(S)	122	85	34	89	77	282	238	110	89
November	585	462	(S)	118	50	41	100	82	313	236	122	103
December	610	462	(S)	139	80	39	103	76	300	247	127	100
2012:(r) January	540	389	(S)	143	90	37	88	65	274	218	88	69
February	566	426	(S)	136	80	41	96	78	281	227	109	80
March	588	434	(S)	142	73	45	122	78	284	224	109	87
April	667	489	(S)	175	82	45	102	85	329	248	154	111
May	613	475	(S)	123	81	50	106	91	301	248	125	86
June	628	480	(S)	131	73	58	109	77	320	254	126	91
July	673	466	(S)	198	91	43	134	86	311	242	137	95
August	686	495	(S)	182	63	41	120	81	331	262	172	111
September	651	512	(S)	134	72	47	108	93	328	264	143	108
October	741	535	(S)	201	63	54	119	94	407	268	152	119
November	677	520	(S)	148	72	47	97	83	346	265	162	125
December	672	520	(S)	144	57	47	100	93	352	269	163	111
2013: January (r)	720	554	(S)	156	73	54	89	83	370	288	188	129
February (r)	727	573	(S)	147	65	45	108	94	373	305	181	129
March (r)	804	594	(S)	205	88	61	112	101	375	294	229	138
<b>April (p)</b>	<b>689</b>	<b>536</b>	<b>(S)</b>	<b>149</b>	<b>50</b>	<b>44</b>	<b>131</b>	<b>100</b>	<b>344</b>	<b>267</b>	<b>164</b>	<b>125</b>
Average RSE (%) <sup>1</sup>	6	5	(X)	19	17	18	13	13	8	8	12	8
<b>Percent Change:</b>												
<i>April 2013 from March 2013</i>	<b>-14.3%</b>	<b>-9.8%</b>	<b>(S)</b>	<b>-27.3%</b>	<b>-43.2%</b>	<b>-27.9%</b>	<b>17.0%</b>	<b>-1.0%</b>	<b>-8.3%</b>	<b>-9.2%</b>	<b>-28.4%</b>	<b>-9.4%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 12.9	± 9.3	(X)	± 47.0	± 21.7	± 33.5	± 49.6	± 27.4	± 14.4	± 15.0	± 25.1	± 14.4
<i>April 2013 from April 2012</i>	<b>3.3%</b>	<b>9.6%</b>	<b>(S)</b>	<b>-14.9%</b>	<b>-39.0%</b>	<b>-2.2%</b>	<b>28.4%</b>	<b>17.6%</b>	<b>4.6%</b>	<b>7.7%</b>	<b>6.5%</b>	<b>12.6%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 16.4	± 13.8	(X)	± 40.4	± 19.8	± 33.4	± 55.1	± 33.6	± 25.2	± 20.2	± 23.6	± 28.6

See footnotes at end of table.

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

[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												
2011	584.9	446.6	8.4	129.9	72.5	44.0	103.0	75.9	295.5	235.6	113.9	91.2
2012	649.2	483.0	8.7	157.6	74.7	46.8	110.5	85.2	324.6	250.4	139.4	100.6
RSE (%)	2	2	18	4	6	6	3	5	2	2	4	4
2012: First 4 months	172.1	126.7	2.0	43.5	22.0	10.7	28.9	21.6	86.8	68.4	34.3	26.0
2013: First 4 months	212.2	163.9	1.8	46.5	18.1	13.2	30.6	26.0	107.9	86.0	55.6	38.7
RSE (%)	4	3	21	12	12	13	9	8	5	5	8	4
<i>Year to Date Percent Change</i> <sup>3</sup>	<b>23.3%</b>	<b>29.4%</b>	<b>-9.3%</b>	<b>7.0%</b>	<b>-17.7%</b>	<b>23.5%</b>	<b>5.8%</b>	<b>20.2%</b>	<b>24.2%</b>	<b>25.8%</b>	<b>62.0%</b>	<b>49.2%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	±9.1	±7.2	±39.4	±26.6	±15.4	±23.8	±17.4	±12.4	±13.6	±11.5	±30.4	±14.2
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	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	50.1	40.7	0.4	9.0	4.7	4.1	8.8	7.5	26.0	20.1	10.5	9.1
December	58.3	44.8	0.8	12.6	7.8	4.0	10.0	7.6	28.6	23.8	11.9	9.4
2012: January	36.4	26.0	0.6	9.8	5.8	2.2	5.8	4.3	18.8	14.9	6.0	4.7
February	39.0	29.4	0.3	9.3	5.3	2.6	6.4	5.2	19.9	16.2	7.4	5.4
March	44.4	33.6	0.8	9.9	4.8	2.9	8.4	5.3	22.1	17.9	9.1	7.6
April	52.3	37.6	0.3	14.5	6.1	3.0	8.3	6.9	26.1	19.4	11.9	8.3
May	50.0	39.3	1.2	9.5	6.8	4.4	8.5	7.4	24.5	20.4	10.1	7.1
June	55.1	42.4	1.4	11.2	7.2	5.9	9.0	6.3	27.9	22.3	10.9	7.9
July	58.2	38.3	0.9	19.0	8.0	3.4	11.8	7.2	26.7	20.1	11.7	7.7
August	64.8	43.3	1.0	20.5	6.1	3.6	11.3	7.0	30.9	23.1	16.5	9.7
September	58.7	46.6	0.4	11.7	6.6	4.5	10.3	9.0	28.7	23.1	13.0	10.0
October	67.7	50.1	0.4	17.2	6.3	5.5	11.3	9.2	36.6	24.7	13.5	10.7
November	57.8	45.6	0.7	11.5	6.2	4.3	8.9	7.8	28.7	22.4	14.0	11.1
December	64.8	50.7	0.7	13.4	5.4	4.5	10.4	9.8	33.7	26.0	15.3	10.4
2013: January	47.5	36.9	0.6	9.9	4.6	3.4	5.5	5.1	24.8	19.6	12.5	8.8
February (r)	49.7	39.6	0.5	9.7	4.1	2.8	7.1	6.2	26.4	21.9	12.2	8.7
March (r)	61.3	46.1	0.4	14.8	5.8	3.8	7.6	6.8	29.5	23.6	18.4	11.8
<b>April (p)</b>	<b>53.7</b>	<b>41.4</b>	<b>0.3</b>	<b>12.1</b>	<b>3.7</b>	<b>3.2</b>	<b>10.4</b>	<b>7.9</b>	<b>27.1</b>	<b>20.9</b>	<b>12.5</b>	<b>9.4</b>
Average RSE (%) <sup>1</sup>	6	5	41	19	17	18	13	13	8	8	12	8

<sup>1</sup>Preliminary. <sup>2</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.