

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 FRIDAY, MAY 16, 2008 AT 8:30 A.M. EDT

CB08-80

Erica Filipek or Raemeka Mayo
Manufacturing and Construction Division
(301) 763-5160

NEW RESIDENTIAL CONSTRUCTION IN APRIL 2008

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for April 2008:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in April were at a seasonally adjusted annual rate of 978,000. This is 4.9 percent ($\pm 1.2\%$) above the revised March rate of 932,000, but is 34.3 percent ($\pm 1.4\%$) below the revised April 2007 estimate of 1,489,000.

Single-family authorizations in April were at a rate of 646,000; this is 4.0 percent ($\pm 1.4\%$) above the March figure of 621,000. Authorizations of units in buildings with five units or more were at a rate of 294,000 in April.

HOUSING STARTS

Privately-owned housing starts in April were at a seasonally adjusted annual rate of 1,032,000. This is 8.2 percent ($\pm 14.5\%$)* above the revised March estimate of 954,000, but is 30.6 percent ($\pm 6.7\%$) below the revised April 2007 rate of 1,487,000.

Single-family housing starts in April were at a rate of 692,000; this is 1.7 percent ($\pm 11.7\%$)* below the March figure of 704,000. The April rate for units in buildings with five units or more was 326,000.

HOUSING COMPLETIONS

Privately-owned housing completions in April were at a seasonally adjusted annual rate of 1,000,000. This is 16.0 percent ($\pm 8.4\%$) below the revised March estimate of 1,190,000 and is 34.9 percent ($\pm 5.9\%$) below the revised April 2007 rate of 1,535,000.

Single-family housing completions in April were at a rate of 792,000; this is 13.0 percent ($\pm 8.9\%$) below the March figure of 910,000. The April rate for units in buildings with five units or more was 181,000.

New Residential Construction data for May 2008 will be released on Tuesday, June 17, 2008, at 8:30 A.M. EDT.

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

EXPLANATORY NOTES

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 3 months to establish an underlying trend for building permit authorizations, 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 one percent. 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 2007 have been revised. Also, seasonally adjusted estimates of housing units authorized by building permits, started, under construction and completed for January 2006 through March 2008 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												
2006: ^f January	2,212	1,689	101	422	211	128	350	265	1,090	862	561	434	
February	2,141	1,643	85	413	205	125	354	265	1,030	839	552	414	
March	2,118	1,551	83	484	211	120	323	242	1,070	810	514	379	
April	1,998	1,496	78	424	184	115	283	228	1,017	768	514	385	
May	1,905	1,450	81	374	167	100	288	222	953	766	497	362	
June	1,867	1,393	72	402	172	101	286	206	929	727	480	359	
July	1,763	1,307	78	378	172	97	277	204	898	696	416	310	
August	1,722	1,282	77	363	166	97	272	194	871	680	413	311	
September	1,655	1,218	72	365	164	94	248	186	837	646	406	292	
October	1,570	1,175	69	326	152	95	238	181	808	630	372	269	
November	1,535	1,163	58	314	147	90	234	172	801	627	353	274	
December	1,638	1,198	72	368	172	94	246	179	831	648	389	277	
2007: ^f January	1,585	1,138	74	373	186	99	261	172	760	583	378	284	
February	1,580	1,118	73	389	142	80	207	151	817	602	414	285	
March	1,578	1,135	72	371	163	90	238	174	768	580	409	291	
April	1,489	1,078	61	350	162	89	226	167	735	557	366	265	
May	1,522	1,063	64	395	148	87	230	170	775	549	369	257	
June	1,433	1,016	56	361	155	87	223	165	718	516	337	248	
July	1,386	997	57	332	155	85	208	154	686	513	337	245	
August	1,343	928	55	360	147	86	197	150	640	476	359	216	
September	1,277	870	50	357	138	79	205	145	636	457	298	189	
October	1,182	811	48	323	145	76	185	133	554	415	298	187	
November	1,187	767	53	367	126	70	192	131	594	406	275	160	
December	1,111	714	56	341	134	71	166	116	560	378	251	149	
2008: January ^f	1,052	675	43	334	126	68	180	112	539	365	207	130	
February ^f	981	646	40	295	105	66	130	97	504	350	242	133	
March ^f	932	621	37	274	111	60	126	93	502	340	193	128	
April ^p	978	646	38	294	109	60	160	110	493	344	216	132	
Average RSE (%) ¹	1	1	4	2	3	3	3	4	1	1	1	2	
Percent Change:													
April 2008 from March 2008	4.9%	4.0%	2.7%	7.3%	-1.8%	0.0%	27.0%	18.3%	-1.8%	1.2%	11.9%	3.1%	
90% Confidence Interval ²	± 1.2	± 1.4	± 2.5	± 1.9	± 1.9	± 2.5	± 4.7	± 5.5	± 2.0	± 2.3	± 2.1	± 2.6	
April 2008 from April 2007	-34.3%	-40.1%	-37.7%	-16.0%	-32.7%	-32.6%	-29.2%	-34.1%	-32.9%	-38.2%	-41.0%	-50.2%	
90% Confidence Interval ²	± 1.4	± 1.1	± 3.4	± 3.7	± 6.4	± 8.4	± 5.0	± 5.9	± 1.6	± 1.9	± 1.2	± 1.5	

See footnotes at end of table.

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

[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													
2006		1,838.9	1,378.2	76.6	384.1	174.6	103.4	279.4	209.3	929.7	726.2	455.2	339.3
2007 ^f		1,398.4	979.9	59.6	359.0	150.6	83.7	211.7	153.8	692.2	507.5	343.9	234.9
RSE (%)		(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2007: First 4 months ³		493.7	361.2	21.2	111.3	48.0	26.6	67.8	49.5	252.6	193.2	125.3	91.8
2008: First 4 months ³		319.9	211.6	12.0	96.3	32.9	18.4	44.1	30.1	173.7	119.7	69.2	43.4
RSE (%)		1	1	3	(Z)	3	4	2	2	1	1	1	1
Year to Date Percent Change ⁴		-35.2%	-41.4%	-43.4%	-13.5%	-31.5%	-30.8%	-34.9%	-39.2%	-31.3%	-38.0%	-44.8%	-52.8%
90% Confidence Interval ²		± 0.9	± 1.1	± 3.0	± 1.1	± 5.3	± 7.1	± 2.8	± 3.4	± 0.7	± 0.8	± 1.0	± 1.3
2006: January		152.6	114.3	6.6	31.7	12.6	7.6	18.5	13.3	83.7	64.3	37.8	29.0
February		151.0	115.6	5.7	29.7	11.9	6.9	20.7	14.5	78.2	64.5	40.3	29.7
March		194.2	146.7	7.5	40.0	17.2	10.4	27.3	21.3	101.6	78.5	48.1	36.6
April		168.6	130.8	6.3	31.5	15.6	10.0	25.4	21.2	85.0	65.9	42.6	33.7
May		184.4	144.5	7.8	32.1	16.5	10.4	29.7	23.7	89.8	73.5	48.4	36.9
June		184.2	139.3	7.0	38.0	17.7	10.5	28.5	21.4	89.6	70.7	48.5	36.7
July		148.0	111.6	6.7	29.7	15.8	8.8	24.6	18.5	73.2	57.6	34.4	26.7
August		161.2	121.5	7.4	32.3	16.0	9.5	27.3	19.3	80.1	63.6	37.8	29.1
September		136.6	97.7	6.0	32.8	13.9	8.0	22.2	16.3	65.7	50.2	34.7	23.2
October		133.1	98.0	6.0	29.1	13.6	8.7	22.7	17.2	66.2	50.7	30.6	21.4
November		111.4	82.2	4.6	24.6	11.7	6.6	17.8	12.9	56.7	43.8	25.3	18.8
December		113.6	76.0	5.0	32.6	12.1	6.0	14.7	9.6	59.9	42.8	26.9	17.6
2007: ^f January		114.1	80.3	5.0	28.8	12.0	6.1	14.5	9.0	60.0	45.0	27.5	20.2
February		112.1	79.4	4.9	27.9	8.2	4.4	12.1	8.1	61.6	46.4	30.2	20.5
March		139.4	103.4	6.3	29.8	12.8	7.4	19.4	14.7	70.8	54.5	36.5	26.8
April		130.9	98.6	5.2	27.2	14.4	8.3	20.9	16.2	64.1	49.8	31.6	24.2
May		146.0	106.6	6.1	33.3	14.1	9.0	23.7	18.3	73.1	53.1	35.1	26.2
June		135.6	97.2	5.2	33.3	15.5	8.4	21.5	16.4	65.6	47.9	33.0	24.4
July		122.5	89.8	5.2	27.5	14.5	8.3	19.9	14.8	59.3	44.8	28.8	21.9
August		126.0	87.5	5.2	33.3	14.3	8.4	19.0	14.7	59.1	44.3	33.5	20.1
September		100.5	66.6	3.9	30.0	11.2	6.4	17.7	12.2	47.8	33.7	23.8	14.3
October		103.8	70.7	4.3	28.8	13.7	7.2	18.0	13.2	45.9	34.5	26.2	15.9
November		89.5	54.7	4.3	30.5	10.1	5.2	14.9	9.9	44.3	28.8	20.2	10.8
December		77.8	45.2	4.0	28.7	9.8	4.6	10.0	6.2	40.4	24.9	17.6	9.6
2008: January		75.9	47.5	2.8	25.6	8.0	4.2	10.1	5.9	43.0	28.2	14.8	9.2
February		73.4	47.5	2.8	23.0	6.4	3.8	7.9	5.3	40.3	28.5	18.8	9.9
March ^f		77.4	53.6	3.0	20.8	8.4	4.7	9.9	7.5	43.2	30.2	15.9	11.2
April ^p		89.0	62.3	3.3	23.4	9.8	5.7	16.0	11.5	43.7	32.4	19.5	12.8
Average RSE (%) ¹		1	1	4	2	3	3	3	4	1	1	1	2

^pPreliminary. ^fRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable. Z Relative standard error is less than 0.5 percent.

¹Average RSE for the latest 6-month period.

² See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

³Reflects revisions not distributed to months.

⁴ 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								
2006: January	215.7	156.9	9.9	48.8	27.4	13.3	28.6	20.8	104.6	82.1	55.2	40.7
February	214.9	152.6	9.9	52.4	27.3	14.8	30.3	20.2	105.4	81.7	51.9	36.0
March	234.1	167.6	10.5	56.0	30.8	17.0	34.8	26.1	112.0	84.7	56.5	39.8
April	235.6	169.7	9.3	56.6	29.0	16.2	31.3	23.6	114.9	88.0	60.5	41.9
May	231.1	165.7	8.6	56.8	27.2	15.0	31.9	23.5	113.3	86.8	58.7	40.3
June	238.6	169.8	11.4	57.4	23.1	15.4	29.8	20.4	122.4	91.3	63.3	42.7
July	217.4	150.7	7.8	58.9	23.4	15.6	25.3	17.1	112.1	81.0	56.7	37.1
August	229.7	157.4	7.9	64.4	23.6	14.9	27.4	17.5	123.0	87.7	55.6	37.2
September	205.1	136.9	8.2	60.1	23.7	13.4	23.5	15.3	102.7	72.9	55.2	35.2
October	201.5	136.9	7.1	57.5	24.8	15.0	22.3	14.2	104.5	74.3	50.0	33.4
November	194.3	129.9	7.5	56.9	23.9	13.4	22.4	13.3	98.9	71.3	49.1	31.8
December	189.9	126.2	6.5	57.3	23.0	12.2	20.8	12.7	99.9	72.4	46.2	28.8
2007: January	199.8	131.4	7.9	60.5	23.0	12.2	24.6	13.6	103.0	71.9	49.3	33.7
February	201.6	130.3	7.1	64.3	22.3	12.0	27.0	14.7	102.5	71.0	49.8	32.5
March	215.7	138.0	9.0	68.7	25.7	13.1	29.6	16.3	105.6	72.8	54.8	35.8
April	206.9	132.0	9.2	65.7	24.9	13.6	30.6	16.7	100.7	67.0	50.7	34.7
May	213.6	131.8	7.4	74.4	23.0	13.4	28.1	14.7	110.4	68.5	52.1	35.2
June	208.5	125.5	7.9	75.1	22.8	11.7	25.9	12.4	108.1	66.7	51.7	34.7
July	196.6	115.3	8.4	72.9	22.4	10.7	22.6	11.1	105.9	63.4	45.7	30.1
August	195.7	119.4	7.3	69.0	25.7	12.4	19.5	11.2	101.0	63.7	49.5	32.2
September	190.1	113.1	6.7	70.3	22.5	12.3	20.9	11.8	97.9	59.3	48.9	29.7
October	177.7	107.2	5.8	64.7	20.7	10.9	19.4	8.9	88.1	57.3	49.5	30.0
November	175.2	107.0	5.0	63.2	19.6	10.6	18.2	9.3	87.7	57.7	49.7	29.5
December	178.3	103.2	5.9	69.3	20.8	10.3	19.6	9.4	87.4	53.9	50.5	29.6
2008: January	182.0	105.3	6.0	70.7	20.7	9.7	21.1	10.3	91.3	55.0	48.9	30.3
February ^f	176.7	104.9	6.4	65.3	19.6	9.8	20.1	10.4	87.9	55.6	49.1	29.1
March ^f	170.7	99.9	5.8	65.0	18.9	10.0	20.0	10.3	86.8	52.5	45.0	27.1
April^p	165.5	98.9	5.3	61.3	20.0	9.6	20.8	11.6	84.5	53.1	40.2	24.6
Average RSE (%) ¹	5	8	13	8	10	17	10	10	9	10	10	15
Percent Change:²												
April 2008 from March 2008	-3.0%	-1.0%	-8.6%	-5.7%	5.6%	-3.8%	4.0%	12.8%	-2.6%	1.2%	-10.6%	-9.3%
90% Confidence Interval ³	± 3.6	± 4.1	± 10.9	± 6.9	± 7.6	± 12.7	± 7.1	± 12.2	± 4.8	± 6.3	± 7.2	± 3.9
April 2008 from April 2007	-20.0%	-25.1%	-42.0%	-6.7%	-19.7%	-29.4%	-32.1%	-30.3%	-16.1%	-20.7%	-20.6%	-29.2%
90% Confidence Interval ³	± 5.3	± 6.0	± 21.7	± 15.0	± 8.0	± 13.4	± 13.0	± 12.0	± 10.4	± 9.3	± 11.7	± 12.0

^pPreliminary. ^fRevised. RSE Relative Standard Error.

¹Average RSE for the latest 6-month period. ²Computed using unrounded data.

³See 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												
2006: ^f January	2,273	1,823	(S)	423	224	158	370	333	1,146	912	533	420	
February	2,119	1,804	(S)	280	189	149	329	302	1,033	879	568	474	
March	1,969	1,601	(S)	331	169	130	296	238	1,017	845	487	388	
April	1,821	1,511	(S)	254	180	134	341	287	873	722	427	368	
May	1,942	1,570	(S)	320	193	131	288	246	954	799	507	394	
June	1,802	1,451	(S)	307	166	91	288	249	902	760	446	351	
July	1,737	1,424	(S)	230	150	106	291	239	876	751	420	328	
August	1,650	1,364	(S)	246	160	121	248	200	842	723	400	320	
September	1,720	1,384	(S)	306	142	104	268	214	931	751	379	315	
October	1,491	1,212	(S)	242	144	104	228	192	735	616	384	300	
November	1,570	1,290	(S)	261	151	113	228	195	833	689	358	293	
December	1,649	1,249	(S)	350	176	107	234	186	802	629	437	327	
2007: ^f January	1,382	1,106	(S)	254	173	112	190	177	693	584	326	233	
February	1,486	1,188	(S)	268	138	94	163	144	798	650	387	300	
March	1,492	1,196	(S)	259	132	93	232	199	754	616	374	288	
April	1,487	1,198	(S)	253	163	104	207	177	732	617	385	300	
May	1,436	1,146	(S)	256	165	107	246	194	699	578	326	267	
June	1,458	1,136	(S)	284	155	107	234	197	719	555	350	277	
July	1,371	1,055	(S)	276	154	94	239	177	644	525	334	259	
August	1,337	968	(S)	332	98	75	240	171	696	507	303	215	
September	1,185	936	(S)	220	143	77	170	150	597	492	275	217	
October	1,275	884	(S)	351	161	96	204	170	629	433	281	185	
November	1,179	816	(S)	342	128	82	209	139	587	422	255	173	
December	1,000	779	(S)	211	101	74	137	120	549	435	213	150	
2008: January ^r	1,064	750	(S)	287	137	103	156	119	531	403	240	125	
February ^r	1,107	722	(S)	356	129	67	154	110	577	376	247	169	
March ^r	954	704	(S)	232	102	69	127	101	498	377	227	157	
April ^p	1,032	692	(S)	326	89	64	158	106	516	352	269	170	
Average RSE (%) ¹	5	4	(X)	11	14	16	13	11	6	6	9	8	
Percent Change:													
April 2008 from March 2008	8.2%	-1.7%	(S)	40.5%	-12.7%	-7.2%	24.4%	5.0%	3.6%	-6.6%	18.5%	8.3%	
90% Confidence Interval ²	± 14.5	± 11.7	(X)	± 45.9	± 31.4	± 37.5	± 33.1	± 23.9	± 17.2	± 15.2	± 35.9	± 19.8	
April 2008 from April 2007	-30.6%	-42.2%	(S)	28.9%	-45.4%	-38.5%	-23.7%	-40.1%	-29.5%	-42.9%	-30.1%	-43.3%	
90% Confidence Interval ²	± 6.7	± 4.8	(X)	± 33.1	± 15.8	± 21.8	± 14.4	± 11.6	± 9.8	± 7.5	± 14.6	± 6.5	

See footnotes at end of table.

Table 3. New Privately-Owned Housing Units Started - Con.

[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											
2006	1,800.9	1,465.4	42.7	292.8	167.2	118.0	279.5	235.3	910.3	756.5	443.8	355.6
2007	1,355.0	1,046.0	31.7	277.3	142.9	93.0	210.1	171.1	681.1	539.5	320.9	242.4
RSE (%)	1	1	9	3	3	5	2	2	2	2	2	2
2007: First 4 months	457.4	371.0	9.5	76.9	42.5	27.3	53.3	46.1	246.2	208.2	115.4	89.3
2008: First 4 months	321.0	224.8	6.4	89.8	31.3	20.0	40.8	28.8	172.4	126.6	76.5	49.4
RSE (%)	2	2	15	6	5	6	6	4	3	3	4	3
Year to Date Percent Change ³	-29.8%	-39.4%	-32.5%	16.7%	-26.4%	-26.9%	-23.5%	-37.5%	-30.0%	-39.2%	-33.7%	-44.7%
90% Confidence Interval ²	± 2.7	± 2.1	± 22.3	± 12.4	± 6.3	± 7.2	± 8.7	± 5.1	± 3.4	± 2.8	± 5.9	± 5.2
2006: January	153.0	121.0	1.9	30.1	13.3	8.6	18.0	15.4	84.7	68.0	37.0	29.0
February	145.1	123.6	2.4	19.1	10.1	7.4	17.1	15.2	77.7	67.2	40.2	33.9
March	165.9	137.7	2.8	25.4	12.9	9.9	22.4	18.0	89.7	76.5	41.0	33.4
April	160.5	134.8	4.6	21.0	16.0	12.2	30.0	25.5	77.8	65.3	36.7	31.8
May	190.2	158.0	4.5	27.7	18.8	13.4	30.9	27.3	89.6	76.2	50.8	41.1
June	170.2	139.9	3.8	26.4	16.1	9.6	30.1	26.7	81.9	69.7	42.1	33.9
July	160.9	133.1	7.3	20.4	13.7	9.8	27.4	22.8	80.2	69.1	39.6	31.5
August	146.8	120.0	3.7	23.1	15.6	12.0	24.2	19.7	71.4	60.3	35.5	28.1
September	150.1	119.2	2.7	28.2	12.3	8.9	25.1	20.2	80.9	64.3	31.8	25.9
October	130.6	104.0	3.5	23.1	13.3	9.5	22.0	18.5	61.7	50.4	33.7	25.7
November	115.2	91.7	1.6	21.9	12.2	9.0	18.1	15.3	58.8	46.7	26.1	20.7
December	112.4	82.3	3.8	26.3	12.9	7.8	14.3	10.7	55.9	42.8	29.3	21.0
2007: January	95.0	75.4	1.6	18.0	10.5	6.2	9.2	8.3	52.8	45.1	22.4	15.8
February	103.1	82.9	2.0	18.2	7.6	4.6	8.5	7.2	59.8	49.7	27.3	21.4
March	123.8	101.3	2.8	19.6	10.0	7.1	17.1	14.6	65.6	55.1	31.0	24.5
April	135.6	111.4	3.0	21.2	14.4	9.5	18.5	16.0	68.0	58.3	34.7	27.6
May	136.5	111.4	2.9	22.1	16.1	11.1	26.2	21.7	61.8	51.4	32.4	27.3
June	137.8	110.1	3.3	24.4	15.5	11.4	23.9	20.7	66.4	52.3	31.9	25.7
July	127.9	100.1	3.5	24.3	13.8	8.6	23.5	18.1	58.3	47.8	32.3	25.7
August	121.2	86.6	3.5	31.1	9.5	7.4	22.9	16.4	61.5	43.8	27.3	19.0
September	101.5	78.6	2.6	20.3	12.7	6.6	15.6	13.8	50.2	40.6	23.0	17.7
October	115.0	77.4	3.8	33.8	15.0	8.8	20.0	16.8	55.2	36.3	24.7	15.5
November	88.8	58.6	1.8	28.4	10.4	6.5	16.7	10.9	42.5	28.8	19.2	12.4
December	68.9	52.3	0.8	15.9	7.4	5.4	8.0	6.7	38.9	30.3	14.6	9.9
2008: January	70.8	48.5	1.9	20.4	8.2	5.8	8.2	5.5	38.0	28.9	16.5	8.3
February ^r	78.4	51.9	2.0	24.5	7.6	3.3	8.7	5.7	44.2	30.4	17.9	12.5
March ^r	79.4	60.6	1.3	17.4	7.7	5.2	9.1	7.2	43.8	34.7	18.8	13.5
April ^p	92.4	63.7	1.2	27.5	7.9	5.7	14.7	10.4	46.4	32.6	23.4	15.0
Average RSE (%) ¹	5	4	26	11	14	16	13	11	6	6	9	8

^pPreliminary. ^rRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable.

¹Average RSE for the latest 6-month period.²See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.³Computed 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											
2006: ^f	January	1,424	989	(S)	402	177	99	227	175	646	451	374	264
	February	1,423	990	(S)	402	178	102	225	174	645	451	375	263
	March	1,423	983	(S)	410	176	101	225	173	643	445	379	264
	April	1,401	962	(S)	407	173	100	224	172	631	432	373	258
	May	1,409	960	(S)	416	174	99	225	170	637	437	373	254
	June	1,383	934	(S)	415	173	94	219	165	627	429	364	246
	July	1,363	913	(S)	411	170	92	214	158	618	423	361	240
	August	1,339	888	(S)	411	169	90	207	149	609	417	354	232
	September	1,317	864	(S)	413	165	87	202	144	606	410	344	223
	October	1,283	837	(S)	407	164	86	196	138	587	399	336	214
	November	1,265	822	(S)	407	163	86	193	134	574	390	335	212
	December	1,247	805	(S)	407	164	85	187	131	558	374	338	215
2007: ^f	January	1,217	780	(S)	404	165	84	183	128	539	359	330	209
	February	1,206	770	(S)	403	165	82	179	126	531	353	331	209
	March	1,192	758	(S)	402	165	81	178	126	522	346	327	205
	April	1,184	751	(S)	401	167	82	175	123	513	341	329	205
	May	1,164	730	(S)	403	167	81	175	122	502	329	320	198
	June	1,163	724	(S)	408	167	81	175	122	499	323	322	198
	July	1,144	708	(S)	405	169	82	173	120	484	312	318	194
	August	1,125	683	(S)	411	163	77	178	121	475	300	309	185
	September	1,110	667	(S)	412	165	74	170	117	471	295	304	181
	October	1,096	647	(S)	417	161	71	169	117	465	283	301	176
	November	1,077	623	(S)	424	161	70	170	114	455	273	291	166
	December	1,055	608	(S)	417	157	68	166	111	448	269	284	160
2008:	January ^f	1,034	590	(S)	416	157	69	165	109	435	260	277	152
	February ^f	1,024	580	(S)	416	159	70	162	105	428	253	275	152
	March ^f	1,004	563	(S)	413	158	68	157	101	420	247	269	147
April ^p		997	549	(S)	422	155	66	155	98	417	240	270	145
Average RSE (%) ¹		2	3	(X)	3	5	10	5	7	3	4	4	6
Percent Change:													
April 2008 from March 2008		-0.7%	-2.5%	(S)	2.2%	-1.9%	-2.9%	-1.3%	-3.0%	-0.7%	-2.8%	0.4%	-1.4%
90% Confidence Interval ²		± 0.8	± 1.1	(X)	± 1.5	± 1.3	± 2.9	± 2.1	± 2.4	± 1.7	± 2.1	± 1.4	± 1.6
April 2008 from April 2007		-15.8%	-26.9%	(S)	5.2%	-7.2%	-19.5%	-11.4%	-20.3%	-18.7%	-29.6%	-17.9%	-29.3%
90% Confidence Interval ²		± 1.9	± 2.1	(X)	± 4.2	± 5.9	± 7.2	± 4.7	± 4.8	± 3.0	± 3.2	± 3.1	± 3.8

See footnotes at end of table.

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

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

Period		United States				Northeast		Midwest		South		West	
		In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit	
		Total	1 unit	2 to 4 units									5 units or more
		Not seasonally adjusted											
2006:	January	1,369.3	936.7	33.2	399.4	171.9	94.6	217.3	165.5	620.9	426.7	359.2	249.9
	February	1,371.2	938.7	30.6	401.9	170.3	94.1	211.3	160.8	625.8	431.9	363.8	251.9
	March	1,382.3	943.1	29.6	409.7	170.2	95.3	211.3	159.8	632.6	434.7	368.2	253.3
	April	1,384.8	943.9	32.1	408.8	170.6	97.3	214.6	162.6	632.6	432.5	366.9	251.5
	May	1,418.1	968.5	33.5	416.1	174.8	99.9	222.4	167.6	644.8	444.4	376.2	256.7
	June	1,407.2	958.8	34.2	414.3	174.7	96.2	222.6	169.0	639.9	441.7	370.0	251.9
	July	1,406.8	955.3	38.7	412.7	173.7	95.1	222.3	166.0	636.8	441.2	374.0	253.0
	August	1,383.7	934.3	39.7	409.7	173.3	94.6	217.2	159.2	625.7	434.9	367.5	245.7
	September	1,354.3	902.1	39.6	412.6	168.3	90.6	211.5	153.4	621.2	425.5	353.3	232.5
	October	1,313.1	864.4	39.5	409.2	166.9	88.5	205.3	146.7	596.7	407.9	344.2	221.3
	November	1,271.8	827.0	36.3	408.5	165.1	87.8	198.3	139.2	571.9	387.2	336.4	212.8
	December	1,204.9	764.7	34.9	405.3	162.3	83.7	183.7	127.6	534.3	351.2	324.6	202.2
2007:	January	1,172.5	737.3	33.2	402.0	161.5	80.4	175.3	120.8	518.9	339.5	316.9	196.6
	February	1,162.6	728.3	32.9	401.4	159.0	76.5	168.7	115.8	514.6	337.1	320.4	198.9
	March	1,160.2	726.9	32.4	400.9	159.8	76.4	168.0	116.2	513.7	337.6	318.6	196.8
	April	1,171.0	736.3	32.1	402.5	164.9	79.5	167.4	115.6	513.8	340.8	324.9	200.4
	May	1,173.8	739.2	30.9	403.7	168.3	82.2	173.5	120.7	508.3	335.0	323.7	201.4
	June	1,181.9	743.0	30.6	408.3	169.2	82.9	178.0	125.0	507.7	332.1	327.0	203.1
	July	1,178.5	741.5	31.2	405.7	171.6	84.6	180.4	127.6	497.5	325.1	328.9	204.3
	August	1,158.5	717.9	31.1	409.5	166.7	80.9	185.9	129.3	487.1	312.7	318.8	195.1
	September	1,137.9	695.4	30.8	411.7	168.4	77.6	177.4	124.4	481.0	305.6	311.1	187.8
	October	1,119.9	668.1	31.9	419.9	164.4	73.5	177.5	124.8	472.1	289.2	306.0	180.7
	November	1,085.2	626.8	30.7	427.7	163.4	71.1	174.0	117.4	455.3	271.8	292.5	166.4
	December	1,025.0	579.1	29.6	416.3	155.9	67.0	162.5	107.2	431.6	253.3	274.9	151.6
2008:	January	1,002.4	559.2	28.4	414.8	155.0	67.0	158.3	102.1	421.0	246.4	268.1	143.8
	February ^f	989.6	548.1	27.6	414.0	153.4	64.9	152.5	96.1	416.3	242.0	267.4	145.0
	March ^f	978.3	538.5	27.9	411.9	154.2	64.5	149.2	93.1	412.4	240.3	262.6	140.7
	April ^p	987.5	538.2	26.5	422.8	153.7	63.9	150.0	93.0	417.5	239.8	266.4	141.5
Average RSE (%) ¹		2	3	9	3	5	10	5	7	3	4	4	6

^pPreliminary. ^fRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable.

¹Average RSE for the latest 6-month period.

²See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

Table 5. New Privately-Owned Housing Units Completed

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

Period	United States				Northeast		Midwest		South		West		
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit	
		1 unit	2 to 4 units	5 units or more									
Seasonally adjusted annual rate													
2006: ^f January	2,036	1,663	(S)	329	188	129	350	305	981	794	517	435	
	February	2,048	1,742	(S)	236	206	129	319	294	971	848	552	471
	March	2,245	1,911	(S)	286	192	140	380	327	1,140	979	533	465
	April	2,071	1,737	(S)	301	233	141	341	294	995	859	502	443
	May	1,897	1,609	(S)	254	167	126	309	287	925	769	496	427
	June	2,050	1,742	(S)	279	167	139	349	308	991	844	543	451
	July	1,934	1,654	(S)	256	176	132	325	310	998	838	435	374
	August	1,877	1,614	(S)	237	169	134	326	294	916	777	466	409
	September	2,011	1,675	(S)	302	196	133	325	267	979	849	511	426
	October	1,918	1,559	(S)	317	158	123	314	271	994	767	452	398
	November	1,893	1,525	(S)	302	171	112	287	255	999	798	436	360
	December	1,888	1,509	(S)	326	156	115	307	242	978	807	447	345
2007: ^f January	1,815	1,496	(S)	289	169	141	262	230	955	800	429	325	
	February	1,624	1,303	(S)	283	143	107	229	187	884	721	368	288
	March	1,620	1,310	(S)	271	137	90	247	202	836	696	400	322
	April	1,535	1,270	(S)	226	124	79	228	208	816	680	367	303
	May	1,549	1,297	(S)	209	139	106	233	197	785	680	392	314
	June	1,491	1,229	(S)	229	153	112	227	198	768	639	343	280
	July	1,515	1,203	(S)	282	129	83	228	174	785	647	373	299
	August	1,498	1,224	(S)	251	149	116	178	156	773	630	398	322
	September	1,378	1,101	(S)	246	139	96	245	192	651	539	343	274
	October	1,401	1,133	(S)	240	184	135	209	170	696	583	312	245
	November	1,404	1,140	(S)	234	124	93	216	193	686	545	378	309
	December	1,329	1,026	(S)	287	143	94	194	175	645	498	347	259
2008: January ^f	1,331	998	(S)	291	125	80	191	169	680	512	335	237	
February ^f	1,251	906	(S)	315	101	67	228	178	682	485	240	176	
March ^f	1,190	910	(S)	267	99	81	181	150	615	461	295	218	
April ^p	1,000	792	(S)	181	108	80	153	130	498	413	241	169	
Average RSE (%) ¹	5	5	(X)	13	16	19	12	12	7	7	9	9	
Percent Change:													
April 2008 from March 2008	-16.0%	-13.0%	(S)	-32.2%	9.1%	-1.2%	-15.5%	-13.3%	-19.0%	-10.4%	-18.3%	-22.5%	
90% Confidence Interval ²	± 8.4	± 8.9	(X)	± 16.2	± 31.4	± 36.7	± 25.1	± 24.1	± 12.0	± 13.5	± 13.6	± 16.5	
April 2008 from April 2007	-34.9%	-37.6%	(S)	-19.9%	-12.9%	1.3%	-32.9%	-37.5%	-39.0%	-39.3%	-34.3%	-44.2%	
90% Confidence Interval ²	± 5.9	± 6.7	(X)	± 20.0	± 21.4	± 28.2	± 24.2	± 23.1	± 8.4	± 9.7	± 11.2	± 10.9	

See footnotes at end of table.

Table 5. New Privately-Owned Housing Units Completed - Con.

[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											
2006	1,979.4	1,654.5	40.8	284.2	179.1	128.3	325.1	285.5	986.7	825.8	488.6	414.9
2007	1,502.8	1,218.4	31.4	253.0	144.8	104.6	222.7	188.6	766.1	631.5	369.3	293.8
RSE (%)	1	1	9	4	6	8	2	2	2	2	3	2
2007: First 4 months	481.5	392.7	10.7	78.1	40.4	28.9	67.7	57.6	258.0	214.6	115.4	91.6
2008: First 4 months	347.1	262.1	8.2	76.8	30.4	21.2	52.5	43.3	182.4	138.5	81.9	59.1
RSE (%)	3	3	15	9	7	9	6	6	5	4	4	4
Year to Date Percent Change ³	-27.9%	-33.3%	-23.6%	-1.6%	-24.9%	-26.6%	-22.5%	-24.9%	-29.3%	-35.4%	-29.0%	-35.5%
90% Confidence Interval ²	± 3.5	± 3.0	± 23.3	± 15.9	± 9.9	± 11.1	± 10.4	± 11.5	± 5.3	± 3.9	± 6.3	± 5.7
2006: January	142.4	115.1	3.2	24.0	13.3	8.9	23.5	20.2	69.8	56.1	35.8	29.8
February	141.7	120.8	4.8	16.1	14.0	8.7	21.3	19.5	68.5	60.1	38.0	32.5
March	169.2	144.9	3.5	20.8	12.7	9.0	26.1	22.3	87.6	75.9	42.8	37.8
April	160.3	134.0	2.6	23.8	17.2	10.0	26.6	22.9	77.9	67.1	38.6	34.0
May	158.8	133.7	3.0	22.2	13.7	10.1	25.5	23.5	78.0	64.4	41.7	35.6
June	179.6	151.7	2.7	25.2	15.5	13.0	29.3	25.6	86.5	73.2	48.2	39.9
July	163.6	138.7	2.1	22.9	14.8	10.9	27.2	25.9	85.1	70.8	36.6	31.1
August	170.4	142.4	2.8	25.2	16.1	12.3	30.4	26.9	82.1	67.4	41.9	35.8
September	180.9	152.6	2.9	25.4	18.0	12.7	30.5	25.7	86.2	75.3	46.1	39.0
October	172.5	142.4	3.5	26.5	14.4	11.4	29.4	25.7	87.9	69.0	40.8	36.3
November	158.9	131.4	4.9	22.6	14.0	9.6	26.4	24.0	82.6	67.6	35.8	30.1
December	181.1	146.7	4.8	29.5	15.3	11.6	29.0	23.1	94.5	79.0	42.3	33.0
2007: January	127.3	103.9	2.2	21.1	11.9	9.8	17.7	15.3	67.7	56.4	30.0	22.4
February	112.5	90.5	2.6	19.4	9.7	7.2	15.3	12.4	62.3	51.1	25.2	19.7
March	122.8	100.2	2.8	19.8	9.7	6.2	17.0	13.7	64.3	54.0	31.9	26.2
April	118.9	98.1	3.1	17.8	9.2	5.6	17.7	16.2	63.7	53.0	28.3	23.3
May	129.5	107.5	3.8	18.2	11.2	8.3	19.4	16.2	66.1	56.9	32.9	26.2
June	131.2	107.5	2.9	20.7	14.5	10.8	19.1	16.5	67.1	55.4	30.4	24.8
July	129.0	101.2	2.7	25.1	11.0	6.9	19.3	14.5	67.3	54.9	31.5	24.9
August	136.9	107.9	2.5	26.5	14.1	10.7	16.6	14.2	70.0	54.9	36.2	28.1
September	123.2	99.8	2.6	20.7	12.2	8.6	22.9	18.4	57.2	47.7	30.9	25.1
October	126.0	103.4	2.4	20.3	16.6	12.5	19.4	16.1	62.1	52.5	28.0	22.3
November	118.7	98.9	2.3	17.5	10.9	8.6	19.9	18.2	56.6	46.0	31.3	26.1
December	126.8	99.4	1.5	25.8	13.8	9.4	18.4	16.8	61.8	48.5	32.7	24.8
2008: January	93.5	69.0	3.1	21.4	8.7	5.4	12.9	11.3	48.4	36.0	23.6	16.4
February ^f	87.0	63.2	2.1	21.7	7.2	4.9	15.2	11.8	48.1	34.5	16.5	12.1
March ^r	89.6	69.1	1.0	19.5	6.6	5.3	12.4	10.2	47.2	35.9	23.3	17.7
April ^p	77.1	60.8	2.1	14.1	7.9	5.7	11.9	10.1	38.7	32.1	18.6	12.9
Average RSE (%) ¹	5	5	26	13	16	19	12	12	7	7	9	9

^pPreliminary. ^fRevised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

X Not applicable.

¹Average RSE for the latest 6-month period.

² See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

³ Computed using unrounded data.