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, FEBRUARY 17, 2010 AT 8:30 A.M. EST

CB10-22

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NEW RESIDENTIAL CONSTRUCTION IN JANUARY 2010

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

BUILDING PERMITS

Privately-owned housing units authorized by building permits in January were at a seasonally adjusted annual rate of 621,000. This is 4.9 percent ($\pm 2.2\%$) below the revised December rate of 653,000, but is 16.9 percent ($\pm 4.0\%$) above the January 2009 estimate of 531,000.

Single-family authorizations in January were at a rate of 507,000; this is 0.4 percent $(\pm 1.2\%)$ * above the revised December figure of 505,000. Authorizations of units in building with five units or more were at a rate of 96,000 in January.

HOUSING STARTS

Privately-owned housing starts in January were at a seasonally adjusted annual rate of 591,000. This is 2.8 percent ($\pm 11.5\%$)* above the revised December estimate of 575,000 and is 21.1 percent ($\pm 12.3\%$) above the January 2009 rate of 488,000.

Single-family housing starts in January were at a rate of 484,000; this is 1.5 percent ($\pm 11.3\%$)* above the revised December figure of 477,000. The January rate for units in buildings with five units or more was 100,000.

HOUSING COMPLETIONS

Privately-owned housing completions in January were at a seasonally adjusted annual rate of 659,000. This is 12.4 percent (\pm 7.8%) below the revised December estimate of 752,000 and is 15.3 percent (\pm 10.5%) below the January 2009 rate of 778,000.

Single-family housing completions in January were at a rate of 427,000; this is 12.9 percent ($\pm 7.1\%$) below the revised December rate of 490,000. The January rate for units in buildings with five units or more was 215,000.

New Residential Construction data for February 2010 will be released on Tuesday, March 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 (±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

-	United States		North	Northeast		Midwest		South		West		
Period		In st	ructures wi	th								
renou			2 to 4	5 units								
	Total	1 unit	units	or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
					Sea	sonally adju	isted annua	l rate				
2009: January	531	342	20	169	58	41	83	49	274	187	116	65
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 (r)	653	505	18	130	90	54	114	78	320	264	129	109
2010: January (p)	621	507	18	96	74	52	91	75	316	270	140	110
Average RSE (%) ¹	1	1	10	3	4	3	2	2	1	1	2	2
Percent Change:												
January 2010 from December 2009	-4.9%	0.4%	0.0%	-26.2%	-17.8%	-3.7%	-20.2%	-3.8%	-1.3%	2.3%	8.5%	0.9%
90% Confidence Interval ³	± 2.2	± 1.2	± 11.9	± 7.0	± 6.7	±8.0	± 2.7	± 3.0	± 3.8	± 4.2	± 1.3	± 1.5
January 2010 from January 2009	16.9%	48.2%	-10.0%	-43.2%	27.6%	26.8%	9.6%	53.1%	15.3%	44.4%	20.7%	69.2%
90% Confidence Interval ³	± 4.0	± 1.8	± 6.5	± 10.8	± 9.9	± 11.8	± 20.6	± 23.2	± 1.7	± 1.9	± 12.7	± 14.9
						Not season	ally adjuste	d				
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: ^r	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: 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	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 (r)	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 (p)	39.4	31.0	1.2	7.1	4.1	2.9	4.3	3.4	22.1	18.1	8.9	6.5
Average RSE (%) ¹	1	1	10	3	4	3	2	2	1	1	2	2

Preliminary. Fevised. 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.

 $^{^3}$ See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

⁴ Computed using unrounded data.

Table 2. New Privately-Owned Housing Units Authorized, but Not Started, at End of Period

		United	States		Nortl	heast	Mid	west	So	uth	W	est
Period		In st	ructures wi									
	Total	1 unit	2 to 4 units	5 units or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
				<u>l</u>	<u>I</u>	Not season	ally adjuste	d				
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	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 (r)	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)	95.1	54.8	4.1	36.2	10.4	6.5	10.2	5.2	53.0	32.9	21.6	10.1
2010: January (p)	94.3	55.2	4.7	34.5	10.1	6.4	10.0	5.5	51.6	33.1	22.6	10.3
Average RSE (%) ¹	6	7	19	9	16	19	11	10	7	9	14	17
Percent Change:												
January 2010 from December 2009	-0.9%	0.7%	12.7%	-4.8%	-3.0%	-3.0%	-1.9%	5.7%	-2.5%	0.4%	4.6%	1.4%
90% Confidence Interval ³	± 2.4	± 3.7	±10.8	± 3.8	± 6.7	± 9.0	± 6.6	± 8.2	± 3.2	± 5.5	± 5.5	± 7.9
January 2010 from January 2009	-20.1%	-11.4%	-17.1%	-31.3%	-24.7%	-12.2%	-30.1%	-12.6%	-11.1%	-2.4%	-30.1%	-30.9%
90% Confidence Interval ³	± 6.5	± 7.7	± 33.1	± 11.0	± 9.1	± 14.0	± 13.0	± 16.1	± 11.2	± 12.5	± 12.1	± 11.3

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.

Preliminary. ¹Revised. RSE Relative Standard Error.

² Computed using unrounded data.

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

Table 3. New Privately-Owned Housing Units Started

			United States			Northeast		Midwest		South		West	
	Period		In st	ructures wi	th								
	renod			2 to 4	5 units								
		Total	1 unit	units	or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
			1			Sea	sonally adju	isted annua	l rate				
2009: Janu	nary	488	357	(S)	118	38	28	58	46	254	200	138	83
Febr	ruary	574	357	(S)	204	62	37	93	54	306	205	113	61
Marc	ch	521	361	(S)	129	69	44	98	58	274	195	80	64
Apri	il	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	2	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
Augi		581	481	(S)	94	70	46	106	87	279	236	126	112
Septe	tember	586	508	(S)	69	66	51	104	84	298	272	118	101
Octo	ober	524	471	(S)	49	54	46	99	81	265	250	106	94
	rember (r)	579	492	(S)	78	63	44	106	78	301	268	109	102
Dece	ember (r)	575	477	(S)	85	60	44	94	79	309	258	112	96
2010: Jan	nuary (p)	591	484	(S)	100	66	51	91	75	312	257	122	101
Average RS	SE (%) ¹	4	4	(X)	15	12	13	9	8	6	6	8	9
Percent Cl	Percent Change:												
Jan	uary 2010 from December 2009	2.8%	1.5%	(S)	17.6%	10.0%	15.9%	-3.2%	-5.1%	1.0%	-0.4%	8.9%	5.2%
90%	% Confidence Interval ³	± 11.5	± 11.3	(X)	± 44.9	± 34.1	± 33.8	± 23.2	± 21.3	± 16.5	± 17.2	± 27.0	± 26.9
Jan	nuary 2010 from January 2009	21.1%	35.6%	(S)	-15.3%	73.7%	82.1%	56.9%	63.0%	22.8%	28.5%	-11.6%	21.7%
90%	% Confidence Interval ³	± 12.3	± 14.5	(X)	± 27.2	± 72.8	±91.1	± 63.8	± 58.0	± 16.8	±18.8	± 20.7	±25.5
							Not season:	ally adjuste	d				
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		554.5	445.2	11.6	97.7	61.8	43.9	97.2	76.2	278.4	232.2	117.0	92.9
RSE (%)		1	1	14	4	3	3	3	3	2	2	2	2
2009: Janu	ary	31.9	22.7	0.9	8.3	2.2	1.5	2.8	2.0	17.7	13.9	9.2	5.3
Febr	ruary	39.8	24.6	0.9	14.3	3.6	1.8	5.4	2.7	22.8	15.8	8.0	4.3
Marc	ch	42.7	31.0	2.3	9.5	5.3	3.4	7.3	4.4	23.4	17.6	6.7	5.5
Apri	il	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	1	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
Aug		52.9	43.4	0.6	8.9	6.5	4.2	9.9	8.1	24.9	20.8	11.7	10.3
Septe	tember	52.6	45.6	0.8	6.2	5.8	4.4	9.9	8.2	26.8	24.4	10.1	8.6
Octo		44.5	39.4	0.4	4.7	4.9	4.2	9.4	7.7	21.4	20.0	8.7	7.6
	rember (r)	42.3	35.2	0.8	6.4	4.8	3.2	8.1	5.8	21.5	18.8	7.9	7.3
Dece	ember (r)	37.1	30.1	0.9	6.1	4.4	3.3	5.6	4.5	20.0	16.4	7.1	6.0
2010: Jan	nuary (p)	37.8	30.2	0.5	7.1	4.0	2.9	4.3	3.2	21.8	17.9	7.7	6.2

Preliminary. 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.

³ Computed using unrounded data.

 $^{^2\,\}mathrm{See}$ the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

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

		United States		Nortl	Northeast		Midwest		South		West		
	Period		In st	ructures wi	th								
	renou			2 to 4	5 units								
		Total	1 unit	units	or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
						Sea	sonally adju	isted annua	l rate			I .	
2009	: January	779	381	(S)	380	156	55	101	68	312	160	210	98
	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 June	650 630	318 315	(S) (S)	315 298	136 133	49 50	86 86	57 57	257 245	132 130	171 166	80 78
	June	030	313	(3)	298	133	30	80	37	243	130	100	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 (r)	531	300	(S)	218	118	46	82	56	200	129	139	69
	December (r)	515	299	(S)	204	115	45	80	55	192	130	128	69
2010	: January (p)	503	299	(S)	193	110	44	79	55	190	132	124	68
Avera	ge RSE (%) ¹	3	4	(X)	6	8	9	8	10	5	5	8	10
Perce	ent Change:												
	January 2010 from December 2009	-2.3%	0.0%	(S)	-5.4%	-4.3%	-2.2%	-1.3%	0.0%	-1.0%	1.5%	-3.1%	-1.4%
	90% Confidence Interval ³	± 1.0	± 1.3	(X)	± 1.6	± 2.8	± 5.2	± 1.7	± 1.8	± 1.5	± 1.8	± 1.8	± 2.1
	January 2010 from January 2009	-35.4%	-21.5%	(S)	-49.2%	-29.5%	-20.0%	-21.8%	-19.1%	-39.1%	-17.5%	-41.0%	-30.6%
	90% Confidence Interval ³	± 2.5	± 2.9	(X)	± 4.0	± 6.8	± 9.1	± 6.1	± 7.3	± 3.7	± 4.3	± 4.8	± 5.8
							Not season	ally adjuste	d				
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
2007	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
	A21	c=2.0	222.5		221.5	100.0	10.5	07.0		250.0		155.0	0.1.1
	April May	672.9 654.2	323.6 320.0	17.7 17.2	331.5 317.0	138.2 136.6	49.5 49.0	87.9 85.7	55.6 56.1	269.8 259.9	137.1 133.9	177.0 172.0	81.4 81.0
	June	640.2	323.7	17.2	299.4	133.7	50.5	88.4	58.8	249.7	134.0	168.5	80.4
		0.0.2											
	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 (r)	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)	497.0	284.0	12.0	201.0	112.8	43.9	78.0	53.5	183.0	121.5	123.2	65.1
2010	: January (p)	483.8	282.1	11.1	190.6	107.6	42.5	75.8	51.8	181.8	124.2	118.6	63.5
Avera	ge RSE (%) ¹	3	4	11	6	8	9	8	10	5	5	8	10

Preliminary. 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

Table 5. New Privately-Owned Housing Units Completed

			United	States	States		neast	Mid	Midwest		South		est
	Period		In st	ructures wi	th								
	renou			2 to 4	5 units								
		Total	1 unit	units	or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
						Sea	sonally adju	isted annua	l rate				
2009:	January	778	564	(S)	207	87	48	120	95	389	297	182	124
	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 (r)	750 850	560	(S)	274	104	54	140	96	404	266	202	144
	December (r)	752	490	(S)	242	80	60	122	94	396	237	154	99
2010-	January (p)	659	427	(S)	215	94	48	83	70	289	201	193	108
		6	6	(X)	14	19	20	14	14	8	8	113	11
_	e RSE (%) ¹	0	0	(A)	14	19	20	14	14	0	0	11	11
Percei	nt Change:												
	January 2010 from December 2009	-12.4%	-12.9%	(S)	-11.2%	17.5%	-20.0%	-32.0%	-25.5%	-27.0%	-15.2%	25.3%	9.1%
	90% Confidence Interval ³	± 7.8	± 7.1	(X)	± 20.2	± 18.4	± 22.8	± 14.9	± 12.1	± 10.7	± 10.3	± 21.5	± 14.1
	January 2010 from January 2009	-15.3%	-24.3%	(S)	3.9%	8.0%	0.0%	-30.8%	-26.3%	-25.7%	-32.3%	6.0%	-12.9%
	90% Confidence Interval ³	± 10.5	± 9.5	(X)	± 27.4	± 35.9	± 58.0	± 17.2	± 20.3	± 13.0	± 11.4	± 28.7	± 25.0
							Not season:	ally adjusted	d				
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		794.1	519.7	14.5	260.0	94.2	53.8	118.8	89.0	394.1	259.1	187.1	117.8
RSE (%	ó)	2	2	14	5	7	5	3	3	2	2	3	4
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	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 (r)	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)	72.2	47.6	1.9	22.7	8.2	6.3	11.8	9.2	37.7	22.8	14.4	9.3
2010:	January (p)	45.5	28.9	1.2	15.4	6.3	3.1	5.4	4.5	20.4	14.2	13.3	7.2
	e RSE (%) ¹	6	6	45	14	19	20	14	14	8	8	11	11

Preliminary. 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.

³ Computed using unrounded data.

 $^{^2\,\}mathrm{See}$ the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals