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

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**NEW RESIDENTIAL CONSTRUCTION IN MAY 2013**

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

**BUILDING PERMITS**

Privately-owned housing units authorized by building permits in May were at a seasonally adjusted annual rate of 974,000. This is 3.1 percent ( $\pm 0.9\%$ ) below the revised April rate of 1,005,000, but is 20.8 percent ( $\pm 1.3\%$ ) above the May 2012 estimate of 806,000.

Single-family authorizations in May were at a rate of 622,000; this is 1.3 percent ( $\pm 1.1\%$ ) above the revised April figure of 614,000. Authorizations of units in buildings with five units or more were at a rate of 325,000 in May.

**HOUSING STARTS**

Privately-owned housing starts in May were at a seasonally adjusted annual rate of 914,000. This is 6.8 percent ( $\pm 10.1\%$ )\* above the revised April estimate of 856,000 and is 28.6 percent ( $\pm 14.4\%$ ) above the May 2012 rate of 711,000.

Single-family housing starts in May were at a rate of 599,000; this is 0.3 percent ( $\pm 8.7\%$ )\* above the revised April figure of 597,000. The May rate for units in buildings with five units or more was 306,000.

**HOUSING COMPLETIONS**

Privately-owned housing completions in May were at a seasonally adjusted annual rate of 690,000. This is 0.9 percent ( $\pm 13.4\%$ )\* below the revised April estimate of 696,000, but is 12.6 percent ( $\pm 13.7\%$ )\* above the May 2012 rate of 613,000.

Single-family housing completions in May were at a rate of 546,000; this is 4.2 percent ( $\pm 13.9\%$ )\* above the revised April rate of 524,000. The May rate for units in buildings with five units or more was 135,000.

*New Residential Construction data for June 2013 will be released on Wednesday, July 17, 2013, at 8:30 A.M. EDT.*

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

*To receive the latest updates on the Nation's key economic indicators, download the America's Economy app for Apple and Android smartphones and tablets.*

**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 ( $\pm 3.2\%$ ) 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												
2012: 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	915	588	26	301	100	45	147	101	448	309	220	133
February	952	600	31	321	83	50	148	93	488	319	233	138
March	890	599	25	266	100	49	139	93	450	322	201	135
April (r)	1,005	614	25	366	99	52	165	98	515	332	226	132
<b>May (p)</b>	<b>974</b>	<b>622</b>	<b>27</b>	<b>325</b>	<b>103</b>	<b>53</b>	<b>155</b>	<b>102</b>	<b>498</b>	<b>332</b>	<b>218</b>	<b>135</b>
Average RSE (%) <sup>1</sup>	1	1	8	1	3	2	2	2	1	1	1	1
<i>Percent Change:</i>												
<i>May 2013 from April 2013</i>	<i>-3.1%</i>	<i>1.3%</i>	<i>8.0%</i>	<i>-11.2%</i>	<i>4.0%</i>	<i>1.9%</i>	<i>-6.1%</i>	<i>4.1%</i>	<i>-3.3%</i>	<i>0.0%</i>	<i>-3.5%</i>	<i>2.3%</i>
<i>90% Confidence Interval</i> <sup>3</sup>	<i>± 0.9</i>	<i>± 1.1</i>	<i>± 2.6</i>	<i>± 1.4</i>	<i>± 2.7</i>	<i>± 3.6</i>	<i>± 2.5</i>	<i>± 3.0</i>	<i>± 1.5</i>	<i>± 1.8</i>	<i>± 1.7</i>	<i>± 2.1</i>
<i>May 2013 from May 2012</i>	<i>20.8%</i>	<i>24.6%</i>	<i>17.4%</i>	<i>14.4%</i>	<i>30.4%</i>	<i>20.5%</i>	<i>28.1%</i>	<i>22.9%</i>	<i>15.5%</i>	<i>26.2%</i>	<i>24.6%</i>	<i>23.9%</i>
<i>90% Confidence Interval</i> <sup>3</sup>	<i>± 1.3</i>	<i>± 1.0</i>	<i>± 6.3</i>	<i>± 1.6</i>	<i>± 5.2</i>	<i>± 7.0</i>	<i>± 3.3</i>	<i>± 3.9</i>	<i>± 1.7</i>	<i>± 2.0</i>	<i>± 1.6</i>	<i>± 2.0</i>
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:	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: Year to Date <sup>2</sup>	309.1	201.3	9.1	98.6	30.7	17.0	45.0	31.9	165.8	110.0	67.5	42.4
2013: Year to Date <sup>2</sup>	391.2	256.0	10.5	124.8	38.3	19.8	57.8	39.3	204.2	140.3	90.8	56.6
RSE (%)	(Z)	1	3	(Z)	2	3	1	1	(Z)	1	1	1
<i>Year to Date Percent Change</i> <sup>4</sup>	<i>26.6%</i>	<i>27.1%</i>	<i>15.4%</i>	<i>26.5%</i>	<i>24.7%</i>	<i>16.4%</i>	<i>28.4%</i>	<i>22.9%</i>	<i>23.2%</i>	<i>27.5%</i>	<i>34.5%</i>	<i>33.6%</i>
<i>90% Confidence Interval</i> <sup>3</sup>	<i>± 0.9</i>	<i>± 1.2</i>	<i>± 5.2</i>	<i>± 0.8</i>	<i>± 4.8</i>	<i>± 6.7</i>	<i>± 2.2</i>	<i>± 2.7</i>	<i>± 0.7</i>	<i>± 0.8</i>	<i>± 1.7</i>	<i>± 2.2</i>
2012: 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	75.8	51.4	2.0	22.4	7.2	3.8	10.9	7.6	40.4	28.4	17.4	11.6
April (r)	90.5	59.7	2.3	28.5	8.7	5.0	16.2	10.4	45.6	31.6	20.0	12.7
<b>May (p)</b>	<b>93.4</b>	<b>62.3</b>	<b>2.3</b>	<b>28.7</b>	<b>9.8</b>	<b>5.4</b>	<b>15.7</b>	<b>11.0</b>	<b>46.1</b>	<b>32.1</b>	<b>21.8</b>	<b>13.8</b>
Average RSE (%) <sup>1</sup>	1	1	8	1	3	2	2	2	1	1	1	1

(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												
2012: 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	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)	86.2	44.5	2.5	39.3	6.7	4.6	10.5	6.3	49.1	25.7	20.0	7.9
April (r)	93.9	47.9	1.8	44.2	6.7	4.5	12.2	6.5	54.1	28.3	20.9	8.6
<b>May (p)</b>	<b>100.0</b>	<b>53.7</b>	<b>1.9</b>	<b>44.5</b>	<b>9.6</b>	<b>5.3</b>	<b>13.8</b>	<b>7.6</b>	<b>54.4</b>	<b>31.0</b>	<b>22.2</b>	<b>9.7</b>
Average RSE (%) <sup>1</sup>	6	6	21	10	16	21	12	14	8	10	12	14
<b>Percent Change:<sup>2</sup></b>												
<i>May 2013 from April 2013</i>	<b>6.6%</b>	<b>12.1%</b>	<b>7.9%</b>	<b>0.5%</b>	<b>44.0%</b>	<b>17.9%</b>	<b>12.7%</b>	<b>16.9%</b>	<b>0.7%</b>	<b>9.7%</b>	<b>6.2%</b>	<b>13.4%</b>
<i>90% Confidence Interval<sup>3</sup></i>	± 5.7	± 7.7	± 22.0	± 8.7	± 32.3	± 15.1	± 14.3	± 23.5	± 7.8	± 13.2	± 11.4	± 18.0
<i>May 2013 from May 2012</i>	<b>16.5%</b>	<b>18.9%</b>	<b>21.0%</b>	<b>13.6%</b>	<b>19.7%</b>	<b>7.7%</b>	<b>61.9%</b>	<b>34.2%</b>	<b>24.9%</b>	<b>31.9%</b>	<b>-13.7%</b>	<b>-11.7%</b>
<i>90% Confidence Interval<sup>3</sup></i>	± 12.8	± 15.5	± 53.7	± 20.5	± 30.2	± 24.7	± 28.0	± 38.6	± 20.7	± 25.0	± 15.8	± 24.1

(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												
2012: 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	898	614	(S)	273	87	49	95	94	483	331	233	140
February	969	652	(S)	307	106	67	135	94	505	350	223	141
March (r)	1,005	623	(S)	356	94	45	140	105	554	339	217	134
April (r)	856	597	(S)	245	78	59	153	108	416	295	209	135
<b>May (p)</b>	<b>914</b>	<b>599</b>	<b>(S)</b>	<b>306</b>	<b>71</b>	<b>47</b>	<b>132</b>	<b>92</b>	<b>490</b>	<b>331</b>	<b>221</b>	<b>129</b>
Average RSE (%) <sup>1</sup>	4	4	(X)	11	14	13	14	12	6	6	8	8
<i>Percent Change:</i>												
<i>May 2013 from April 2013</i>	<i>6.8%</i>	<i>0.3%</i>	<i>(S)</i>	<i>24.9%</i>	<i>-9.0%</i>	<i>-20.3%</i>	<i>-13.7%</i>	<i>-14.8%</i>	<i>17.8%</i>	<i>12.2%</i>	<i>5.7%</i>	<i>-4.4%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 10.1</i>	<i>± 8.7</i>	<i>(X)</i>	<i>± 32.6</i>	<i>± 24.7</i>	<i>± 20.7</i>	<i>± 24.0</i>	<i>± 21.8</i>	<i>± 15.6</i>	<i>± 16.4</i>	<i>± 20.0</i>	<i>± 17.5</i>
<i>May 2013 from May 2012</i>	<i>28.6%</i>	<i>16.3%</i>	<i>(S)</i>	<i>69.1%</i>	<i>-9.0%</i>	<i>6.8%</i>	<i>23.4%</i>	<i>8.2%</i>	<i>33.5%</i>	<i>19.5%</i>	<i>39.0%</i>	<i>18.3%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 14.4</i>	<i>± 12.6</i>	<i>(X)</i>	<i>± 44.2</i>	<i>± 30.8</i>	<i>± 23.5</i>	<i>± 19.1</i>	<i>± 17.8</i>	<i>± 23.5</i>	<i>± 21.7</i>	<i>± 25.2</i>	<i>± 15.5</i>
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: Year to Date	289.5	202.2	4.5	82.8	29.9	17.7	41.4	31.9	158.1	111.5	60.1	41.1
2013: Year to Date	370.8	249.8	5.4	115.6	33.4	20.4	48.9	36.1	199.6	137.2	89.0	56.1
RSE (%)	2	2	29	6	8	5	6	4	3	3	4	4
<i>Year to Date Percent Change</i> <sup>3</sup>	<i>28.1%</i>	<i>23.6%</i>	<i>20.3%</i>	<i>39.6%</i>	<i>11.4%</i>	<i>15.1%</i>	<i>18.3%</i>	<i>13.2%</i>	<i>26.2%</i>	<i>23.1%</i>	<i>48.0%</i>	<i>36.4%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 4.9</i>	<i>± 4.5</i>	<i>± 52.0</i>	<i>± 14.0</i>	<i>± 16.1</i>	<i>± 10.4</i>	<i>± 12.4</i>	<i>± 9.5</i>	<i>± 6.6</i>	<i>± 6.8</i>	<i>± 13.4</i>	<i>± 10.4</i>
2012: 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	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)	83.3	52.5	2.1	28.7	7.5	3.6	10.2	7.4	47.4	30.0	18.2	11.5
April (r)	76.6	55.7	1.1	19.9	7.4	5.8	13.9	10.2	37.0	27.2	18.4	12.5
<b>May (p)</b>	<b>86.2</b>	<b>58.1</b>	<b>0.8</b>	<b>27.3</b>	<b>6.8</b>	<b>4.7</b>	<b>13.5</b>	<b>10.0</b>	<b>44.8</b>	<b>30.6</b>	<b>21.2</b>	<b>12.9</b>
Average RSE (%) <sup>1</sup>	4	4	39	11	14	13	14	12	6	6	8	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.

<sup>3</sup> Computed using unrounded data.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
<b>Seasonally adjusted</b>												
2012: 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	563	288	(S)	266	94	35	86	53	246	135	137	65
February	581	292	(S)	280	97	36	87	53	257	138	140	65
March (r)	594	293	(S)	290	98	35	89	54	268	141	139	63
April (r)	606	299	(S)	296	99	36	91	55	275	143	141	65
<b>May (p)</b>	<b>620</b>	<b>305</b>	<b>(S)</b>	<b>305</b>	<b>98</b>	<b>36</b>	<b>92</b>	<b>55</b>	<b>285</b>	<b>148</b>	<b>145</b>	<b>66</b>
Average RSE (%) <sup>1</sup>	2	2	(X)	5	5	5	5	7	3	4	5	6
<b>Percent Change:</b>												
<i>May 2013 from April 2013</i>	<i>2.3%</i>	<i>2.0%</i>	<i>(S)</i>	<i>3.0%</i>	<i>-1.0%</i>	<i>0.0%</i>	<i>1.1%</i>	<i>0.0%</i>	<i>3.6%</i>	<i>3.5%</i>	<i>2.8%</i>	<i>1.5%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 1.4</i>	<i>± 2.0</i>	<i>(X)</i>	<i>± 1.9</i>	<i>± 1.9</i>	<i>± 2.8</i>	<i>± 3.2</i>	<i>± 3.3</i>	<i>± 2.5</i>	<i>± 3.2</i>	<i>± 2.6</i>	<i>± 3.3</i>
<i>May 2013 from May 2012</i>	<i>30.8%</i>	<i>20.6%</i>	<i>(S)</i>	<i>44.5%</i>	<i>10.1%</i>	<i>0.0%</i>	<i>29.6%</i>	<i>14.6%</i>	<i>41.1%</i>	<i>27.6%</i>	<i>29.5%</i>	<i>24.5%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 5.3</i>	<i>± 4.8</i>	<i>(X)</i>	<i>± 11.1</i>	<i>± 10.7</i>	<i>± 10.8</i>	<i>± 12.1</i>	<i>± 7.3</i>	<i>± 7.0</i>	<i>± 6.9</i>	<i>± 10.1</i>	<i>± 8.7</i>
<b>Not seasonally adjusted</b>												
2012: 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	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)	584.3	282.6	10.6	291.0	97.7	34.3	85.1	49.6	264.8	137.8	136.7	60.9
April (r)	603.6	296.0	10.8	296.7	99.4	36.2	88.7	52.2	275.4	143.4	140.0	64.2
<b>May (p)</b>	<b>626.5</b>	<b>307.9</b>	<b>10.6</b>	<b>308.0</b>	<b>99.4</b>	<b>36.5</b>	<b>92.0</b>	<b>54.3</b>	<b>288.5</b>	<b>150.3</b>	<b>146.6</b>	<b>66.8</b>
Average RSE (%) <sup>1</sup>	2	2	16	5	5	5	5	7	3	4	5	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.

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												
2012: 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	720	554	(S)	156	73	54	89	83	370	288	188	129
February	727	573	(S)	147	65	45	108	94	373	305	181	129
March (r)	810	591	(S)	214	97	61	116	98	371	293	226	139
April (r)	696	524	(S)	166	62	46	129	94	348	263	157	121
<b>May (p)</b>	<b>690</b>	<b>546</b>	<b>(S)</b>	<b>135</b>	<b>57</b>	<b>48</b>	<b>119</b>	<b>93</b>	<b>357</b>	<b>279</b>	<b>157</b>	<b>126</b>
Average RSE (%) <sup>1</sup>	6	5	(X)	18	17	17	13	12	8	8	12	10
<i>Percent Change:</i>												
<i>May 2013 from April 2013</i>	<i>-0.9%</i>	<i>4.2%</i>	<i>(S)</i>	<i>-18.7%</i>	<i>-8.1%</i>	<i>4.3%</i>	<i>-7.8%</i>	<i>-1.1%</i>	<i>2.6%</i>	<i>6.1%</i>	<i>0.0%</i>	<i>4.1%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 13.4</i>	<i>± 13.9</i>	<i>(X)</i>	<i>± 25.8</i>	<i>± 40.1</i>	<i>± 48.4</i>	<i>± 35.6</i>	<i>± 28.9</i>	<i>± 19.4</i>	<i>± 22.5</i>	<i>± 26.5</i>	<i>± 32.4</i>
<i>May 2013 from May 2012</i>	<i>12.6%</i>	<i>14.9%</i>	<i>(S)</i>	<i>9.8%</i>	<i>-29.6%</i>	<i>-4.0%</i>	<i>12.3%</i>	<i>2.2%</i>	<i>18.6%</i>	<i>12.5%</i>	<i>25.6%</i>	<i>46.5%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 13.7</i>	<i>± 13.6</i>	<i>(X)</i>	<i>± 34.0</i>	<i>± 18.7</i>	<i>± 26.3</i>	<i>± 30.2</i>	<i>± 26.8</i>	<i>± 21.9</i>	<i>± 23.9</i>	<i>± 39.1</i>	<i>± 40.3</i>
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: Year to Date	222.1	166.0	3.1	53.0	28.8	15.1	37.5	29.0	111.3	88.8	44.5	33.1
2013: Year to Date	269.8	207.5	2.7	59.5	24.7	17.5	40.3	32.8	136.9	108.3	67.8	49.0
RSE (%)	3	3	21	10	10	12	7	7	5	4	7	4
<i>Year to Date Percent Change</i> <sup>3</sup>	<i>21.5%</i>	<i>25.1%</i>	<i>-14.0%</i>	<i>12.4%</i>	<i>-14.2%</i>	<i>16.2%</i>	<i>7.7%</i>	<i>13.1%</i>	<i>22.9%</i>	<i>21.9%</i>	<i>52.6%</i>	<i>47.9%</i>
<i>90% Confidence Interval</i> <sup>2</sup>	<i>± 7.7</i>	<i>± 6.3</i>	<i>± 31.4</i>	<i>± 22.8</i>	<i>± 13.6</i>	<i>± 22.0</i>	<i>± 15.9</i>	<i>± 10.3</i>	<i>± 12.5</i>	<i>± 10.9</i>	<i>± 22.2</i>	<i>± 10.8</i>
2012: 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	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)	61.7	45.8	0.4	15.5	6.5	3.8	7.9	6.6	29.2	23.5	18.2	11.9
April (r)	54.6	40.4	0.5	13.7	4.7	3.4	10.2	7.4	27.5	20.5	12.0	9.1
<b>May (p)</b>	<b>56.3</b>	<b>44.9</b>	<b>0.7</b>	<b>10.7</b>	<b>4.9</b>	<b>4.1</b>	<b>9.6</b>	<b>7.6</b>	<b>28.9</b>	<b>22.8</b>	<b>12.9</b>	<b>10.5</b>
Average RSE (%) <sup>1</sup>	6	5	39	18	17	17	13	12	8	8	12	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.