

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, MAY 19, 2009 AT 8:30 A.M. EDT

CB09-77

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

NEW RESIDENTIAL CONSTRUCTION IN APRIL 2009

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for April 2009:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in April were at a seasonally adjusted annual rate of 494,000. This is 3.3 percent ($\pm 2.3\%$) below the revised March rate of 511,000 and is 50.2 percent ($\pm 1.4\%$) below the revised April 2008 estimate of 991,000.

Single-family authorizations in April were at a rate of 373,000; this is 3.6 percent ($\pm 2.2\%$) above the revised March figure of 360,000. Authorizations of units in buildings with five units or more were at a rate of 103,000 in April.

HOUSING STARTS

Privately-owned housing starts in April were at a seasonally adjusted annual rate of 458,000. This is 12.8 percent ($\pm 13.0\%$)* below the revised March estimate of 525,000 and is 54.2 percent ($\pm 6.0\%$) below the revised April 2008 rate of 1,001,000.

Single-family housing starts in April were at a rate of 368,000; this is 2.8 percent ($\pm 16.3\%$)* above the revised March figure of 358,000. The April rate for units in buildings with five units or more was 78,000.

HOUSING COMPLETIONS

Privately-owned housing completions in April were at a seasonally adjusted annual rate of 874,000. This is 4.9 percent ($\pm 16.6\%$)* above the revised March estimate of 833,000, but is 15.0 percent ($\pm 13.6\%$) below the revised April 2008 rate of 1,028,000.

Single-family housing completions in April were at a rate of 549,000; this is 0.2 percent ($\pm 14.9\%$)* above the revised March figure of 548,000. The April rate for units in buildings with five units or more was 313,000.

New Residential Construction data for May 2009 will be released on Tuesday, June 16, 2009, 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.

Unadjusted estimates of housing units authorized by building permits for January through December 2008 have been revised. Also, seasonally adjusted estimates of housing units authorized by building permits, started, under construction and completed for January 2007 through March 2009 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											
2007: ^f January	1,626	1,174	70	382	184	98	267	178	785	602	390	296
February	1,598	1,136	70	392	144	81	222	154	815	606	417	295
March	1,596	1,147	69	380	164	90	244	178	777	582	411	297
April	1,470	1,058	60	352	159	89	222	164	727	542	362	263
May	1,493	1,042	64	387	145	88	226	166	766	537	356	251
June	1,407	995	57	355	153	87	219	163	705	506	330	239
July	1,361	978	57	326	151	84	207	152	666	502	337	240
August	1,321	916	57	348	150	84	194	149	622	470	355	213
September	1,261	855	50	356	136	77	202	143	626	452	297	183
October	1,192	821	50	321	146	77	185	133	559	420	302	191
November	1,224	795	52	377	131	71	188	135	625	424	280	165
December	1,149	742	57	350	136	73	169	116	584	398	260	155
2008: ^f January	1,102	711	41	350	130	70	182	114	573	390	217	137
February	1,015	665	39	311	110	70	140	98	516	358	249	139
March	968	634	36	298	115	64	131	95	525	344	197	131
April	991	647	39	305	108	63	156	107	505	341	222	136
May	978	629	35	314	140	61	144	105	463	327	231	136
June	1,174	605	36	533	303	56	151	99	478	315	242	135
July	924	575	35	314	100	58	145	95	483	302	196	120
August	857	548	34	275	85	60	142	89	444	282	186	117
September	806	529	38	239	92	56	134	90	410	275	170	108
October	729	470	33	226	76	49	131	82	364	245	158	94
November	630	422	21	187	72	47	98	74	306	215	154	86
December	564	370	20	174	60	42	85	54	302	199	117	75
2009: January ^f	531	342	20	169	58	41	83	49	274	187	116	65
February ^f	550	381	17	152	71	37	85	69	293	209	101	66
March ^f	511	360	20	131	56	35	83	58	266	200	106	67
April ^p	494	373	18	103	52	36	79	62	257	196	106	79
Average RSE (%) ¹	1	1	5	2	4	3	3	4	1	1	2	3
Percent Change:												
April 2009 from March 2009	-3.3%	3.6%	-10.0%	-21.4%	-7.1%	2.9%	-4.8%	6.9%	-3.4%	-2.0%	0.0%	17.9%
90% Confidence Interval ²	± 2.3	± 2.2	± 7.1	± 6.2	± 4.2	± 5.0	± 8.3	± 9.1	± 3.3	± 3.7	± 4.3	± 4.8
April 2009 from April 2008	-50.2%	-42.3%	-53.8%	-66.2%	-51.9%	-42.9%	-49.4%	-42.1%	-49.1%	-42.5%	-52.3%	-41.9%
90% Confidence Interval ²	± 1.4	± 1.3	± 7.0	± 3.1	± 3.1	± 3.7	± 5.1	± 5.6	± 1.7	± 1.9	± 2.3	± 2.6

See footnotes at end of table.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Not seasonally adjusted												
2007	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
2008 ^f	905.4	575.6	34.4	295.4	119.0	58.0	137.7	93.2	451.9	304.3	196.7	120.0
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2008: First 4 months ³	323.4	212.5	12.3	98.6	34.0	18.5	43.6	29.9	175.2	120.1	70.6	44.0
2009: First 4 months ³	165.0	116.7	6.1	42.3	17.1	10.8	22.7	16.7	91.0	66.8	34.3	22.4
RSE (%)	1	1	3	(Z)	3	4	3	2	1	1	2	2
<i>Year to Date Percent Change⁴</i>	<i>-49.0%</i>	<i>-45.1%</i>	<i>-50.4%</i>	<i>-57.1%</i>	<i>-49.7%</i>	<i>-41.8%</i>	<i>-47.9%</i>	<i>-44.2%</i>	<i>-48.1%</i>	<i>-44.4%</i>	<i>-51.5%</i>	<i>-49.0%</i>
<i>90% Confidence Interval²</i>	<i>± 1.1</i>	<i>± 1.4</i>	<i>± 5.1</i>	<i>± 1.5</i>	<i>± 2.6</i>	<i>± 3.3</i>	<i>± 3.7</i>	<i>± 4.3</i>	<i>± 0.8</i>	<i>± 0.9</i>	<i>± 2.5</i>	<i>± 3.1</i>
2007: 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: ^f January	77.4	48.0	3.0	26.4	8.2	4.4	10.1	5.8	44.0	28.6	15.1	9.2
February	75.0	48.0	3.0	24.0	6.6	4.0	7.9	5.2	41.4	28.9	19.2	9.9
March	79.1	54.1	3.2	21.7	8.6	5.0	9.8	7.3	44.5	30.6	16.2	11.2
April	91.5	63.4	3.6	24.5	10.0	6.0	15.7	11.2	45.7	33.0	20.1	13.2
May	92.3	61.9	3.2	27.3	12.9	5.9	14.2	11.1	42.9	31.3	22.2	13.6
June	110.6	59.4	3.1	48.0	30.1	5.5	14.5	10.0	43.2	30.0	22.9	13.9
July	85.9	55.7	3.3	26.9	10.0	5.9	14.4	9.9	43.9	28.2	17.5	11.7
August	76.3	48.0	2.9	25.4	7.4	5.6	13.1	8.1	39.7	24.4	16.0	10.0
September	70.9	45.9	3.4	21.7	8.4	5.2	13.0	8.6	34.5	22.8	15.0	9.3
October	63.7	40.4	2.7	20.6	7.0	4.6	12.4	8.1	30.3	20.0	14.0	7.7
November	41.5	26.2	1.5	13.8	5.0	3.1	7.3	4.9	19.3	13.1	9.9	5.1
December	41.2	24.6	1.5	15.1	4.7	2.9	5.5	3.2	22.4	13.5	8.6	5.0
2009: January	36.3	21.8	1.4	13.1	3.5	2.4	4.3	2.3	20.4	13.0	8.0	4.1
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 ^f	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 ^p	46.0	36.6	1.6	7.8	4.9	3.5	7.7	6.4	23.5	18.9	9.8	7.8
Average RSE (%) ¹	1	1	5	2	4	3	3	4	1	1	2	3

^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.

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

³Reflects revisions not distributed to months.

⁴Computed 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								
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	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	168.1	99.8	5.6	62.6	16.1	9.7	19.7	9.8	86.6	52.7	45.7	27.7
April	164.8	100.5	5.0	59.3	17.1	9.5	20.4	11.7	85.2	53.6	42.1	25.6
May	163.7	98.4	5.5	59.9	17.6	8.9	21.3	11.6	81.5	51.6	43.3	26.2
June	166.2	94.3	5.5	66.4	24.1	8.7	20.9	11.1	75.7	47.3	45.5	27.2
July	159.0	91.4	4.8	62.9	19.4	8.3	18.8	10.4	76.7	47.3	44.1	25.4
August	152.5	83.1	4.9	64.4	13.9	7.6	18.6	8.5	78.9	45.1	41.0	21.9
September	143.6	80.9	5.0	57.6	13.4	7.7	16.8	9.3	73.0	42.7	40.4	21.1
October	129.4	73.8	5.0	50.7	11.8	6.2	14.9	8.8	65.1	39.9	37.6	18.8
November	118.3	65.4	4.9	47.9	12.0	6.4	13.5	6.8	56.4	36.1	36.4	16.1
December	116.6	64.6	4.1	47.8	12.2	6.4	13.4	6.3	56.4	35.5	34.6	16.4
2009: January	118.1	62.2	5.6	50.2	13.4	7.2	14.3	6.2	58.1	33.9	32.4	14.9
February ^f	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 ^f	110.5	62.5	4.1	43.9	12.4	6.6	11.9	7.3	53.8	34.2	32.4	14.3
April^p	111.8	65.0	4.2	42.6	12.8	6.8	12.2	8.0	56.0	35.2	30.8	15.0
Average RSE (%) ¹	5	7	15	6	13	19	11	12	7	10	11	16
Percent Change:²												
<i>April 2009 from March 2009</i>	<i>1.2%</i>	<i>4.0%</i>	<i>2.6%</i>	<i>-3.0%</i>	<i>3.3%</i>	<i>1.6%</i>	<i>2.0%</i>	<i>9.5%</i>	<i>4.1%</i>	<i>2.8%</i>	<i>-4.8%</i>	<i>5.3%</i>
<i>90% Confidence Interval³</i>	<i>± 2.9</i>	<i>± 3.9</i>	<i>± 14.6</i>	<i>± 4.2</i>	<i>± 8.0</i>	<i>± 11.9</i>	<i>± 10.2</i>	<i>± 12.8</i>	<i>± 3.8</i>	<i>± 4.2</i>	<i>± 4.5</i>	<i>± 8.0</i>
<i>April 2009 from April 2008</i>	<i>-32.1%</i>	<i>-35.3%</i>	<i>-16.0%</i>	<i>-28.2%</i>	<i>-25.3%</i>	<i>-29.0%</i>	<i>-40.3%</i>	<i>-31.4%</i>	<i>-34.3%</i>	<i>-34.4%</i>	<i>-26.7%</i>	<i>-41.3%</i>
<i>90% Confidence Interval³</i>	<i>± 4.3</i>	<i>± 4.5</i>	<i>± 18.5</i>	<i>± 10.9</i>	<i>± 10.7</i>	<i>± 10.1</i>	<i>± 11.0</i>	<i>± 15.5</i>	<i>± 6.0</i>	<i>± 5.7</i>	<i>± 10.4</i>	<i>± 10.4</i>

^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											
2007: ^f January	1,409	1,130	(S)	256	178	116	191	178	712	602	328	234
February	1,480	1,189	(S)	262	137	94	163	145	796	651	384	299
March	1,495	1,202	(S)	256	131	93	234	201	752	615	378	293
April	1,490	1,197	(S)	256	166	106	206	176	732	615	386	300
May	1,415	1,130	(S)	252	158	101	243	192	688	569	326	268
June	1,448	1,131	(S)	279	159	112	232	195	708	546	349	278
July	1,354	1,042	(S)	273	148	89	237	176	638	520	331	257
August	1,330	957	(S)	336	98	75	239	169	695	504	298	209
September	1,183	935	(S)	219	144	78	174	154	592	487	273	216
October	1,264	878	(S)	347	159	95	203	170	625	431	277	182
November	1,197	833	(S)	343	130	84	213	143	598	432	256	174
December	1,037	805	(S)	221	106	77	139	121	571	452	221	155
2008: ^f January	1,083	764	(S)	292	134	100	158	120	549	419	242	125
February	1,100	722	(S)	349	126	65	154	111	574	377	246	169
March	993	717	(S)	260	116	68	136	109	514	380	227	160
April	1,001	676	(S)	310	92	58	162	101	505	353	242	164
May	971	679	(S)	273	123	67	138	113	492	361	218	138
June	1,078	655	(S)	401	249	63	137	111	485	344	207	137
July	933	632	(S)	287	162	68	153	108	436	316	182	140
August	849	612	(S)	222	134	63	128	113	397	300	190	136
September	822	549	(S)	254	112	57	138	87	408	288	164	117
October	763	534	(S)	219	76	57	121	95	407	267	159	115
November	655	457	(S)	180	56	41	107	88	355	233	137	95
December	556	393	(S)	154	63	51	76	60	283	202	134	80
2009: January ^f	488	357	(S)	118	38	28	58	46	254	200	138	83
February ^r	574	357	(S)	204	62	37	93	54	306	205	113	61
March ^f	525	358	(S)	135	72	44	98	56	275	194	80	64
April ^p	458	368	(S)	78	50	38	77	64	217	185	114	81
Average RSE (%) ¹	5	5	(X)	15	15	18	15	15	8	7	10	10
Percent Change:												
April 2009 from March 2009	-12.8%	2.8%	(S)	-42.2%	-30.6%	-13.6%	-21.4%	14.3%	-21.1%	-4.6%	42.5%	26.6%
90% Confidence Interval ²	± 13.0	± 16.3	(X)	± 25.8	± 36.4	± 70.0	± 32.2	± 46.9	± 14.8	± 15.3	± 40.0	± 32.9
April 2009 from April 2008	-54.2%	-45.6%	(S)	-74.8%	-45.7%	-34.5%	-52.5%	-36.6%	-57.0%	-47.6%	-52.9%	-50.6%
90% Confidence Interval ²	± 6.0	± 6.3	(X)	± 10.6	± 17.1	± 22.2	± 12.3	± 15.3	± 7.0	± 6.9	± 13.6	± 9.7

See footnotes at end of table.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
	Not seasonally adjusted											
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
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
RSE (%)	1	1	10	3	3	3	2	2	2	2	2	2
2008: First 4 months	321.0	224.5	6.4	90.1	32.5	19.4	41.6	29.0	172.7	127.1	74.1	49.0
2009: First 4 months	156.6	112.2	5.2	39.2	15.8	10.3	22.8	15.0	83.9	64.3	34.1	22.6
RSE (%)	2	2	20	7	7	6	7	6	3	3	4	5
Year to Date Percent Change ³	-51.2%	-50.0%	-17.8%	-56.5%	-51.3%	-47.2%	-45.3%	-48.3%	-51.4%	-49.4%	-54.0%	-53.9%
90% Confidence Interval ²	± 2.3	± 2.3	± 32.8	± 7.6	± 5.3	± 5.9	± 9.5	± 5.3	± 3.1	± 2.9	± 4.5	± 5.2
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	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	82.2	61.5	1.2	19.5	8.6	5.0	9.7	7.7	45.2	35.1	18.6	13.6
April	89.5	62.6	1.3	25.7	8.2	5.3	15.0	10.0	45.3	32.6	21.1	14.6
May	91.7	66.1	1.7	23.9	11.7	6.8	14.2	12.0	44.9	33.4	20.8	13.8
June	102.5	65.2	1.9	35.3	23.0	6.6	14.1	11.8	45.8	33.4	19.5	13.4
July	86.7	59.9	1.2	25.6	15.1	6.8	15.4	11.4	38.7	28.1	17.4	13.7
August	76.4	54.4	1.4	20.6	12.7	6.1	11.9	10.5	34.7	25.8	17.0	12.0
September	73.9	48.7	1.8	23.4	9.8	4.7	13.1	8.4	36.5	25.4	14.5	10.1
October	68.2	45.8	1.0	21.4	7.2	5.4	11.7	9.2	35.3	21.6	14.0	9.7
November	47.5	31.3	1.5	14.8	4.3	3.1	8.0	6.4	25.3	15.2	9.9	6.5
December	37.7	26.1	0.6	11.0	4.5	3.6	4.8	3.6	19.5	13.7	9.0	5.2
2009: January	31.9	22.7	0.9	8.3	2.2	1.5	2.8	2.0	17.7	13.9	9.2	5.3
February ^r	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 ^r	43.6	31.0	2.4	10.1	5.6	3.5	7.4	4.3	23.8	17.7	6.8	5.5
April ^p	41.3	33.8	1.0	6.5	4.4	3.4	7.1	6.0	19.5	16.9	10.2	7.4
Average RSE (%) ¹	5	5	34	15	15	18	15	15	8	7	10	10

^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													
2007: ^f	January	1,217	779	(S)	405	165	83	183	128	540	360	329	208
	February	1,206	769	(S)	404	165	82	179	126	532	353	330	208
	March	1,192	757	(S)	402	165	81	177	125	523	346	327	205
	April	1,181	747	(S)	402	167	82	174	122	512	339	328	204
	May	1,164	730	(S)	403	168	82	174	121	502	329	320	198
	June	1,161	722	(S)	408	167	81	174	121	498	322	322	198
	July	1,144	709	(S)	404	169	82	174	121	483	312	318	194
	August	1,123	682	(S)	410	163	77	178	121	473	299	309	185
	September	1,108	667	(S)	410	164	74	171	118	469	294	304	181
	October	1,096	649	(S)	415	161	71	171	119	464	283	300	176
	November	1,080	625	(S)	425	162	70	170	114	456	274	292	167
	December	1,059	611	(S)	418	157	68	167	111	450	271	285	161
2008: ^f	January	1,038	591	(S)	418	158	69	165	108	438	262	277	152
	February	1,024	579	(S)	417	158	69	161	104	430	254	275	152
	March	1,014	563	(S)	424	161	68	158	102	423	246	272	147
	April	1,009	551	(S)	431	158	64	158	100	421	240	272	147
	May	990	530	(S)	435	156	62	152	95	416	233	266	140
	June	976	510	(S)	442	169	62	145	89	402	225	260	134
	July	956	490	(S)	442	169	60	145	88	391	216	251	126
	August	939	480	(S)	437	173	60	139	85	376	210	251	125
	September	905	457	(S)	427	171	58	127	80	365	201	242	118
	October	875	438	(S)	417	170	58	119	76	354	191	232	113
	November	842	416	(S)	407	162	56	111	72	346	180	223	108
	December	803	397	(S)	388	159	55	106	71	324	169	214	102
2009:	January ^f	779	381	(S)	380	156	55	101	68	312	160	210	98
	February ^f	755	367	(S)	370	154	55	100	66	302	153	199	93
	March ^f	725	350	(S)	356	153	54	96	62	288	147	188	87
April ^p		685	331	(S)	336	143	51	91	60	270	137	181	83
Average RSE (%) ¹		2	4	(X)	4	6	9	8	10	3	4	6	10
Percent Change:													
April 2009 from March 2009		-5.5%	-5.4%	(S)	-5.6%	-6.5%	-5.6%	-5.2%	-3.2%	-6.3%	-6.8%	-3.7%	-4.6%
90% Confidence Interval ²		± 1.0	± 1.1	(X)	± 1.7	± 3.5	± 2.4	± 2.3	± 2.9	± 1.2	± 1.8	± 1.5	± 1.5
April 2009 from April 2008		-32.1%	-39.9%	(S)	-22.0%	-9.5%	-20.3%	-42.4%	-40.0%	-35.9%	-42.9%	-33.5%	-43.5%
90% Confidence Interval ²		± 2.0	± 1.9	(X)	± 4.0	± 4.1	± 6.8	± 5.3	± 5.5	± 2.9	± 2.3	± 3.6	± 4.1

See footnotes at end of table.

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

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

Period		United States				Northeast		Midwest		South		West	
		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													
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	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	988.6	540.5	27.1	421.0	156.2	64.0	150.1	94.6	416.6	240.4	265.6	141.5
	April	999.9	542.5	26.6	430.8	156.4	62.4	152.9	94.9	421.3	240.8	269.4	144.5
	May	995.4	535.9	25.2	434.4	155.7	61.7	151.2	94.3	419.8	237.2	268.8	142.7
	June	992.6	525.2	24.4	443.0	171.1	63.4	147.3	91.5	410.0	232.7	264.3	137.6
	July	983.2	513.7	23.7	445.8	172.6	62.9	150.4	92.9	401.5	225.0	258.7	133.0
	August	963.7	504.7	22.5	436.6	175.4	62.6	145.1	91.0	385.8	219.4	257.4	131.7
	September	926.5	476.7	21.2	428.7	174.5	60.5	131.9	84.7	373.0	208.7	247.1	122.8
	October	892.9	451.7	20.0	421.2	172.6	59.8	123.9	80.1	360.5	195.5	235.9	116.3
	November	845.8	417.3	19.4	409.1	163.5	56.7	113.5	74.2	345.4	178.6	223.4	107.8
	December	780.9	377.3	17.9	385.8	157.3	54.0	103.9	69.0	311.6	157.9	208.1	96.5
2009:	January	754.9	360.4	18.2	376.3	152.8	52.4	97.2	64.5	301.2	150.8	203.7	92.8
	February ^f	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 ^f	707.3	335.2	18.6	353.5	149.0	50.9	91.7	57.8	282.9	142.9	183.8	83.5
April ^p		678.7	325.5	18.1	335.1	141.2	49.8	88.1	56.7	270.0	137.0	179.4	81.9
Average RSE (%) ¹		2	4	10	4	6	9	8	10	3	4	6	10

^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.

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.

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											
2007: ^r January	1,822	1,501	(S)	290	173	145	267	235	947	791	435	330
February	1,640	1,318	(S)	284	147	111	229	187	888	724	376	296
March	1,623	1,312	(S)	272	138	91	248	203	843	702	394	316
April	1,539	1,276	(S)	224	125	80	233	213	810	676	371	307
May	1,536	1,278	(S)	214	135	101	233	196	776	668	392	313
June	1,481	1,220	(S)	229	150	109	224	195	767	638	340	278
July	1,534	1,208	(S)	294	135	87	232	176	795	650	372	295
August	1,512	1,241	(S)	248	149	117	179	157	785	643	399	324
September	1,356	1,085	(S)	241	135	93	238	187	647	537	336	268
October	1,405	1,138	(S)	239	182	134	206	167	699	586	318	251
November	1,390	1,128	(S)	232	125	94	211	188	680	540	374	306
December	1,328	1,031	(S)	281	140	92	197	179	644	500	347	260
2008: ^r January	1,338	1,002	(S)	294	126	81	195	173	677	507	340	241
February	1,266	921	(S)	315	107	73	228	178	685	488	246	182
March	1,195	909	(S)	272	104	83	183	150	621	466	287	210
April	1,028	808	(S)	188	115	89	148	127	517	412	248	180
May	1,139	868	(S)	253	134	86	182	150	570	446	253	186
June	1,131	842	(S)	268	84	61	201	169	584	421	262	191
July	1,089	826	(S)	240	135	89	141	117	540	410	273	210
August	1,018	715	(S)	285	92	65	170	128	542	363	214	159
September	1,148	815	(S)	298	111	69	235	145	535	400	267	201
October	1,055	756	(S)	286	89	60	165	134	541	389	260	173
November	1,084	761	(S)	302	110	66	179	122	522	391	273	182
December	1,028	687	(S)	320	116	62	132	93	514	358	266	174
2009: January ^r	778	564	(S)	207	87	48	120	95	389	297	182	124
February ^r	828	534	(S)	280	104	51	118	96	385	269	221	118
March ^r	833	548	(S)	269	71	55	122	101	434	264	206	128
April ^p	874	549	(S)	313	165	57	126	88	411	291	172	113
Average RSE (%) ¹	6	6	(X)	14	21	17	12	13	8	8	11	12
Percent Change:												
April 2009 from March 2009	4.9%	0.2%	(S)	16.4%	132.4%	3.6%	3.3%	-12.9%	-5.3%	10.2%	-16.5%	-11.7%
90% Confidence Interval ²	± 16.6	± 14.9	(X)	± 53.3	± 192.6	± 51.1	± 39.6	± 39.5	± 12.8	± 18.2	± 20.1	± 20.7
April 2009 from April 2008	-15.0%	-32.1%	(S)	66.5%	43.5%	-36.0%	-14.9%	-30.7%	-20.5%	-29.4%	-30.6%	-37.2%
90% Confidence Interval ²	± 13.6	± 7.6	(X)	± 68.0	± 108.4	± 21.4	± 26.2	± 20.6	± 10.9	± 10.3	± 14.3	± 14.1

See footnotes at end of table.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
	Not seasonally adjusted											
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
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
RSE (%)	2	2	10	4	5	5	4	3	3	3	2	3
2008: First 4 months	349.9	263.2	8.7	78.0	31.5	22.2	51.9	42.7	184.2	138.7	82.2	59.5
2009: First 4 months	241.1	158.9	3.6	78.7	30.4	14.2	33.9	26.0	119.8	83.3	57.0	35.4
RSE (%)	3	3	16	9	18	8	7	8	4	4	4	5
Year to Date Percent Change ³	-31.1%	-39.6%	-59.0%	0.9%	-3.7%	-36.0%	-34.8%	-39.2%	-35.0%	-40.0%	-30.6%	-40.5%
90% Confidence Interval ²	± 5.0	± 3.2	± 14.2	± 20.2	± 29.8	± 11.0	± 8.8	± 7.8	± 6.5	± 4.5	± 6.1	± 5.7
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	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	89.8	69.0	1.0	19.8	7.0	5.4	12.6	10.2	47.1	35.9	23.1	17.5
April	79.6	62.0	2.5	15.0	8.6	6.5	11.2	9.5	40.6	32.3	19.0	13.6
May	96.5	73.6	1.5	21.4	11.5	7.4	15.2	12.5	48.5	38.0	21.3	15.6
June	99.7	73.6	1.9	24.2	7.6	5.5	17.3	14.5	51.4	36.6	23.4	16.9
July	91.5	69.2	2.0	20.3	11.1	7.2	11.6	9.6	45.7	34.7	23.0	17.7
August	94.5	62.3	1.9	30.2	8.9	6.1	16.0	11.5	50.0	30.9	19.6	13.8
September	104.2	75.3	3.0	25.9	10.4	6.7	22.1	14.3	47.2	35.5	24.5	18.8
October	94.1	68.5	1.1	24.5	7.8	5.3	15.6	12.9	48.0	35.0	22.8	15.3
November	91.5	66.8	1.6	23.1	9.4	6.1	16.2	11.9	43.3	33.3	22.5	15.5
December	97.8	66.3	2.0	29.5	11.4	6.4	12.3	8.7	49.0	34.7	25.1	16.6
2009: January	54.7	39.0	0.5	15.1	6.2	3.4	8.0	6.2	27.8	21.1	12.6	8.4
February ^f	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 ^f	62.1	41.4	1.1	19.5	4.6	3.5	8.4	6.9	32.8	20.4	16.3	10.7
April ^p	67.9	42.0	1.0	24.9	12.7	4.1	9.6	6.6	32.3	22.8	13.3	8.6
Average RSE (%) ¹	6	6	30	14	21	17	12	13	8	8	11	12

^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.

³Computed using unrounded data.