



ECONOMIC INDICATOR
2013 webinar
SERIES



Call in number

1-800-555-5555



New Residential Construction and New Residential Sales

The official and most current source for New Residential Housing statistics

Importance of the Numbers

- Factor in the Nation's Gross Domestic Product (GDP)
- Impact economic and financial policy
- Determine condition of economy
- Develop and evaluate housing programs
- Estimate mortgage demand



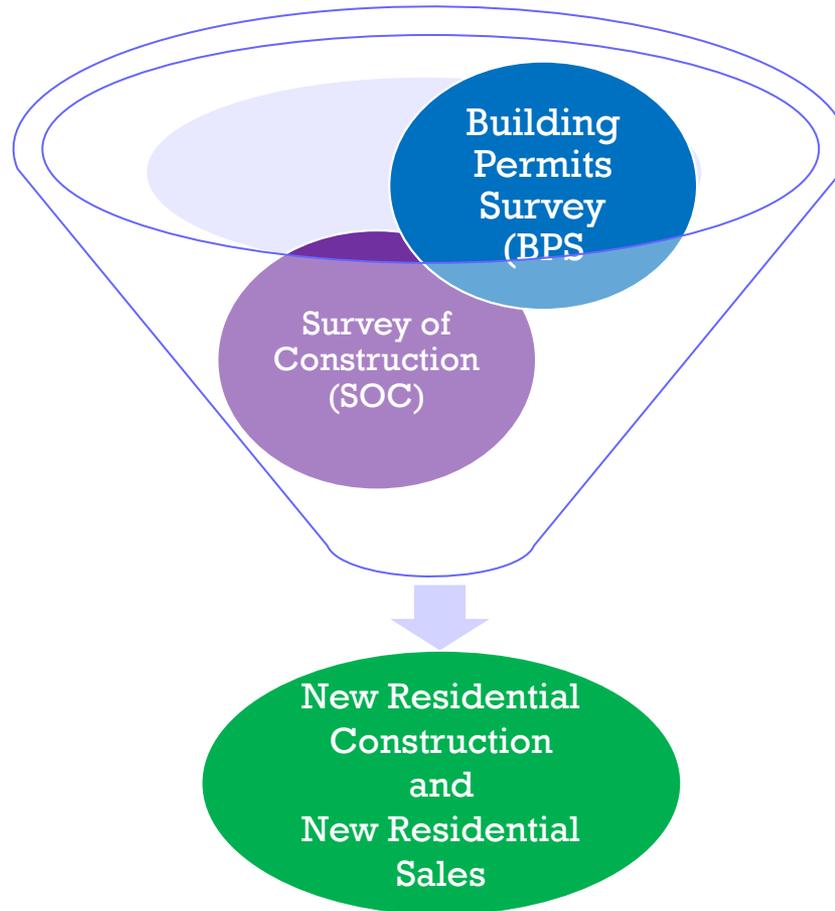


Today's Topics

- Sources of data
- Construction Statistics Produced
- Data Collection Process
- Release formats
- Census Web site
- Additional Resources



Residential Construction Sources



The Census Bureau conducts two surveys to produce the monthly New Residential Construction and New Residential Sales

Construction Statistics We Produce

- Residential building permits
- Housing starts and completions
- New home sales
- Characteristics of new housing
- Construction spending
- Manufactured home placements
- Data on construction establishments from the Economic Census



How is Residential Construction Measured?

Building Permits Survey (BPS)

- BPS measures the number of housing units authorized by permits in every permit-issuing jurisdiction in the country
- Voluntary monthly and annual surveys of the 20,000 local permit-issuing jurisdictions in the U.S.
- Building permit estimates are a component of the Confidence Board's U.S. Leading Economic Index (www.confidence-board.org)

Survey of Construction (SOC)

- SOC follows up a small sample housing units authorized by permits
- Voluntary monthly telephone/personal interview survey of builders/owners of selected buildings
- Provides economic indicator data on housing starts, housing completions, and new home sales



BPS Data Collection

The survey tracks housing units in new privately-owned structures authorized by building or zoning permits

There are about 40,000 active governments* in the U.S. :

- 7,000 do not require permits
 - + 12,000 require a permit from another jurisdiction
 - + 1,000 exist in multiple counties
 - + **20,000** *unique permit offices make up the BPS universe*
-

= 40,000 total governments

About **9,000** jurisdictions are surveyed monthly and **11,000** are surveyed annually

There are permit coverage changes somewhere every month!



BPS Data Collection - Continued

Most respondents receive Form C-404, “Report of Building or Zoning Permits Issued for New Privately-Owned Housing Units”, by mail

We try to make reporting easy. Unlike many surveys, we will accept data from respondents in almost any form:

- Mailed Form
- Faxed Form
- Paper listings in various formats
- Electronic files – We receive files from some jurisdictions
- Internet reporting

Attachment A OMB No. 0607-0094 Approval Expires 10/01/2015
Form C-404 U.S. DEPARTMENT OF COMMERCE
REPORT OF BUILDING OR ZONING PERMITS U.S. CENSUS BUREAU
ISSUED FOR NEW PRIVATELY-OWNED HOUSING UNITS

Please read instructions on the back of this form. For further assistance, call 1-800-468-2244 or e-mail us at MCDR.BPS@commerce.gov

New unit report: Via Fax: 1-877-273-9501
 Via Mail: U.S. Census Bureau, 1201 East 10th Street, Jeffersonville, IN 47135-0001
 Via Internet or to get Help: <http://econhelp.census.gov/bps> (Use your unique username and original password.) Username: Password:

Please correct any errors in name, address, and ZIP Code!

1. PERIOD IN WHICH PERMITS WERE ISSUED: Effective Date: Expiration Date:

2. GEOGRAPHIC COVERAGE (For your latest information on your office's coverage, see www.census.gov/econconstruction/bps/pdf/bpsinfo.pdf. Do not permit entries have a geographic coverage change? No, correct. No, adjust later.) Mark an X in the appropriate box and enter the jurisdiction number. If more than a single permit is issued:

Permits no longer required to build new residential buildings. Effective Date: Name of permit jurisdiction with which your office has occurred

Permit office has merged with another permit jurisdiction. Effective Date: Name of additional jurisdiction/office issuing permit

Jurisdictional jurisdiction information. Effective Date: Define TO or extension.

3. NEW HOUSING UNITS
 a. Have there any building permits issued for new housing units during this period? If Yes, enter data below. If No, skip and go on this form. Your report is processed even if no permits were issued.

Type of Structure	Total Number of Buildings (Including Units) (a)	Total Valuation of Construction (\$ Value) (a) (b) (c)
01 Single-family houses, detached and attached (must meet the following criteria: to limit duplex or triplex the other unit extends from ground to roof and separate access to each unit; to be more than one unit at a second home.)		
02 Two-unit buildings		
03 Three- and four-unit buildings		
04 Five or more unit buildings		

4. ADDITIONAL INFORMATION ON INDIVIDUAL RESIDENTIAL PERMITS FROM SECTION 3, VALUE AT \$1,000,000 OR MORE. If more than 8 needed, place a tab on a separate sheet.

Description and Site Address (a)	Owner or Builder (a)	Number of Buildings (Including Units) (a) (b)	Valuation of Construction \$ Value (a) (b) (c)
Kind of building: _____	Owner or Builder: _____		
Site address: _____			
City, State, ZIP Code: _____	City, State, ZIP Code: _____		
Kind of building: _____	Owner or Builder: _____		
Site address: _____			
City, State, ZIP Code: _____	City, State, ZIP Code: _____		

5. COMMENTS (Continue on a separate sheet)

6. PERSON TO CONTACT REGARDING THIS REPORT: E-mail address: _____
 Name: _____ Internal web address: _____
 Telephone: _____ Fax: _____

See instructions on reverse side.

BPS Data

Building permits are public records, so the data are not subject to confidentiality restrictions. Data are imputed for jurisdictions that do not report. After the latest annual survey, about 85% of jurisdictions (representing about 93% of total units) had responded.

Data are released monthly and annually on the number and total valuation of buildings and units authorized, for the U.S. total and:

- The 4 Census Regions
- The 50 States and the District of Columbia
- Metropolitan Areas
- Counties
- Individual jurisdictions



The survey provides a wealth of timely information on local residential construction trends:

- local monthly data are released on the 18th workday of the following month
- annual data for all 20,000 jurisdictions are released each year on May 1st

The data are available on the Internet, and we also fill orders and subscriptions for customers who want to purchase detailed data files and other products



SOC Data Collection

Collects information not available from the BPS:

- Individual permits for privately-owned housing units (from a sample based on the same universe used for the BPS) are followed through to determine when the buildings are started, completed, and sold, and to collect prices and characteristics such as square footage
- Individual buildings are followed, unlike most economic surveys where businesses are asked about their overall activity
- The survey is partially funded by the U.S. Department of Housing and Urban Development (HUD)
- Data are ratio-adjusted to the control totals from the larger BPS sample
- Information from the SOC is also used to determine the value of new residential construction put in place

SOC Data Collection



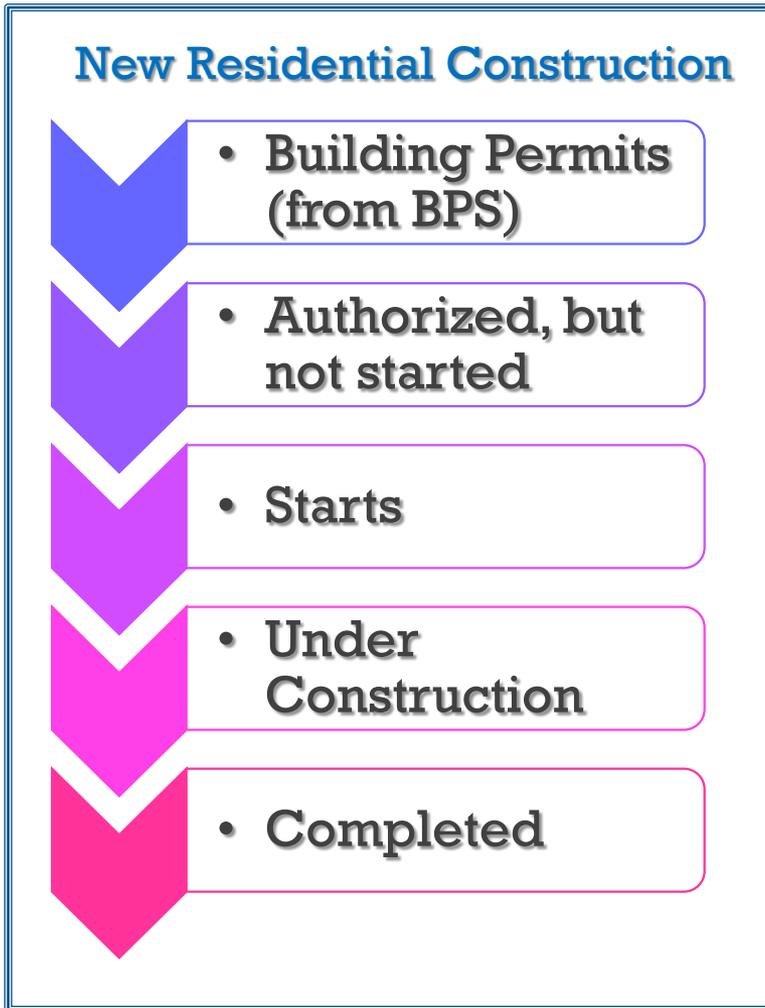
SOC is the only Census Bureau economic survey conducted by the Bureau's field staff.

- Field representatives use laptop computers to list permits in 900 permit offices each month and to collect data on sampled projects
- Field representatives also drive roads in 70 land areas to locate new residential construction in area where permits are not required

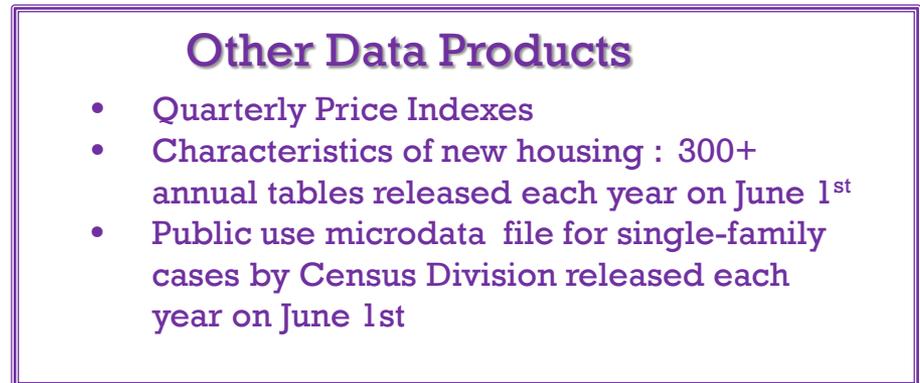
Buildings are followed up from the time they are sampled until they are completed (and sold, if applicable)

Data collection is expensive so the sample size is small (about 1 in 50 new single-family homes). Estimates are tabulated by region but not more locally than that

SOC Data



All Data are for the U.S. and the 4 Census Regions



New Residential Construction Press Release: Layout

- **Table 1:** New Privately-Owned Housing Units Authorized in Permit-Issuing Places (Seasonally Adjusted/ Not Seasonally Adjusted)
- **Table 2:** New Privately-Owned Housing Units Authorized, but Not Started, at End of Period (Not Seasonally Adjusted)
- **Table 3:** New Privately-Owned Housing Units Started (Seasonally Adjusted/ Not Seasonally Adjusted)
- **Table 4:** New Privately-Owned Housing Units Under Construction at End of Period (Seasonally Adjusted/ Not Seasonally Adjusted)
- **Table 5:** New Privately-Owned Housing Units Completed (Seasonally Adjusted/ Not Seasonally Adjusted)

U.S. Census Bureau News
Joint Release
U.S. Department of Housing and Urban Development
U.S. Department of Commerce • Washington, D.C. 20233

FOR IMMEDIATE RELEASE WEDNESDAY, JULY 17, 2013 AT 8:30 A.M. EDT CB13-128

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

NEW RESIDENTIAL CONSTRUCTION IN JUNE 2013

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

BUILDING PERMITS

Privately-owned housing units authorized by building permits in June were at a seasonally adjusted annual rate of 911,000. This is 7.5 percent ($\pm 1.0\%$) below the revised May rate of 985,000, but is 16.1 percent ($\pm 1.7\%$) above the June 2012 estimate of 785,000.

Single-family authorizations in June were at a rate of 624,000; this is 0.6 percent ($\pm 1.2\%$)* above the revised May figure of 620,000. Authorizations of units in buildings with five units or more were at a rate of 261,000 in June.

HOUSING STARTS

Privately-owned housing starts in June were at a seasonally adjusted annual rate of 836,000. This is 9.9 percent ($\pm 1.4\%$)* below the revised May estimate of 928,000, but is 10.4 percent ($\pm 1.4\%$)* above the June 2012 rate of 757,000.

Single-family housing starts in June were at a rate of 591,000; this is 0.8 percent ($\pm 1.0\%$)* below the revised May figure of 596,000. The June rate for units in buildings with five units or more was 236,000.

HOUSING COMPLETIONS

Privately-owned housing completions in June were at a seasonally adjusted annual rate of 755,000. This is 6.3 percent ($\pm 1.1\%$)* above the revised May estimate of 710,000 and is 20.2 percent ($\pm 1.3\%$) above the June 2012 rate of 628,000.

Single-family housing completions in June were at a rate of 554,000; this is 1.1 percent ($\pm 1.3\%$)* below the revised May rate of 560,000. The June rate for units in buildings with five units or more was 188,000.

New Residential Construction data for July 2013 will be released on Friday, August 16, 2013, at 8:30 A.M. EDT.
Our Internet site is: <http://www.census.gov/start>

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.

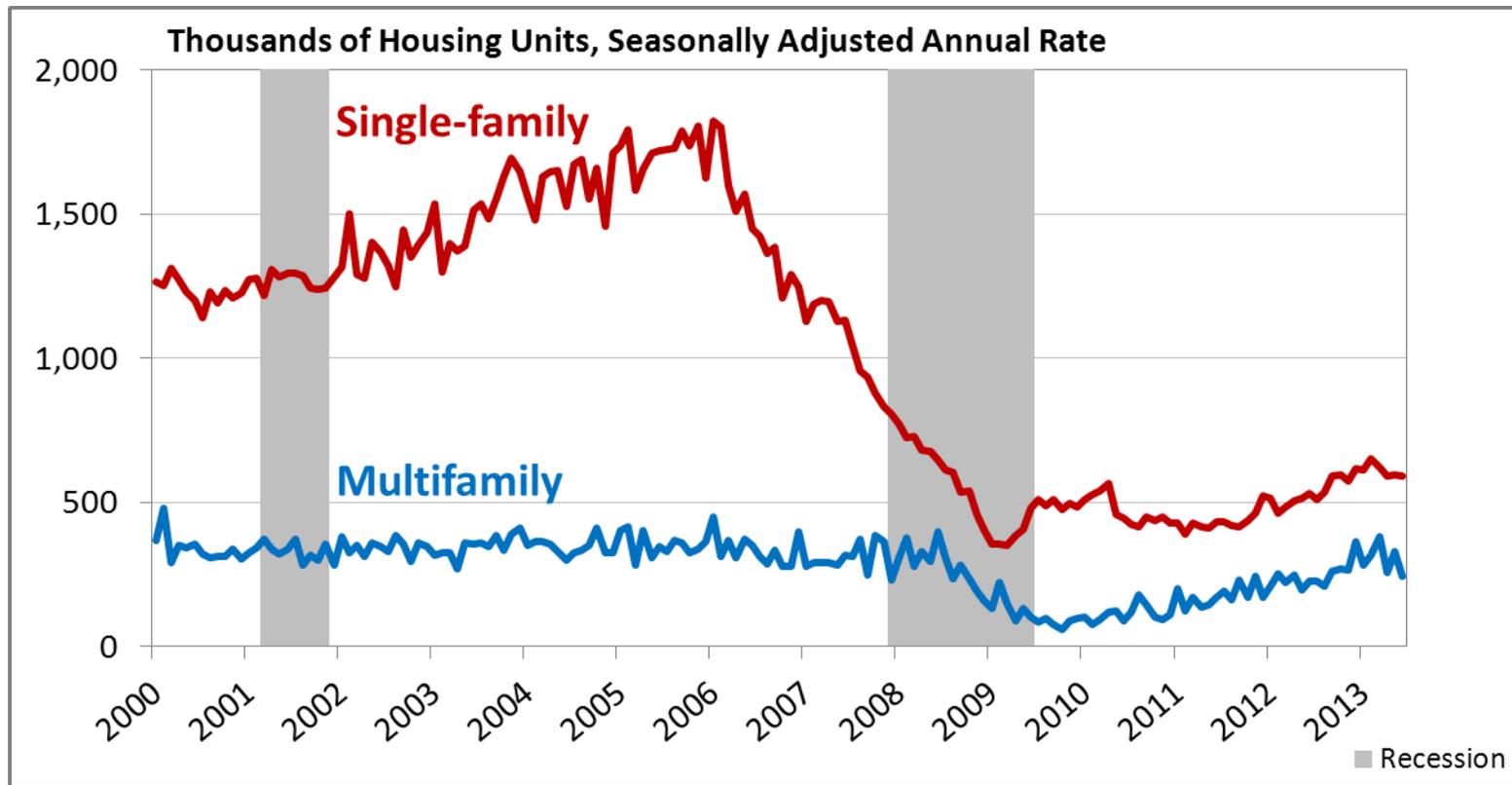
EXPLANATORY NOTES

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 ($\pm 2.2\%$) 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.

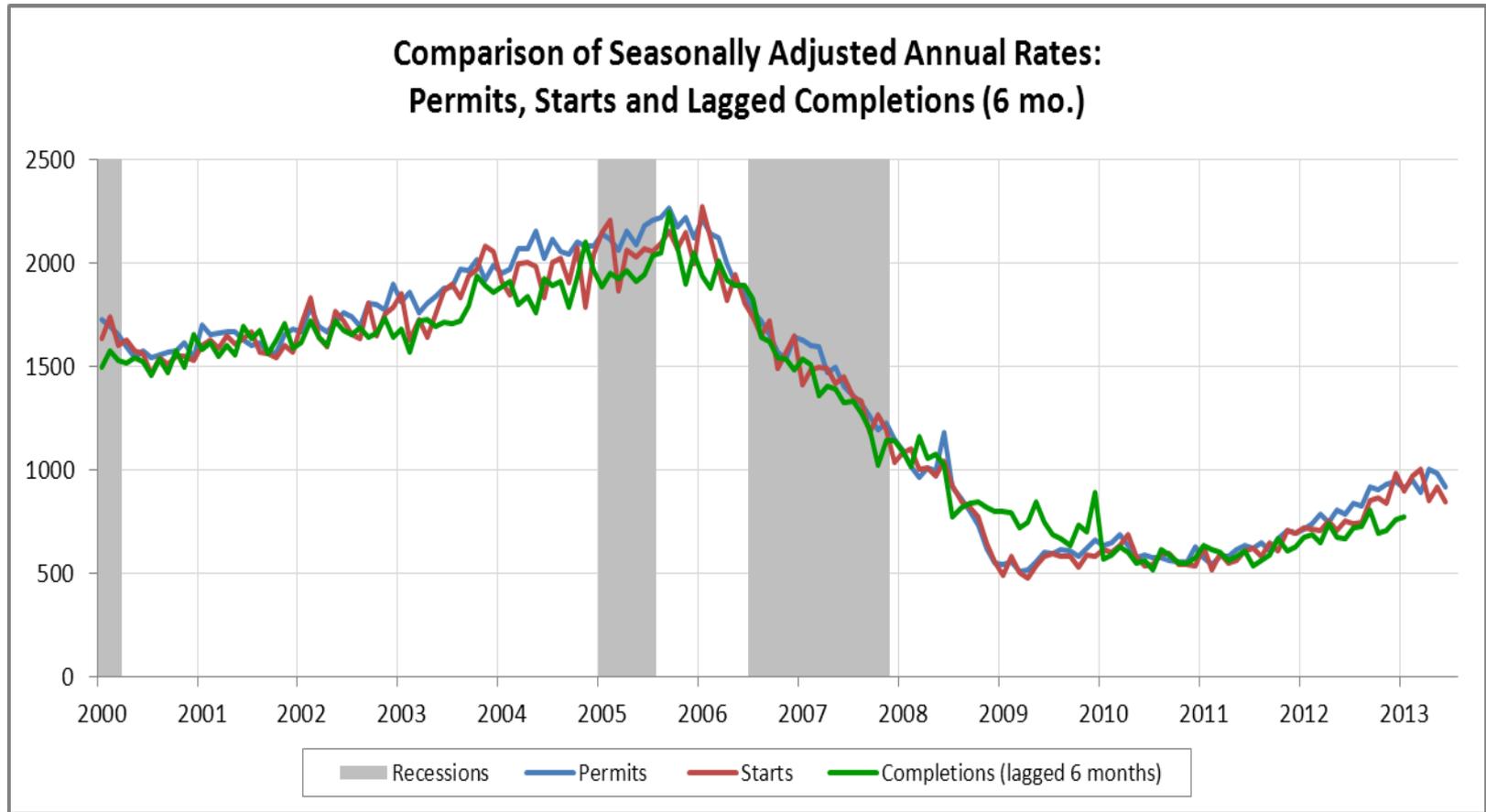
* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

Seasonally Adjusted Data

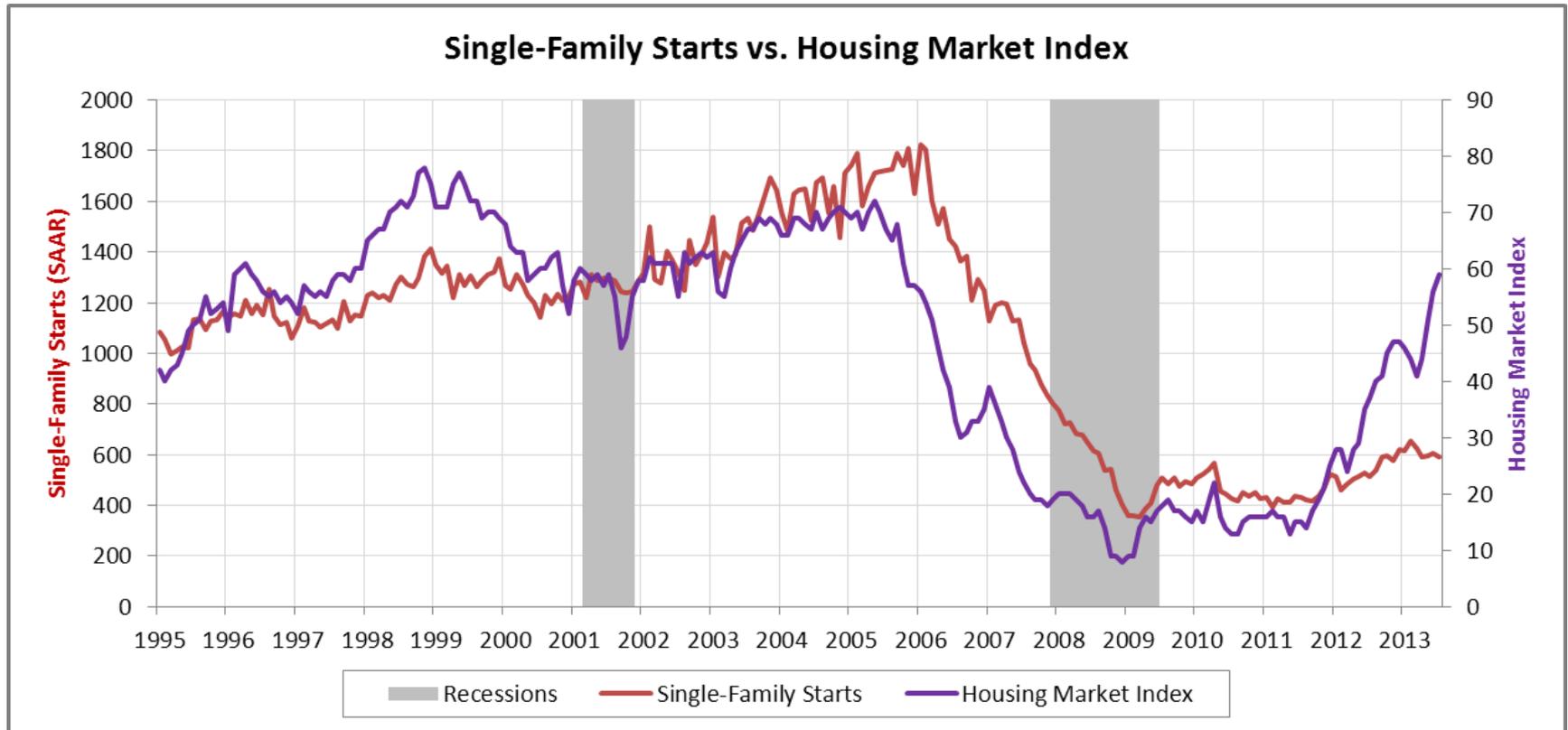
Single-family and Multifamily Housing Starts



Seasonally Adjusted Data

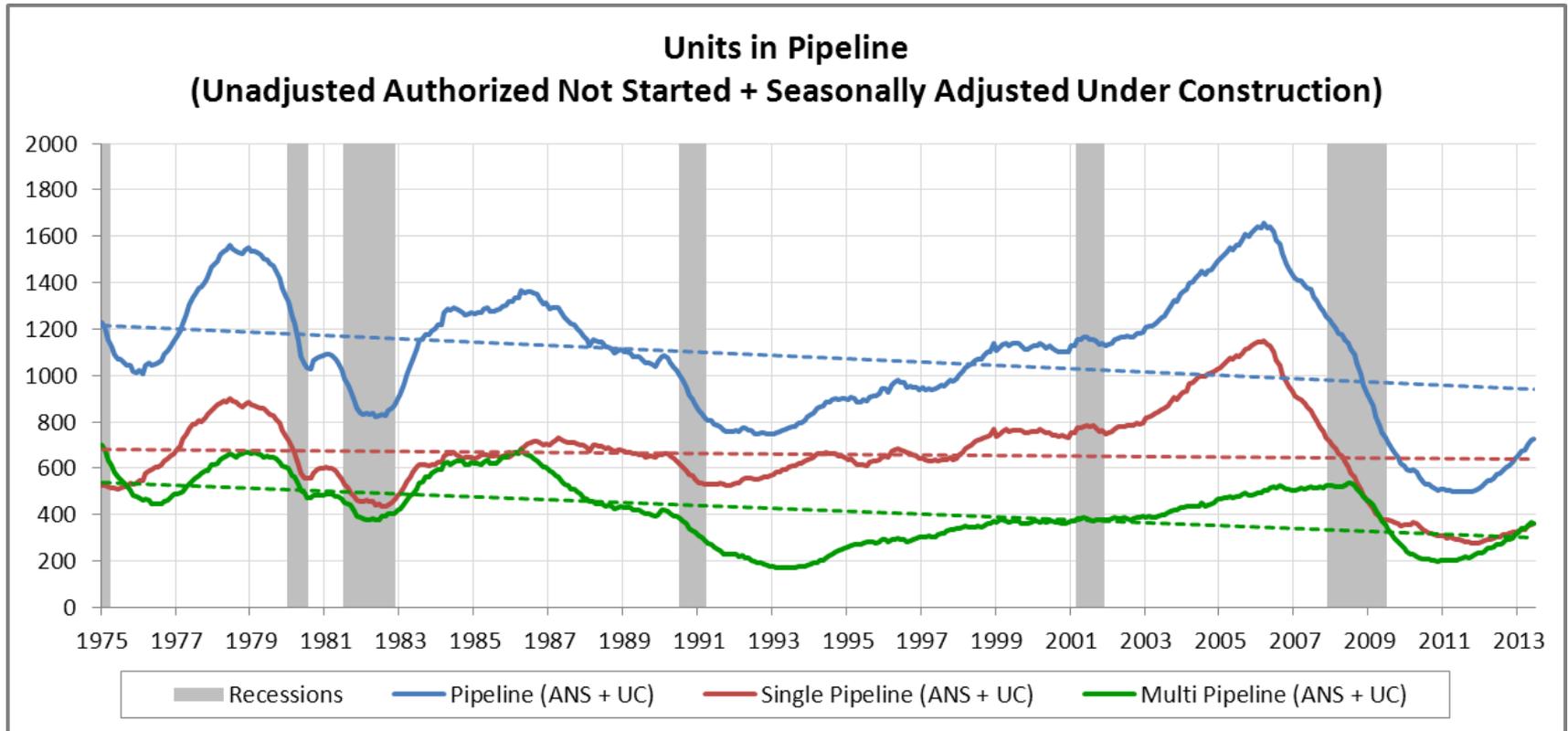


Additional Data Sources



Sources: New Home Starts - Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development; Housing Market Index- National Association of Homebuilders

Construction Inventories



New Residential Sales: Layout

- **Table 1:** New Houses Sold and For Sale (Seasonally Adjusted/ Not Seasonally Adjusted) (also includes Months' Supply and Median/Average Sales Prices)
- **Table 2:** New Houses Sold, by Sales Price (Not Seasonally Adjusted)
- **Table 3:** New Houses Sold and For Sale by Stage of Construction and Median Number of Months on Sales Market (Not Seasonally Adjusted)

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

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

FOR IMMEDIATE RELEASE WEDNESDAY, JULY 24, 2013 AT 10:00 A.M. EDT

CB13-131

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

NEW RESIDENTIAL SALES IN JUNE 2013

Sales of new single-family houses in June 2013 were at a seasonally adjusted annual rate of 497,000, according to estimates released jointly today by the U.S. Census Bureau and the Department of Housing and Urban Development. This is 8.3 percent ($\pm 20.5\%$)* above the revised May rate of 459,000 and is 38.1 percent ($\pm 22.0\%$) above the June 2012 estimate of 360,000.

The median sales price of new houses sold in June 2013 was \$249,700; the average sales price was \$295,000. The seasonally adjusted estimate of new houses for sale at the end of June was 161,000. This represents a supply of 3.9 months at the current sales rate.

New Residential Sales data for July 2013 will be released on Friday, August 23, 2013, at 10:00 A.M. EDT.

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

To learn more about this release and the other indicators the U.S. Census Bureau publishes, join us for the 2013 Economic Indicator Webinar Series. For more information go to www.census.gov/econ/webinar.

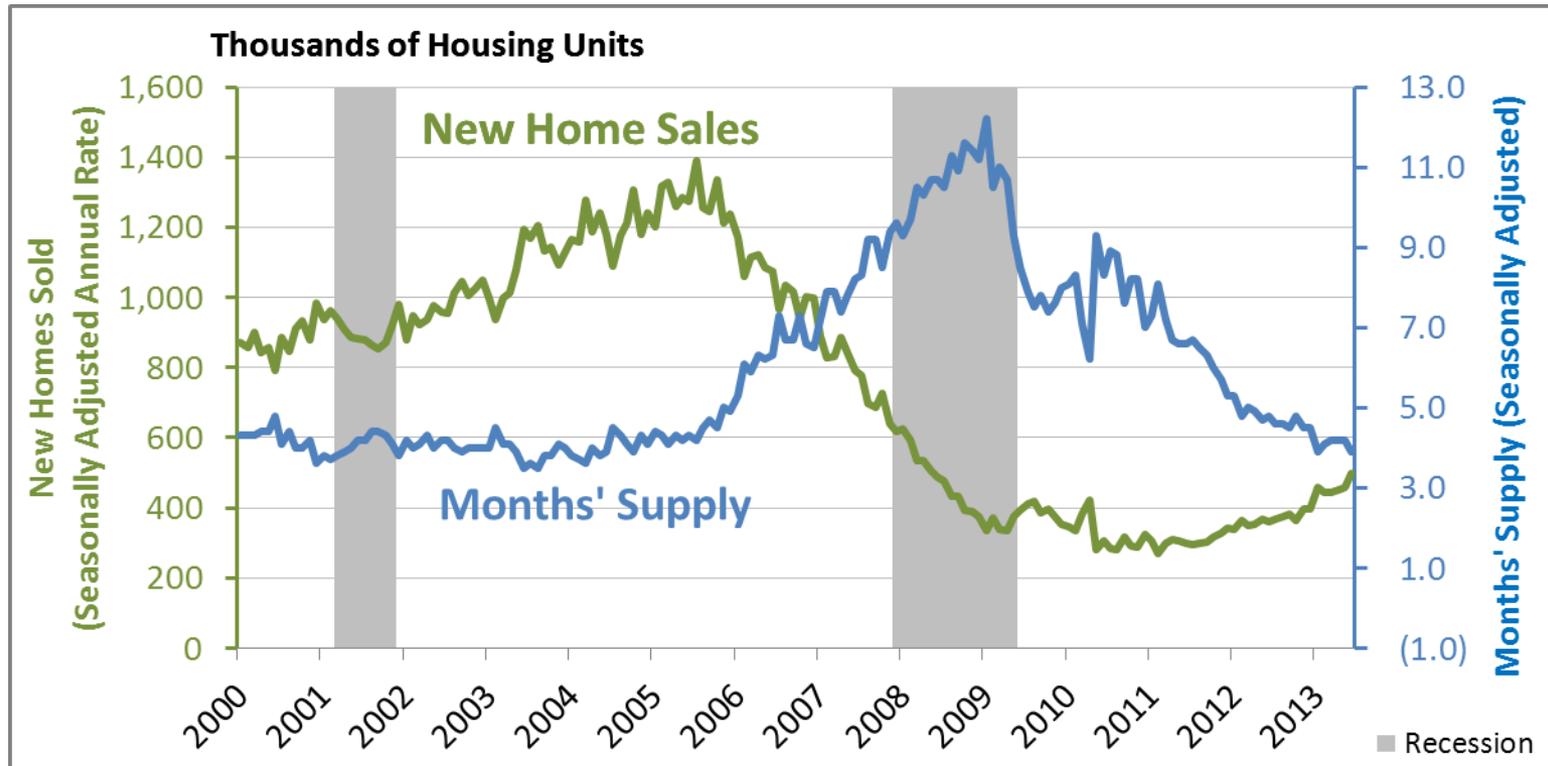
To receive the latest updates on the Nation's key economic indicators, download the America's Economy app for Apple and Android smartphones and tablets.

EXPLANATORY NOTES

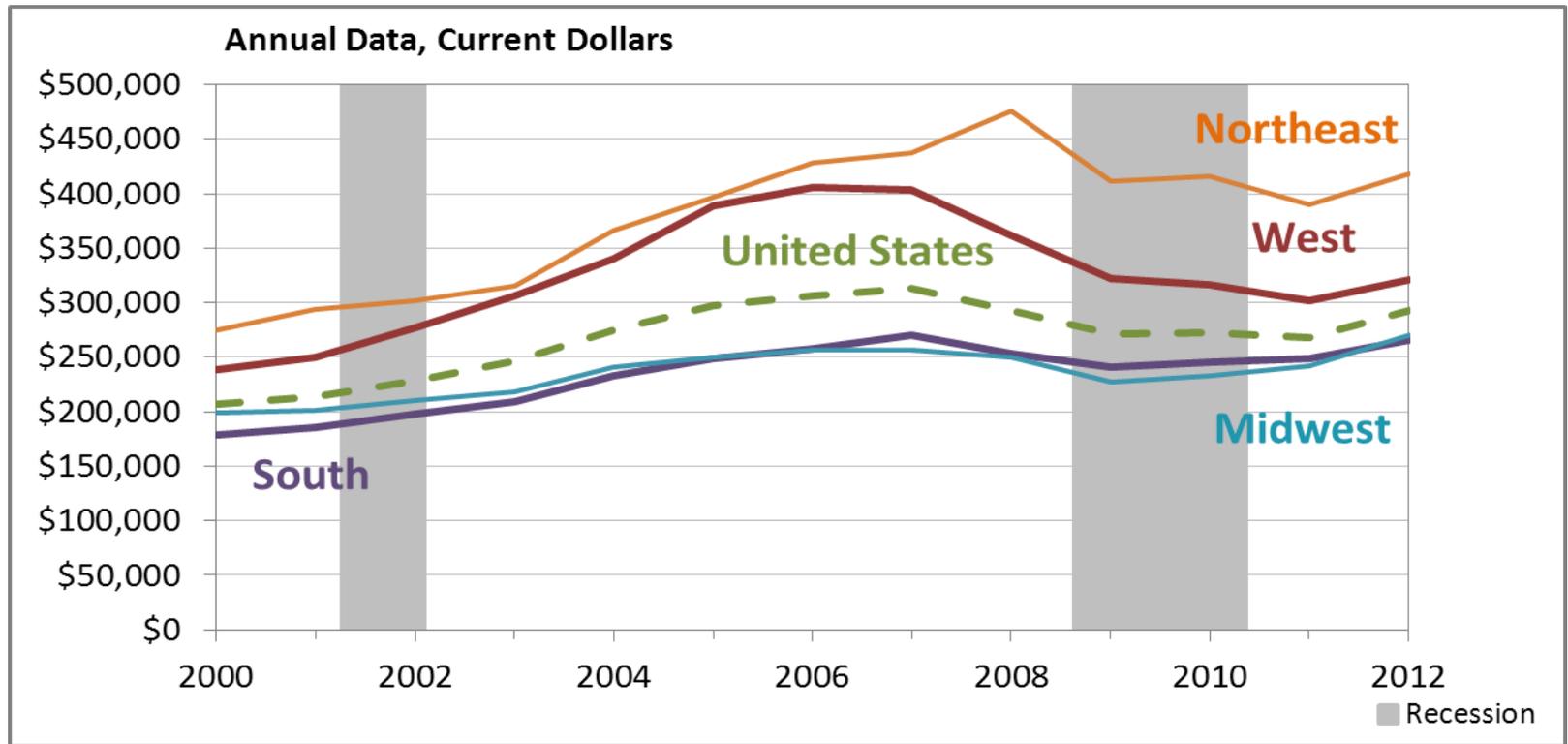
These statistics are estimated from sample surveys. They are subject to sampling variability as well as nonsampling error including bias and variance from response, nonresponse, and undercoverage. Estimated average relative standard errors of the preliminary data are shown in the tables. Whenever a statement 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. Changes in seasonally adjusted statistics often show irregular movement. It takes 3 months to establish a trend for new houses sold. Preliminary new home sales figures are subject to revision due to the survey methodology and definitions used. The survey is primarily based on a sample of houses selected from building permits. Since a "sale" is defined as a deposit taken or sales agreement signed, this can occur prior to a permit being issued. An estimate of these prior sales is included in the sales figure. On average, the preliminary seasonally adjusted estimate of total sales is revised about 3 percent. Changes in sales price data reflect changes in the distribution of houses by region, size, etc., as well as changes in the prices of houses with identical characteristics. 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.

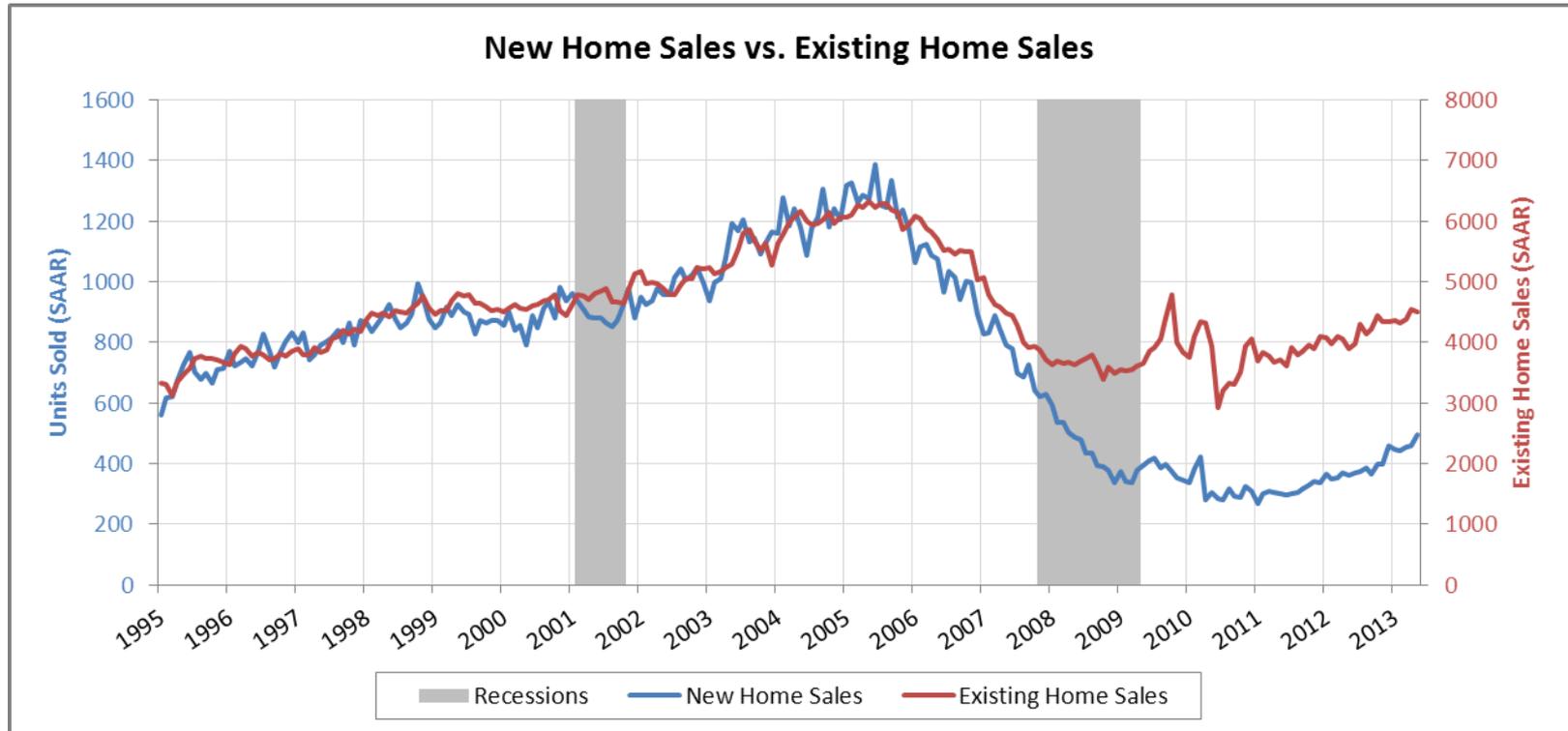
New Residential Sales: New Homes Sales and Months' Supply



New Residential Sales: Average Sales Price of New Single-Family Homes Sold: 2000-2012



Additional data sources



Sources: New Home Sales -Census Bureau, Department of Commerce; Office of Policy Development and Research, Department of Housing and Urban Development; Existing Home Sales - National Association of Realtors

Census.gov/Starts



U.S. Department of Commerce
United States Census Bureau

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New Residential Construction

Main | About the Surveys | Get Forms | Historical Data | How the Data are Collected | Definitions | FAQs

Related Links

- Business and Industry
- Manufacturing Sector
- Economic Census
- Economic Indicators
- Construction
- Building Permits Survey
- New Residential Sales
- Characteristics of New Housing
- Construction Spending
- Search Database

Overview

This page provides national and regional data on the number of new housing units authorized by building permits; authorized, but not started; started; under construction; and completed. The data are for new, privately-owned housing units, excluding "HUD-code" manufactured (mobile) homes. The data are from the Building Permits Survey, and from the Survey of Construction (SOC), which is partially funded by the [Department of Housing and Urban Development \(HUD\)](#). Local building permit data may be found on the Building Permits Survey webpage.

New Residential Construction

- Current Press Release [PDF](#) [50kb] [Excel](#) [264kb] [FAQs](#)
- [Building Permits Survey](#)
- Quarterly Starts and Completions by Purpose and Design [PDF](#) [48kb] [Excel](#) [126kb]
- [Characteristics of New Housing](#)
- [Length of Time from Authorization to Start and from Start to Completion](#)
- [Construction Price Indexes](#)

Related Information

- [SOC Microdata Files and Documentation](#)
- [Comparing New Home Sales and New Residential Construction](#)
- [Analysis of Revisions](#)
- [Relationship of Permits, Starts, and Completions](#)

Additional Housing Resources at Census

- [Manufactured Homes Survey](#)
- [American Housing Survey](#)

Related Links

- Business and Industry
- Manufacturing Sector
- Economic Census
- Economic Indicators
- Construction
- New Residential Construction
- Building Permits Survey
- Characteristics of New Housing
- Construction Spending
- Search Database

Time Series/Trend Charts: Create your own customizable time series

Announcements

[2013 Economic Indicator Webinar Series](#) Discover the U.S. Census Bureau's economic statistics through



Census.gov/NewhomeSales



U.S. Department of Commerce
United States Census Bureau

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New Residential Sales

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- Economic Indicators
- Construction
- New Residential Construction
- Building Permits Survey
- Characteristics of New Housing
- Construction Spending
- Search Database

Overview

This page provides national and regional data on the number of new single-family houses sold and for sale. It also provides national data on median and average prices, the number of houses sold and for sale by stage of construction, and other statistics. The data are from the Survey of Construction (SOC), which is partially funded by the [Department of Housing and Urban Development \(HUD\)](#).

New Residential Sales

- Current Press Release [PDF](#) [38kb] [Excel](#) [95kb] [FAQs](#)
- [Construction Price Indexes](#)
- Quarterly Sales by Price and Financing [PDF](#) [29kb] [Excel](#) [104kb]
- [Annual Characteristics of New Housing](#) (US and Regions)

Related Information

- [SOC Microdata Files and Documentation](#)
- [Comparing New Home Sales and Existing Home Sales](#)
- [Comparing New Home Sales and New Residential Construction](#)
- [Cancelled Sales Contracts](#)
- [Analysis of Revisions](#)

Additional Housing Resources at Census

- [Manufactured Homes Survey](#)
- [American Housing Survey](#)
- [Survey of Market Absorption](#)
- [Housing Voucher Survey](#)

Time Series/Trend Charts: Create your own customizable time series

Announcements

[2013 Economic Indicator Webinar Series](#) Discover the U.S. Census Bureau's economic statistics through the 2013 Economic Indicator Webinar Series. Each of the 13 economic indicators in this webinar series will provide an in-depth description of how the critical economic indicator data are collected and how you can access and use these statistics. Sessions include construction, housing, international trade, retail trade and more.

Seasonally adjusted estimates for January 2011 through March 2013 have been revised. Estimates of median months for sale in Table 3 for January 2010 through March 2013 have also been revised. New software has been implemented to estimate medians. Research indicated that the previous software overated the recent estimates of median months for sale by up to 3.1 months.

To receive the latest updates on the nation's key economic indicators, download the [America's Economy](#) app for



America's Economy: Mobile App

Indicators Available:

- Advance Monthly Retail Sales
- Advance Report Durable Goods
- Business Inventories
- Construction Spending
- **Consumer Price Index** *
- Homeownership Rate
- International Trade
- Manufacturers' Goods
- Monthly Wholesale
- New Residential Construction
- New Residential Sales
- **Nonfarm Payroll***
- Personal Income
- **Producer Price Index** *
- QFR–Manufacturing
- QFR–Retail Trade
- Quarterly Services Survey
- Real Gross Domestic Product
- Unemployment Rate

** Newly Added July 16, 2013*



www.census.gov/mobile

Available for iPhone, iPad,
and Android devices



For More Information

- Residential Construction Branch
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 - Fax (301)763-8587
- Fax: 301-763-8835
- E-mail: mcd.rcb.customer.service@census.gov
- Websites: www.census.gov/nrs
www.census.gov/nrc



ECONOMIC INDICATOR 2013 webinar SERIES



Questions & Answers Session

Upcoming Webinars

Advance Report on Durable Goods Manufacturers' Shipments, Inventories, and Orders (AdvM3) & Manufacturers' Shipments, Inventories, and Orders (M3)

The Advance Report on Manufacturing covers shipments, inventories, orders and unfilled orders for manufacturing of durable goods in the U.S. The Full Report includes any revisions to durables from the Advance Report and the addition of the non durable portion of U.S. manufacturing.

October 16, 2013 @ 1:00 PM EDT

Housing Vacancies and Homeownership (HVS)

The Housing Vacancies and Homeownership quarterly release provides data on rental and homeowner vacancy rates and homeownership rates for the United States, regions, states, and for the 75 largest Metropolitan Statistical Areas, including estimates of the total housing inventory, characteristics of units available for occupancy, and percent distributions of vacant for-rent and for-sale units for the U.S. and regions.

October 30, 2013 @ 1:00 PM EDT



Visit www.census.gov/econ/webinar for a complete list of upcoming webinars