

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 TUESDAY, MARCH 16, 2010 AT 8:30 A.M. EDT

CB10-34

Erica Filipek or Stephen Cooper
Manufacturing and Construction Division
(301) 763-5160

NEW RESIDENTIAL CONSTRUCTION IN FEBRUARY 2010

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for February 2010:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in February were at a seasonally adjusted annual rate of 612,000. This is 1.6 percent ($\pm 1.0\%$) below the revised January rate of 622,000, but is 11.3 percent ($\pm 1.8\%$) above the February 2009 estimate of 550,000.

Single-family authorizations in February were at a rate of 503,000; this is 0.2 percent ($\pm 1.0\%$)* below the revised January figure of 504,000. Authorizations of units in building with five units or more were at a rate of 89,000 in February.

HOUSING STARTS

Privately-owned housing starts in February were at a seasonally adjusted annual rate of 575,000. This is 5.9 percent ($\pm 10.0\%$)* below the revised January estimate of 611,000, but is 0.2 percent ($\pm 9.8\%$)* above the February 2009 rate of 574,000.

Single-family housing starts in February were at a rate of 499,000; this is 0.6 percent ($\pm 10.6\%$)* below the revised January figure of 502,000. The February rate for units in buildings with five units or more was 58,000.

HOUSING COMPLETIONS

Privately-owned housing completions in February were at a seasonally adjusted annual rate of 700,000. This is 5.4 percent ($\pm 20.2\%$)* above the revised January estimate of 664,000, but is 15.5 percent ($\pm 13.6\%$) below the February 2009 rate of 828,000.

Single-family housing completions in February were at a rate of 458,000; this is 4.3 percent ($\pm 13.7\%$)* above the revised January rate of 439,000. The February rate for units in buildings with five units or more was 236,000.

New Residential Construction data for March 2010 will be released on Friday, April 16, 2010, 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 5 months for total completions. The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated relative standard errors of the most recent data are shown in the tables. Whenever a statement such as "2.5 percent ($\pm 3.2\%$) above" appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The same policies apply to the confidence intervals for percent changes shown in the tables. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about 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												
2009: February	550	381	17	152	71	37	85	69	293	209	101	66
March	511	360	20	131	56	35	83	58	266	200	106	67
April	498	378	18	102	53	37	79	62	260	199	106	80
May	518	406	18	94	56	41	88	72	266	208	108	85
June	570	433	23	114	58	41	92	73	305	232	115	87
July	564	463	18	83	56	44	105	77	277	245	126	97
August	580	464	19	97	62	43	100	81	297	243	121	97
September	575	452	19	104	64	46	99	73	292	239	120	94
October	551	449	16	86	64	47	104	73	272	234	111	95
November	589	469	25	95	68	49	105	75	305	247	111	98
December	653	505	18	130	90	54	114	78	320	264	129	109
2010: January (r)	622	504	19	99	73	51	94	75	312	268	143	110
February (p)	612	503	20	89	73	57	105	85	294	250	140	111
Average RSE (%) ¹	1	1	10	3	4	3	2	2	1	1	2	2
<i>Percent Change:</i>												
<i>February 2010 from January 2010</i>	<i>-1.6%</i>	<i>-0.2%</i>	<i>5.3%</i>	<i>-10.1%</i>	<i>0.0%</i>	<i>11.8%</i>	<i>11.7%</i>	<i>13.3%</i>	<i>-5.8%</i>	<i>-6.7%</i>	<i>-2.1%</i>	<i>0.9%</i>
<i>90% Confidence Interval³</i>	<i>± 1.0</i>	<i>± 1.0</i>	<i>± 3.9</i>	<i>± 3.2</i>	<i>± 3.8</i>	<i>± 4.4</i>	<i>± 4.2</i>	<i>± 4.6</i>	<i>± 1.3</i>	<i>± 1.4</i>	<i>± 2.1</i>	<i>± 2.5</i>
<i>February 2010 from February 2009</i>	<i>11.3%</i>	<i>32.0%</i>	<i>17.6%</i>	<i>-41.4%</i>	<i>2.8%</i>	<i>54.1%</i>	<i>23.5%</i>	<i>23.2%</i>	<i>0.3%</i>	<i>19.6%</i>	<i>38.6%</i>	<i>68.2%</i>
<i>90% Confidence Interval³</i>	<i>± 1.8</i>	<i>± 1.5</i>	<i>± 9.4</i>	<i>± 2.5</i>	<i>± 7.1</i>	<i>± 8.3</i>	<i>± 5.1</i>	<i>± 5.6</i>	<i>± 2.0</i>	<i>± 2.2</i>	<i>± 4.3</i>	<i>± 5.0</i>
Not seasonally adjusted												
2008:	905.4	575.6	34.4	295.4	119.0	58.0	137.7	93.2	451.9	304.3	196.7	120.0
2009:	572.2	435.1	19.9	117.2	65.9	44.0	97.6	73.7	292.4	228.7	116.3	88.6
RSE (%)	1	1	4	(Z)	3	2	2	2	1	1	2	2
2009: Year to Date ²	74.3	47.9	2.6	23.7	7.4	4.3	8.5	5.7	43.1	29.2	15.3	8.7
2010: Year to Date ²	81.6	65.1	2.7	13.9	8.3	6.0	10.0	8.1	44.0	37.0	19.4	14.0
RSE (%)	1	1	5	(Z)	4	6	5	2	1	1	4	2
<i>Year to Date Percent Change⁴</i>	<i>9.8%</i>	<i>35.7%</i>	<i>3.8%</i>	<i>-41.6%</i>	<i>11.2%</i>	<i>39.5%</i>	<i>18.1%</i>	<i>41.9%</i>	<i>2.1%</i>	<i>26.5%</i>	<i>26.4%</i>	<i>60.8%</i>
<i>90% Confidence Interval³</i>	<i>± 2.6</i>	<i>± 2.1</i>	<i>± 7.5</i>	<i>± 5.7</i>	<i>± 8.1</i>	<i>± 9.5</i>	<i>± 11.7</i>	<i>± 13.0</i>	<i>± 1.4</i>	<i>± 1.5</i>	<i>± 8.4</i>	<i>± 9.9</i>
2009: February	38.0	25.9	1.2	10.8	4.0	2.0	4.5	3.4	22.1	16.1	7.3	4.5
March	44.0	32.3	1.8	10.0	4.3	2.9	6.7	4.7	24.0	18.7	8.9	6.0
April	46.5	37.3	1.6	7.7	5.0	3.6	7.8	6.5	23.9	19.3	9.8	7.9
May	48.2	38.8	1.6	7.7	5.1	3.9	8.8	7.6	24.3	19.3	10.0	8.1
June	59.5	46.2	2.3	11.0	6.5	4.4	10.3	8.2	30.8	23.8	12.0	9.8
July	54.7	46.1	1.6	6.9	5.8	4.5	10.7	8.3	26.2	23.6	12.0	9.7
August	52.4	42.2	1.6	8.6	5.8	4.1	9.4	7.8	26.8	21.6	10.4	8.6
September	51.3	40.0	1.7	9.6	5.9	4.3	9.9	7.4	24.9	20.2	10.6	8.2
October	46.5	37.9	1.2	7.4	5.7	4.3	9.8	7.3	21.8	18.7	9.3	7.6
November	40.7	31.4	2.0	7.4	5.1	3.5	8.0	5.6	20.4	16.2	7.3	6.1
December	47.4	34.1	1.4	12.0	6.9	3.8	7.4	4.5	23.8	18.4	9.3	7.4
2010: January (r)	39.5	30.8	1.3	7.4	4.0	2.9	4.5	3.4	21.9	18.0	9.1	6.5
February (p)	42.1	34.3	1.4	6.5	4.2	3.1	5.5	4.6	22.1	19.0	10.3	7.5
Average RSE (%) ¹	1	1	10	3	4	3	2	2	1	1	2	2

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable. Z Relative standard error is less than 0.5 percent.

¹Average RSE for the latest 6-month period.

²Reflects revisions not distributed to months.

³See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.

⁴Computed 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												
2009: February	112.9	61.5	5.9	45.6	13.7	7.5	13.4	6.9	54.5	33.0	31.4	14.0
March	106.4	60.7	4.2	41.5	12.1	6.3	11.4	7.1	51.1	33.3	31.8	14.1
April	109.1	64.0	4.1	41.0	12.4	6.5	12.3	8.0	53.7	34.5	30.8	15.1
May	102.9	63.1	4.2	35.6	11.6	6.4	13.2	8.3	51.4	34.2	26.7	14.3
June	103.2	61.9	4.8	36.5	10.6	6.0	12.5	7.6	53.7	34.6	26.3	13.8
July	99.9	60.9	3.4	35.6	9.6	5.3	12.0	7.7	52.8	35.5	25.6	12.5
August	97.1	59.1	3.4	34.5	8.7	5.0	10.8	7.1	53.5	36.0	24.0	11.0
September	91.6	55.1	3.4	33.1	8.8	5.0	10.3	6.4	50.8	33.4	21.7	10.3
October	90.9	53.2	4.4	33.4	8.8	5.1	10.7	6.3	50.1	32.1	21.3	9.7
November	87.7	49.2	4.4	34.1	8.7	5.2	9.6	5.3	48.7	29.7	20.6	9.0
December (r)	95.4	55.3	3.3	36.7	10.4	6.5	10.1	5.1	52.9	33.7	22.0	10.1
2010: January (r)	94.1	55.9	3.7	34.5	9.8	6.3	10.0	5.3	51.6	34.0	22.7	10.3
February (p)	96.0	56.6	3.4	36.0	10.1	6.6	9.6	5.3	53.2	34.5	23.1	10.2
Average RSE (%) ¹	6	7	17	9	16	19	11	11	7	9	13	16
Percent Change:²												
February 2010 from January 2010	2.1%	1.3%	-6.5%	4.4%	2.9%	5.1%	-3.8%	-0.4%	3.2%	1.6%	2.0%	-1.4%
<i>90% Confidence Interval³</i>	<i>± 3.0</i>	<i>± 3.6</i>	<i>± 11.2</i>	<i>± 4.4</i>	<i>± 7.9</i>	<i>± 7.6</i>	<i>± 9.6</i>	<i>± 17.5</i>	<i>± 4.1</i>	<i>± 4.8</i>	<i>± 5.2</i>	<i>± 8.5</i>
February 2010 from February 2009	-15.0%	-7.9%	-41.7%	-21.0%	-26.4%	-12.2%	-28.3%	-23.3%	-2.3%	4.5%	-26.3%	-27.5%
<i>90% Confidence Interval³</i>	<i>± 6.8</i>	<i>± 8.7</i>	<i>± 18.2</i>	<i>± 11.5</i>	<i>± 12.1</i>	<i>± 17.1</i>	<i>± 13.0</i>	<i>± 13.5</i>	<i>± 13.4</i>	<i>± 15.6</i>	<i>± 12.8</i>	<i>± 14.1</i>

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards.

¹Average RSE for the latest 6-month period.

² Computed using unrounded data.

³ 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												
2009: February	574	357	(S)	204	62	37	93	54	306	205	113	61
March	521	361	(S)	129	69	44	98	58	274	195	80	64
April	479	388	(S)	80	50	40	84	66	231	198	114	84
May	551	409	(S)	133	59	36	79	71	276	210	137	92
June	590	478	(S)	101	81	48	107	88	276	238	126	104
July	593	506	(S)	72	63	55	112	89	291	251	127	111
August	581	481	(S)	94	70	46	106	87	279	236	126	112
September	586	508	(S)	69	66	51	104	84	298	272	118	101
October	524	471	(S)	49	54	46	99	81	265	250	106	94
November	579	492	(S)	78	63	44	106	78	301	268	109	102
December (r)	573	481	(S)	79	60	47	94	81	309	257	110	96
2010: January (r)	611	502	(S)	102	73	57	94	77	317	263	127	105
February (p)	575	499	(S)	58	66	49	104	93	268	248	137	109
Average RSE (%) ¹	5	4	(X)	17	13	13	10	9	6	7	9	9
Percent Change:												
<i>February 2010 from January 2010</i>	<i>-5.9%</i>	<i>-0.6%</i>	<i>(S)</i>	<i>-43.1%</i>	<i>-9.6%</i>	<i>-14.0%</i>	<i>10.6%</i>	<i>20.8%</i>	<i>-15.5%</i>	<i>-5.7%</i>	<i>7.9%</i>	<i>3.8%</i>
<i>90% Confidence Interval</i> ²	<i>± 10.0</i>	<i>± 10.6</i>	<i>(X)</i>	<i>± 20.5</i>	<i>± 21.7</i>	<i>± 18.4</i>	<i>± 34.4</i>	<i>± 42.8</i>	<i>± 12.3</i>	<i>± 13.2</i>	<i>± 26.0</i>	<i>± 24.6</i>
<i>February 2010 from February 2009</i>	<i>0.2%</i>	<i>39.8%</i>	<i>(S)</i>	<i>-71.6%</i>	<i>6.5%</i>	<i>32.4%</i>	<i>11.8%</i>	<i>72.2%</i>	<i>-12.4%</i>	<i>21.0%</i>	<i>21.2%</i>	<i>78.7%</i>
<i>90% Confidence Interval</i> ²	<i>± 9.8</i>	<i>± 11.9</i>	<i>(X)</i>	<i>± 9.1</i>	<i>± 31.6</i>	<i>± 32.8</i>	<i>± 35.5</i>	<i>± 33.7</i>	<i>± 13.5</i>	<i>± 15.0</i>	<i>± 28.3</i>	<i>± 31.4</i>
Not seasonally adjusted												
2008:	905.5	622.0	17.5	266.0	121.0	62.7	134.9	102.3	453.4	323.7	196.2	133.3
2009: (r)	554.0	445.1	11.6	97.3	61.8	44.1	97.1	76.3	278.2	232.0	116.8	92.8
RSE (%)	1	1	14	4	3	3	3	3	2	2	2	2
2009: Year to Date	71.7	47.3	1.8	22.5	5.8	3.3	8.2	4.7	40.5	29.7	17.1	9.6
2010: Year to Date	78.0	65.1	1.8	11.1	8.1	5.8	9.8	7.8	42.4	37.3	17.7	14.2
RSE (%)	3	3	26	10	9	10	9	8	5	5	5	5
Year to Date Percent Change ³	8.7%	37.6%	-3.6%	-50.8%	39.2%	75.3%	19.0%	68.2%	4.7%	25.5%	3.1%	47.0%
<i>90% Confidence Interval</i> ²	<i>± 7.9</i>	<i>± 10.0</i>	<i>± 41.0</i>	<i>± 10.2</i>	<i>± 35.3</i>	<i>± 43.6</i>	<i>± 30.0</i>	<i>± 30.7</i>	<i>± 11.5</i>	<i>± 12.9</i>	<i>± 15.4</i>	<i>± 19.4</i>
2009: February	39.8	24.6	0.9	14.3	3.6	1.8	5.4	2.7	22.8	15.8	8.0	4.3
March	42.7	31.0	2.3	9.5	5.3	3.4	7.3	4.4	23.4	17.6	6.7	5.5
April	42.5	35.0	0.9	6.6	4.5	3.7	7.5	6.0	20.5	17.8	10.0	7.5
May	52.2	39.5	0.8	11.9	5.7	3.6	8.2	7.5	25.2	19.4	13.1	9.1
June	59.1	49.2	1.0	8.9	8.1	5.1	11.7	10.1	27.1	23.8	12.2	10.2
July	56.8	49.3	1.3	6.2	6.1	5.4	11.2	9.2	27.0	23.6	12.4	11.1
August	52.9	43.4	0.6	8.9	6.5	4.2	9.9	8.1	24.9	20.8	11.7	10.3
September	52.6	45.6	0.8	6.2	5.8	4.4	9.9	8.2	26.8	24.4	10.1	8.6
October	44.5	39.4	0.4	4.7	4.9	4.2	9.4	7.7	21.4	20.0	8.7	7.6
November	42.3	35.2	0.8	6.4	4.8	3.2	8.1	5.8	21.5	18.8	7.9	7.3
December (r)	36.6	30.1	0.9	5.7	4.4	3.4	5.6	4.6	19.8	16.2	6.9	5.9
2010: January (r)	39.2	31.6	0.5	7.1	4.5	3.4	4.4	3.2	22.3	18.6	8.0	6.4
February (p)	38.8	33.5	1.3	4.0	3.6	2.4	5.4	4.6	20.1	18.7	9.7	7.7
Average RSE (%) ¹	5	4	38	17	13	13	10	9	6	7	9	9

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable.

¹ Average 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.

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 annual rate												
2009: February	755	367	(S)	370	154	55	100	66	302	153	199	93
March	719	347	(S)	353	149	54	95	61	288	146	187	86
April	680	330	(S)	332	140	51	91	59	270	137	179	83
May	650	318	(S)	315	136	49	86	57	257	132	171	80
June	630	315	(S)	298	133	50	86	57	245	130	166	78
July	610	316	(S)	278	129	49	86	58	238	132	157	77
August	589	311	(S)	263	127	48	84	57	224	129	154	77
September	578	314	(S)	250	125	48	84	58	220	132	149	76
October	551	305	(S)	232	121	46	84	58	207	129	139	72
November	531	300	(S)	218	118	46	82	56	200	129	131	69
December (r)	514	298	(S)	204	115	45	79	55	193	130	127	68
2010: January (r)	503	299	(S)	193	110	44	79	55	192	133	122	67
February (p)	492	301	(S)	180	109	45	79	56	186	133	118	67
Average RSE (%) ¹	3	4	(X)	6	8	8	9	11	3	4	8	10
Percent Change:												
<i>February 2010 from January 2010</i>	<i>-2.2%</i>	<i>0.7%</i>	<i>(S)</i>	<i>-6.7%</i>	<i>-0.9%</i>	<i>2.3%</i>	<i>0.0%</i>	<i>1.8%</i>	<i>-3.1%</i>	<i>0.0%</i>	<i>-3.3%</i>	<i>0.0%</i>
<i>90% Confidence Interval²</i>	<i>± 1.5</i>	<i>± 1.1</i>	<i>(X)</i>	<i>± 3.0</i>	<i>± 0.9</i>	<i>± 1.6</i>	<i>± 2.4</i>	<i>± 1.8</i>	<i>± 3.5</i>	<i>± 2.5</i>	<i>± 2.6</i>	<i>± 2.3</i>
<i>February 2010 from February 2009</i>	<i>-34.8%</i>	<i>-18.0%</i>	<i>(S)</i>	<i>-51.4%</i>	<i>-29.2%</i>	<i>-18.2%</i>	<i>-21.0%</i>	<i>-15.2%</i>	<i>-38.4%</i>	<i>-13.1%</i>	<i>-40.7%</i>	<i>-28.0%</i>
<i>90% Confidence Interval²</i>	<i>± 2.5</i>	<i>± 3.1</i>	<i>(X)</i>	<i>± 4.1</i>	<i>± 6.9</i>	<i>± 9.2</i>	<i>± 7.4</i>	<i>± 7.2</i>	<i>± 3.5</i>	<i>± 4.3</i>	<i>± 4.5</i>	<i>± 6.0</i>
Not seasonally adjusted												
2009: February	731.3	346.3	18.1	367.0	149.1	51.1	94.3	60.4	293.7	146.0	194.2	88.7
March	701.6	331.4	18.8	351.4	145.6	50.6	89.7	56.2	283.4	141.8	182.7	82.7
April	672.9	323.6	17.7	331.5	138.2	49.5	87.9	55.6	269.8	137.1	177.0	81.4
May	654.2	320.0	17.2	317.0	136.6	49.0	85.7	56.1	259.9	133.9	172.0	81.0
June	640.2	323.7	17.1	299.4	133.7	50.5	88.4	58.8	249.7	134.0	168.5	80.4
July	626.6	330.4	16.6	279.7	130.8	50.6	90.1	61.8	243.9	136.9	161.8	81.0
August	605.7	327.3	15.1	263.3	129.8	50.5	88.0	60.9	230.1	134.8	157.7	81.2
September	592.8	327.9	14.4	250.4	126.8	49.7	88.0	61.7	225.9	137.3	152.1	79.3
October	563.9	315.7	13.6	234.6	123.3	47.6	87.4	61.6	211.2	132.4	141.9	74.1
November	534.8	300.8	13.2	220.8	119.9	46.7	84.0	57.7	199.3	127.8	131.6	68.5
December (r)	495.4	283.1	11.9	200.4	112.2	43.7	76.4	53.0	183.6	121.7	123.2	64.6
2010: January (r)	485.0	283.3	11.0	190.7	108.0	42.7	75.6	51.9	183.5	125.5	117.8	63.2
February (p)	473.5	283.8	11.4	178.3	105.2	41.7	74.1	51.7	180.0	127.2	114.2	63.2
Average RSE (%) ¹	3	4	11	6	8	8	9	11	3	4	8	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.

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												
2009: February	828	534	(S)	280	104	51	118	96	385	269	221	118
March	833	547	(S)	271	73	57	121	101	426	262	213	127
April	846	539	(S)	292	143	60	119	86	404	281	180	112
May	812	492	(S)	309	81	51	121	83	413	258	197	100
June	794	506	(S)	277	104	40	118	85	389	260	183	121
July	785	490	(S)	281	102	59	115	78	370	236	198	117
August	785	507	(S)	262	65	43	126	97	437	256	157	111
September	723	482	(S)	223	98	55	105	75	342	242	178	110
October	750	531	(S)	204	93	62	97	81	365	256	195	132
November	850	560	(S)	274	104	54	140	96	404	266	202	144
December (r)	753	492	(S)	240	80	60	128	98	391	236	154	98
2010: January (r)	664	439	(S)	206	87	50	83	69	296	206	198	114
February (p)	700	458	(S)	236	95	53	90	69	335	226	180	110
Average RSE (%) ¹	7	5	(X)	15	19	19	13	13	10	8	12	11
<i>Percent Change:</i>												
<i>February 2010 from January 2010</i>	<i>5.4%</i>	<i>4.3%</i>	<i>(S)</i>	<i>14.6%</i>	<i>9.2%</i>	<i>6.0%</i>	<i>8.4%</i>	<i>0.0%</i>	<i>13.2%</i>	<i>9.7%</i>	<i>-9.1%</i>	<i>-3.5%</i>
<i>90% Confidence Interval</i> ²	<i>± 20.2</i>	<i>± 13.7</i>	<i>(X)</i>	<i>± 51.1</i>	<i>± 51.8</i>	<i>± 61.7</i>	<i>± 31.1</i>	<i>± 24.3</i>	<i>± 37.8</i>	<i>± 17.4</i>	<i>± 27.7</i>	<i>± 28.3</i>
<i>February 2010 from February 2009</i>	<i>-15.5%</i>	<i>-14.2%</i>	<i>(S)</i>	<i>-15.7%</i>	<i>-8.7%</i>	<i>3.9%</i>	<i>-23.7%</i>	<i>-28.1%</i>	<i>-13.0%</i>	<i>-16.0%</i>	<i>-18.6%</i>	<i>-6.8%</i>
<i>90% Confidence Interval</i> ²	<i>± 13.6</i>	<i>± 8.7</i>	<i>(X)</i>	<i>± 34.7</i>	<i>± 33.1</i>	<i>± 38.4</i>	<i>± 25.4</i>	<i>± 24.0</i>	<i>± 24.3</i>	<i>± 13.6</i>	<i>± 22.9</i>	<i>± 20.3</i>
Not seasonally adjusted												
2008:	1,119.7	818.8	23.7	277.2	109.6	72.9	178.2	138.6	567.4	417.5	264.4	189.9
2009: (r)	794.4	520.1	14.5	259.8	94.2	53.8	119.2	89.3	393.5	259.0	187.5	118.1
RSE (%)	2	2	14	5	7	5	3	3	2	2	3	4
2009: Year to Date	111.2	75.5	1.5	34.2	13.1	6.7	15.9	12.5	54.8	40.1	27.5	16.2
2010: Year to Date	92.9	60.2	1.7	31.0	12.2	6.6	11.2	8.8	44.4	30.5	25.1	14.3
RSE (%)	6	4	54	13	10	13	12	12	10	7	9	7
<i>Year to Date Percent Change</i> ³	<i>-16.4%</i>	<i>-20.2%</i>	<i>19.3%</i>	<i>-9.5%</i>	<i>-6.5%</i>	<i>-0.2%</i>	<i>-29.5%</i>	<i>-30.1%</i>	<i>-18.9%</i>	<i>-24.0%</i>	<i>-8.6%</i>	<i>-11.4%</i>
<i>90% Confidence Interval</i> ²	<i>± 8.3</i>	<i>± 5.8</i>	<i>± 123.1</i>	<i>± 23.2</i>	<i>± 31.6</i>	<i>± 32.5</i>	<i>± 15.9</i>	<i>± 18.1</i>	<i>± 13.1</i>	<i>± 9.1</i>	<i>± 18.1</i>	<i>± 12.8</i>
2009: February	56.5	36.4	0.9	19.1	6.9	3.3	7.8	6.3	26.9	19.0	14.8	7.8
March	62.1	41.3	1.1	19.7	4.8	3.6	8.3	6.9	32.2	20.3	16.8	10.5
April	65.5	41.3	1.2	23.0	10.9	4.4	9.1	6.4	31.7	22.0	13.8	8.5
May	68.1	41.1	0.9	26.1	6.7	4.2	10.0	6.8	35.0	21.9	16.4	8.2
June	70.3	44.4	1.0	24.9	9.4	3.6	10.3	7.3	34.3	22.7	16.4	10.8
July	66.4	41.1	1.2	24.2	8.6	4.9	9.4	6.3	31.4	19.9	17.0	10.0
August	73.9	44.5	1.7	27.8	6.3	3.9	11.9	8.9	41.3	22.1	14.5	9.6
September	64.4	43.9	1.5	19.1	8.9	5.3	9.9	7.3	29.8	21.2	15.9	10.1
October	67.4	49.0	1.3	17.1	9.0	6.4	9.0	7.7	32.3	23.1	17.2	11.9
November	72.6	50.1	1.3	21.2	8.5	4.7	13.1	9.7	33.7	22.9	17.3	12.7
December (r)	72.4	48.0	2.0	22.5	8.1	6.2	12.3	9.5	37.2	22.7	14.8	9.6
2010: January (r)	45.8	29.7	1.3	14.7	5.9	3.3	5.4	4.4	21.0	14.6	13.5	7.5
February (p)	47.2	30.5	0.4	16.2	6.3	3.4	5.8	4.4	23.4	15.9	11.6	6.8
Average RSE (%) ¹	7	5	44	15	19	19	13	13	10	8	12	11

(p) Preliminary. (r) Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable.

¹ Average 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.