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NEW RESIDENTIAL CONSTRUCTION IN APRIL 2014

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for April 2014:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in April were at a seasonally adjusted annual rate of 1,080,000. This is 8.0 percent ($\pm 0.7\%$) above the revised March rate of 1,000,000 and is 3.8 percent ($\pm 0.9\%$) above the April 2013 estimate of 1,040,000.

Single-family authorizations in April were at a rate of 602,000; this is 0.3 percent ($\pm 0.8\%$)* above the revised March figure of 600,000. Authorizations of units in buildings with five units or more were at a rate of 453,000 in April.

HOUSING STARTS

Privately-owned housing starts in April were at a seasonally adjusted annual rate of 1,072,000. This is 13.2 percent ($\pm 13.6\%$)* above the revised March estimate of 947,000 and is 26.4 percent ($\pm 11.8\%$) above the April 2013 rate of 848,000.

Single-family housing starts in April were at a rate of 649,000; this is 0.8 percent ($\pm 10.8\%$)* above the revised March figure of 644,000. The April rate for units in buildings with five units or more was 413,000.

HOUSING COMPLETIONS

Privately-owned housing completions in April were at a seasonally adjusted annual rate of 847,000. This is 3.9 percent ($\pm 10.1\%$)* below the revised March estimate of 881,000, but is 21.2 percent ($\pm 13.6\%$) above the April 2013 rate of 699,000.

Single-family housing completions in April were at a rate of 602,000; this is 2.4 percent ($\pm 10.3\%$)* below the revised March rate of 617,000. The April rate for units in buildings with five units or more was 242,000.

New Residential Construction data for May 2014 will be released on Tuesday, June 17, 2014, at 8:30 A.M. EDT.

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

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 (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 three 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 2013 have been revised. Also, seasonally adjusted estimates of housing units authorized by building permits, started, under construction, and completed for January 2012 through March 2014 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													
2012:(r)	January	715	464	21	230	78	38	107	76	394	257	136	93
	February	733	493	24	216	92	47	124	84	374	269	143	93
	March	797	478	24	295	80	45	130	84	397	251	190	98
	April	747	484	23	240	91	45	115	79	375	255	166	105
	May	807	499	24	284	79	44	122	84	429	262	177	109
	June	790	500	22	268	79	43	122	83	405	264	184	110
	July	840	519	29	292	88	43	118	84	433	276	201	116
	August	832	516	30	286	82	42	124	87	437	273	189	114
	September	921	557	28	336	88	45	152	93	471	295	210	124
	October	895	570	26	299	83	45	157	98	467	306	188	121
	November	930	571	30	329	80	44	164	91	486	309	200	127
	December	938	589	29	320	97	49	151	103	478	312	212	125
2013:(r)	January	947	597	29	321	100	46	153	106	454	313	240	132
	February	976	611	36	329	88	50	157	99	497	323	234	139
	March	926	605	26	295	102	50	142	93	471	325	211	137
	April	1,040	622	28	390	100	52	172	101	530	336	238	133
	May	1,010	624	29	357	105	53	151	102	521	334	233	135
	June	938	627	29	282	105	52	146	103	469	332	218	140
	July	977	616	30	331	114	51	153	105	474	326	236	134
	August	948	631	25	292	123	51	156	106	436	333	233	141
	September	993	617	29	347	100	55	177	105	515	331	201	126
	October	1,067	625	30	412	104	55	164	98	555	334	244	138
	November	1,037	645	27	365	112	60	158	105	515	345	252	135
	December	1,022	617	30	375	123	53	143	96	482	322	274	146
2014:	January (r)	939	598	26	315	93	50	148	91	488	315	210	142
	February (r)	1,011	593	23	395	106	46	133	90	534	326	238	131
	March (r)	1,000	600	28	372	136	49	162	94	456	327	246	130
	April (p)	1,080	602	25	453	112	48	164	97	539	329	265	128
Average RSE (%) ¹		1	1	5	1	3	2	2	2	1	1	1	1
Percent Change:													
	<i>April 2014 from March 2014</i>	8.0%	0.3%	-10.7%	21.8%	-17.6%	-2.0%	1.2%	3.2%	18.2%	0.6%	7.7%	-1.5%
	<i>90% Confidence Interval²</i>	±0.7	±0.8	±2.2	±1.4	±1.9	±2.7	±3.0	±3.8	±0.9	±1.1	±1.0	±1.4
	<i>April 2014 from April 2013</i>	3.8%	-3.2%	-10.7%	16.2%	12.0%	-7.7%	-4.7%	-4.0%	1.7%	-2.1%	11.3%	-3.8%
	<i>90% Confidence Interval²</i>	±0.9	±0.7	±4.1	±1.4	±3.5	±5.1	±2.6	±3.3	±0.8	±1.0	±2.0	±2.8

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												
2012	829.7	518.7	25.9	285.1	84.7	44.2	133.0	87.3	427.8	276.0	184.2	111.2
2013 (r)	990.8	620.8	29.0	341.1	107.1	52.6	156.8	101.8	493.3	330.0	233.7	136.3
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2013: First 4 months ³	297.1	193.8	8.0	95.2	28.5	14.4	41.4	28.0	157.6	108.2	69.6	43.2
2014: First 4 months ³	318.0	192.0	7.8	118.3	32.2	14.2	42.7	26.3	167.9	109.2	75.1	42.4
RSE (%)	(Z)	1	3	(Z)	2	3	1	1	(Z)	(Z)	1	1
<i>Year to Date Percent Change</i> ⁴	7.0%	-0.9%	-2.5%	24.2%	13.3%	-1.7%	3.1%	-6.1%	6.6%	0.9%	7.9%	-1.8%
<i>90% Confidence Interval</i> ²	± 0.8	± 1.0	± 3.7	± 0.9	± 4.2	± 6.3	± 1.9	± 2.4	± 0.6	± 0.7	± 1.3	± 1.7
2012: January	47.8	30.5	1.4	15.9	4.9	2.3	5.0	3.3	29.7	18.9	8.2	6.1
February	53.5	35.7	1.8	16.0	5.7	2.8	6.5	4.6	30.1	21.7	11.1	6.7
March	69.5	42.9	2.0	24.5	5.9	3.7	10.5	7.3	35.9	23.2	17.2	8.8
April	64.1	44.5	1.9	17.7	7.8	4.1	10.8	7.8	31.8	23.1	13.8	9.5
May	77.7	50.3	2.1	25.3	7.3	4.5	12.6	9.1	40.4	25.6	17.3	11.1
June	75.9	48.1	2.1	25.7	8.9	4.2	11.7	8.2	37.0	24.6	18.3	11.1
July	74.1	47.3	2.6	24.2	8.1	4.1	11.1	8.0	37.5	24.4	17.4	10.8
August	80.0	49.8	2.7	27.5	7.7	3.9	12.9	9.0	40.8	26.0	18.5	11.0
September	73.7	43.3	2.3	28.1	7.3	3.8	13.4	8.0	36.9	22.0	16.1	9.5
October	77.5	49.6	2.4	25.5	7.6	4.3	16.2	9.9	38.0	25.2	15.7	10.2
November	68.7	40.4	2.3	26.0	6.0	3.3	13.2	6.8	35.3	21.6	14.2	8.6
December	67.2	36.3	2.2	28.7	7.7	3.2	9.1	5.3	34.2	20.0	16.3	7.8
2013:(r) January	65.5	40.7	1.9	22.8	6.6	2.8	7.5	4.8	35.9	24.1	15.6	9.1
February	67.8	42.3	2.4	23.1	5.0	2.9	7.7	5.1	38.1	24.8	17.1	9.6
March	77.7	51.7	2.2	23.8	7.2	3.9	11.1	7.6	41.5	28.7	17.9	11.6
April	92.8	60.2	2.5	30.2	8.7	5.0	16.5	10.5	46.8	31.9	20.7	12.8
May	97.2	62.8	2.6	31.7	9.8	5.4	15.6	11.0	48.7	32.6	23.1	13.8
June	85.7	57.4	2.5	25.8	11.3	4.9	13.2	9.7	41.0	29.5	20.2	13.3
July	90.2	58.7	2.8	28.6	11.0	5.0	15.1	10.5	42.1	30.2	22.0	13.0
August	87.1	58.0	2.4	26.7	11.2	4.6	15.4	10.5	38.7	30.1	21.7	12.8
September	83.1	50.5	2.5	30.1	8.8	4.9	16.5	9.6	41.9	25.9	16.0	10.2
October	92.5	54.4	2.8	35.3	9.3	5.2	17.0	9.9	46.1	27.6	20.0	11.7
November	73.5	43.8	2.0	27.7	8.1	4.4	12.1	7.5	35.9	23.1	17.4	8.8
December	77.8	40.2	2.4	35.2	10.0	3.6	9.0	5.2	36.8	21.7	21.9	9.7
2014: January	65.0	41.1	1.8	22.1	6.1	3.1	7.2	4.1	37.9	24.1	13.7	9.8
February	70.5	41.2	1.6	27.7	5.9	2.6	6.5	4.6	40.8	25.0	17.4	9.0
March (r)	83.7	51.4	2.2	30.2	10.2	3.8	12.7	7.6	39.7	28.8	21.0	11.1
April (p)	96.5	58.0	2.1	36.3	9.6	4.6	15.9	10.0	47.7	31.2	23.3	12.3
Average RSE (%) ¹	1	1	5	1	3	2	2	2	1	1	1	1

^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. 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								
2012: January	75.0	39.9	1.6	33.5	8.1	5.0	5.6	3.7	41.4	21.1	20.0	10.1
February	78.7	44.2	1.9	32.6	9.8	5.1	6.7	4.5	41.1	23.5	21.1	11.1
March	87.6	45.2	2.0	40.4	8.4	5.2	8.4	5.2	44.4	23.6	26.4	11.3
April	80.6	44.2	2.0	34.5	8.8	5.1	7.2	5.3	39.9	22.8	24.8	11.1
May	85.8	45.1	1.6	39.2	8.0	4.9	8.5	5.7	43.6	23.5	25.7	11.0
June	84.7	43.5	1.5	39.8	8.5	5.6	9.3	4.9	43.3	22.2	23.6	10.7
July	87.5	42.1	1.5	44.0	8.9	5.2	8.7	4.7	48.2	22.6	21.7	9.6
August	94.5	46.4	1.8	46.4	9.1	5.4	8.7	5.2	53.2	24.8	23.6	10.9
September	93.3	42.4	2.2	48.7	8.4	4.9	8.3	5.3	53.0	21.6	23.5	10.6
October	89.9	42.6	2.0	45.3	8.0	5.3	8.5	5.0	52.3	22.7	21.0	9.7
November	90.1	43.9	2.6	43.6	8.4	5.0	8.6	4.5	51.2	24.8	21.9	9.5
December	92.5	43.0	2.8	46.7	8.2	4.6	6.5	4.6	54.3	24.7	23.5	9.1
2013: January	92.7	43.8	2.6	46.3	7.9	4.4	8.6	5.1	54.4	25.5	21.8	8.9
February	93.4	43.9	2.4	47.1	7.2	4.5	8.8	5.5	54.7	25.0	22.6	9.0
March	86.2	44.5	2.5	39.3	6.7	4.6	10.5	6.3	49.1	25.7	20.0	7.9
April	94.6	48.6	1.9	44.2	6.5	4.2	12.6	6.7	55.3	29.1	20.2	8.5
May	102.1	53.1	1.7	47.3	9.3	5.0	14.2	7.9	55.1	30.4	23.5	9.9
June	102.7	51.6	2.0	49.2	9.7	4.9	14.6	7.6	54.8	29.3	23.6	9.7
July	102.5	53.1	1.6	47.8	7.9	4.7	14.6	7.8	58.9	30.6	21.1	10.1
August	104.1	54.2	2.0	47.9	9.3	4.3	15.4	7.9	58.1	32.6	21.3	9.4
September	108.7	55.4	1.7	51.7	9.4	5.0	14.5	7.9	63.8	32.9	21.1	9.6
October	118.2	60.9	1.5	55.8	8.1	4.3	16.3	8.7	71.6	36.1	22.3	11.8
November	103.0	54.6	1.7	46.7	8.7	4.8	11.5	7.1	61.8	32.5	20.9	10.2
December	100.5	51.2	1.5	47.8	10.4	4.8	9.4	6.0	58.0	28.7	22.7	11.6
2014: January	103.0	53.7	1.6	47.6	9.4	5.2	12.2	8.0	62.8	30.3	18.6	10.3
February (r)	108.2	55.1	1.9	51.2	10.4	6.0	13.8	8.7	64.0	30.3	20.0	10.1
March (r)	109.9	53.9	1.7	54.3	10.7	5.7	14.6	8.4	62.0	29.3	22.6	10.5
April (p)	113.0	54.5	1.5	57.0	9.6	5.9	12.7	7.8	65.5	30.8	25.3	10.0
Average RSE (%) ¹	6	5	35	10	15	16	12	11	9	8	12	13
Percent Change:²												
<i>April 2014 from March 2014</i>	2.8%	1.0%	-7.9%	4.9%	-10.5%	3.0%	-13.3%	-6.8%	5.7%	5.0%	11.8%	-4.9%
<i>90% Confidence Interval³</i>	± 5.0	± 5.4	± 22.0	± 8.1	± 11.1	± 12.2	± 13.7	± 16.3	± 8.1	± 9.2	± 13.7	± 15.1
<i>April 2014 from April 2013</i>	19.5%	12.2%	-17.7%	29.0%	47.3%	39.2%	0.5%	16.0%	18.5%	6.0%	25.1%	16.8%
<i>90% Confidence Interval³</i>	± 10.5	± 10.1	± 36.3	± 24.6	± 39.4	± 30.5	± 21.5	± 29.8	± 16.2	± 16.4	± 23.7	± 28.5

^pPreliminary. ^rRevised. 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												
2012:(r) January	723	518	(S)	189	74	45	109	86	407	295	133	92
February	704	466	(S)	230	64	49	97	86	408	248	135	83
March	695	472	(S)	213	86	44	112	84	350	246	147	98
April	753	504	(S)	240	78	45	125	90	400	267	150	102
May	708	518	(S)	175	77	44	109	87	363	276	159	111
June	757	524	(S)	224	80	49	97	85	369	275	211	115
July	740	517	(S)	212	87	42	114	80	350	280	189	115
August	754	536	(S)	210	76	48	131	89	379	294	168	105
September	847	594	(S)	245	78	49	144	104	423	311	202	130
October	915	611	(S)	285	78	41	161	113	445	294	231	163
November	833	569	(S)	254	67	48	156	99	444	294	166	128
December	976	615	(S)	344	117	57	188	107	458	316	213	135
2013:(r) January	896	618	(S)	267	86	49	97	96	489	340	224	133
February	951	650	(S)	291	105	68	130	91	495	348	221	143
March	994	613	(S)	356	93	44	136	101	549	335	216	133
April	848	591	(S)	243	78	59	154	108	411	291	205	133
May	915	597	(S)	307	100	48	135	92	479	331	201	126
June	831	601	(S)	219	86	51	122	89	419	325	204	136
July	898	596	(S)	283	114	54	161	104	401	312	222	126
August	885	617	(S)	255	97	57	150	105	441	316	197	139
September	863	582	(S)	271	97	55	162	101	420	303	184	123
October	936	603	(S)	322	125	73	172	102	417	298	222	130
November	1,105	710	(S)	386	96	59	216	119	569	374	224	158
December	1,034	675	(S)	338	83	49	155	122	514	365	282	139
2014: January (r)	897	583	(S)	306	116	52	62	53	484	327	235	151
February (r)	928	589	(S)	328	87	37	122	80	502	337	217	135
March (r)	947	644	(S)	289	108	51	152	110	479	344	208	139
April (p)	1,072	649	(S)	413	139	51	216	116	486	335	231	147
Average RSE (%) ¹	5	5	(X)	13	16	16	12	12	8	7	11	10
Percent Change:												
<i>April 2014 from March 2014</i>	13.2%	0.8%	(S)	42.9%	28.7%	0.0%	42.1%	5.5%	1.5%	-2.6%	11.1%	5.8%
<i>90% Confidence Interval²</i>	± 13.6	± 10.8	(X)	± 35.9	± 36.7	± 34.9	± 53.6	± 28.9	± 19.5	± 15.8	± 16.1	± 20.2
<i>April 2014 from April 2013</i>	26.4%	9.8%	(S)	70.0%	78.2%	-13.6%	40.3%	7.4%	18.2%	15.1%	12.7%	10.5%
<i>90% Confidence Interval²</i>	± 11.8	± 8.3	(X)	± 39.3	± 34.2	± 12.1	± 37.9	± 23.4	± 19.9	± 15.8	± 21.8	± 17.5

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												
2012	780.6	535.3	11.4	233.9	79.7	46.5	127.9	92.1	397.8	282.6	175.1	114.1
2013	924.9	617.6	13.6	293.7	96.9	55.3	149.6	102.0	463.5	325.9	214.8	134.3
RSE (%)	1	1	19	4	4	3	2	1	2	2	3	2
2013: First 4 months	284.3	191.4	4.7	88.2	26.6	15.9	35.5	26.1	154.5	106.3	67.6	43.0
2014: First 4 months	300.6	194.6	3.3	102.7	34.2	14.3	40.5	25.2	156.2	109.7	69.8	45.4
RSE (%)	2	2	23	7	6	7	8	5	3	3	6	4
<i>Year to Date Percent Change</i> ³	5.8%	1.7%	-29.4%	16.4%	28.6%	-10.1%	13.9%	-3.6%	1.1%	3.2%	3.2%	5.5%
<i>90% Confidence Interval</i> ²	±4.5	±4.0	±29.5	±14.1	±17.5	±10.0	±22.2	±8.2	±5.8	±6.4	±8.4	±7.0
2012: January	47.2	33.1	1.1	13.0	4.6	2.6	5.3	3.7	28.4	20.7	9.0	6.1
February	49.7	32.2	0.6	16.9	3.8	2.7	5.0	4.1	31.1	19.5	9.8	5.9
March	58.0	40.2	0.8	17.1	7.0	3.7	8.4	6.1	30.2	21.8	12.4	8.5
April	66.8	46.6	0.7	19.5	7.1	4.4	11.3	8.5	35.0	24.2	13.4	9.5
May	67.8	50.1	1.3	16.3	7.4	4.4	11.4	9.4	33.4	25.3	15.5	11.0
June	74.7	54.4	0.7	19.6	7.7	5.0	10.5	9.5	35.9	27.7	20.5	12.2
July	69.2	49.4	1.0	18.7	8.1	4.1	11.3	8.3	32.0	25.8	17.7	11.2
August	69.0	49.3	0.7	19.0	6.9	4.4	12.9	9.1	33.3	25.6	15.8	10.2
September	75.8	51.4	0.8	23.6	6.9	4.1	13.6	9.8	37.5	26.7	17.8	10.8
October	77.0	50.3	1.7	25.1	7.1	3.8	15.0	10.8	37.3	24.0	17.7	11.7
November	62.2	40.1	0.8	21.3	5.1	3.5	12.1	7.4	33.0	20.5	11.9	8.7
December	63.2	38.2	1.2	23.8	7.9	3.8	11.0	5.4	30.6	20.8	13.6	8.2
2013: January	58.7	39.4	0.7	18.6	5.4	2.8	4.2	4.1	33.8	23.4	15.4	9.0
February	66.1	44.2	0.7	21.1	6.3	3.6	7.2	4.4	36.8	26.1	15.8	10.1
March	83.3	52.5	2.1	28.7	7.5	3.6	10.2	7.4	47.4	30.0	18.2	11.5
April	76.3	55.3	1.2	19.8	7.4	5.9	14.0	10.2	36.6	26.8	18.3	12.4
May	87.2	57.9	1.0	28.3	9.5	4.7	14.0	10.0	44.3	30.7	19.4	12.5
June	80.7	60.9	1.0	18.8	8.1	5.1	12.7	9.9	39.8	31.7	20.2	14.3
July	84.0	57.4	1.7	25.0	10.5	5.3	15.8	10.8	37.2	29.3	20.5	12.1
August	80.4	56.5	1.1	22.8	8.7	5.1	14.8	10.8	38.4	27.2	18.5	13.3
September	78.4	51.0	1.0	26.5	8.9	4.7	15.4	9.5	37.9	26.5	16.2	10.2
October	78.4	49.2	1.0	28.3	11.4	6.9	15.8	9.7	33.6	23.1	17.5	9.5
November	83.8	50.9	0.7	32.2	7.4	4.3	17.0	8.9	43.1	26.8	16.4	10.9
December	67.6	42.5	1.5	23.7	5.7	3.3	8.6	6.3	34.8	24.3	18.5	8.5
2014: January	60.7	38.6	0.6	21.5	7.5	3.0	2.9	2.3	34.1	23.0	16.2	10.3
February (r)	65.1	40.6	0.8	23.8	5.6	2.0	6.9	3.8	37.3	25.3	15.4	9.5
March (r)	80.0	55.3	1.1	23.6	8.7	4.1	11.5	8.1	42.0	31.0	17.7	12.1
April (p)	94.9	60.1	0.8	33.9	12.4	5.2	19.2	11.0	42.9	30.4	20.4	13.5
Average RSE (%) ¹	5	5	33	13	16	16	12	12	8	7	11	10

⁰Preliminary. ¹Revised. 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.

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												
2012:(r) January	441	241	(S)	190	89	36	69	46	181	111	102	48
February	450	245	(S)	194	88	37	70	47	188	112	104	49
March	458	246	(S)	202	90	37	68	47	192	112	108	50
April	463	246	(S)	207	88	36	70	47	197	113	108	50
May	474	253	(S)	211	89	36	71	48	202	116	112	53
June	486	257	(S)	220	90	35	70	48	207	118	119	56
July	490	262	(S)	219	88	35	69	48	210	121	123	58
August	495	265	(S)	222	91	36	68	48	215	123	121	58
September	511	271	(S)	232	91	36	72	49	222	126	126	60
October	520	275	(S)	236	90	34	76	51	225	128	129	62
November	534	279	(S)	246	90	34	80	52	234	130	130	63
December	551	284	(S)	258	93	35	85	52	240	133	133	64
2013:(r) January	562	288	(S)	265	94	35	86	53	245	135	137	65
February	580	293	(S)	278	96	36	87	53	257	138	140	66
March	593	294	(S)	289	98	35	89	54	267	141	139	64
April	607	302	(S)	294	99	37	91	55	275	145	142	65
May	621	306	(S)	304	101	37	93	56	280	147	147	66
June	629	313	(S)	306	96	38	93	56	289	151	151	68
July	640	316	(S)	313	98	38	97	57	292	155	153	66
August	653	320	(S)	322	101	38	100	58	296	156	156	68
September	661	323	(S)	327	102	39	102	58	298	157	159	69
October	668	322	(S)	335	106	41	106	58	295	155	161	68
November	688	330	(S)	348	104	40	112	59	308	162	164	69
December	711	339	(S)	362	105	41	115	60	320	168	171	70
2014: January (r)	714	336	(S)	368	105	40	111	57	323	168	175	71
February (r)	714	335	(S)	370	106	40	108	56	325	167	175	72
March (r)	718	336	(S)	373	110	41	108	56	324	166	176	73
April (p)	736	341	(S)	385	114	41	113	58	329	167	180	75
Average RSE (%) ¹	2	3	(X)	4	5	6	4	6	3	4	4	5
Percent Change:												
<i>April 2014 from March 2014</i>	<i>2.5%</i>	<i>1.5%</i>	<i>(S)</i>	<i>3.2%</i>	<i>3.6%</i>	<i>0.0%</i>	<i>4.6%</i>	<i>3.6%</i>	<i>1.5%</i>	<i>0.6%</i>	<i>2.3%</i>	<i>2.7%</i>
<i>90% Confidence Interval²</i>	<i>± 1.0</i>	<i>± 1.6</i>	<i>(X)</i>	<i>± 1.7</i>	<i>± 2.0</i>	<i>± 2.2</i>	<i>± 3.6</i>	<i>± 3.9</i>	<i>± 1.9</i>	<i>± 2.7</i>	<i>± 1.8</i>	<i>± 2.3</i>
<i>April 2014 from April 2013</i>	<i>21.3%</i>	<i>12.9%</i>	<i>(S)</i>	<i>31.0%</i>	<i>15.2%</i>	<i>10.8%</i>	<i>24.2%</i>	<i>5.5%</i>	<i>19.6%</i>	<i>15.2%</i>	<i>26.8%</i>	<i>15.4%</i>
<i>90% Confidence Interval²</i>	<i>± 3.8</i>	<i>± 4.3</i>	<i>(X)</i>	<i>± 8.1</i>	<i>± 9.5</i>	<i>± 5.3</i>	<i>± 8.0</i>	<i>± 8.9</i>	<i>± 6.2</i>	<i>± 7.4</i>	<i>± 8.6</i>	<i>± 6.9</i>

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	
	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												
2012: January	426.8	227.7	10.4	188.7	87.7	34.6	66.1	43.4	174.0	104.2	99.0	45.4
February	435.1	230.2	10.5	194.4	86.1	34.9	65.3	42.6	182.6	106.4	101.0	46.2
March	449.3	236.5	10.2	202.6	88.7	35.5	64.8	43.3	189.4	109.6	106.4	48.0
April	462.1	245.0	10.4	206.6	88.7	36.6	68.0	45.1	197.6	113.7	107.9	49.6
May	478.1	255.1	10.2	212.8	89.6	36.4	70.4	47.1	205.0	117.9	113.1	53.6
June	496.2	265.7	9.1	221.5	90.1	35.3	72.2	49.9	212.2	122.5	121.8	58.0
July	503.7	275.5	8.6	219.6	89.4	36.0	71.4	50.5	216.4	127.3	126.5	61.7
August	508.6	279.8	7.8	221.0	92.0	37.3	72.1	51.9	219.9	128.7	124.5	61.9
September	523.5	283.8	8.1	231.5	91.6	36.6	75.6	52.7	227.6	131.7	128.8	62.9
October	528.8	282.7	9.1	237.0	91.2	34.8	79.0	54.2	227.3	129.9	131.3	63.8
November	535.2	278.6	9.0	247.7	90.4	34.2	82.3	54.1	232.8	128.3	129.8	62.1
December	532.5	267.7	9.2	255.7	91.3	33.6	83.4	50.6	229.3	123.4	128.6	60.0
2013: January	543.1	271.0	9.2	262.9	92.2	33.5	82.6	49.7	236.6	127.2	131.8	60.6
February	563.6	276.3	9.2	278.0	94.7	34.5	82.7	48.5	250.3	131.6	135.9	61.8
March	584.3	282.6	10.6	291.0	97.7	34.3	85.1	49.6	264.8	137.8	136.7	60.9
April	605.3	298.6	11.1	295.6	99.3	36.9	89.0	52.4	275.5	145.2	141.5	64.2
May	627.7	309.2	10.8	307.7	102.4	37.5	92.8	55.1	284.7	150.2	147.8	66.4
June	640.4	323.0	10.4	307.1	96.8	38.7	95.4	57.8	294.6	156.2	153.6	70.2
July	655.6	332.3	10.6	312.7	99.2	38.8	100.0	60.6	299.5	163.1	156.9	69.8
August	665.1	337.2	11.3	316.7	101.2	39.4	102.8	61.8	301.8	163.1	159.3	72.8
September	673.6	337.2	11.0	325.5	102.3	39.8	105.7	61.4	303.5	163.3	162.2	72.7
October	677.5	330.4	10.7	336.4	106.6	41.8	110.0	61.8	297.1	156.7	163.7	70.2
November	690.1	329.4	10.3	350.5	105.5	40.5	113.9	60.9	307.1	159.8	163.6	68.2
December	688.7	319.4	10.0	359.3	103.6	39.7	112.5	58.0	306.9	156.5	165.6	65.2
2014: January	693.4	317.2	9.5	366.7	103.8	38.9	107.3	53.2	312.1	158.1	170.2	67.1
February (r)	694.9	315.8	9.5	369.5	104.0	38.1	102.9	50.7	317.3	159.6	170.8	67.5
March (r)	707.1	323.0	9.5	374.5	108.8	39.1	103.7	51.6	321.6	162.6	173.0	69.8
April (p)	733.5	336.5	10.0	387.0	114.1	40.7	110.0	54.7	330.2	167.3	179.2	73.8
Average RSE (%) ¹	2	3	16	4	5	6	4	6	3	4	4	5

^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.

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												
2012:(r) January	545	392	(S)	145	91	37	90	67	275	218	89	70
February	561	421	(S)	136	80	41	95	77	279	225	107	78
March	582	434	(S)	136	72	45	121	78	279	222	110	89
April	671	494	(S)	174	83	46	104	87	329	249	155	112
May	626	475	(S)	134	84	50	109	92	306	248	127	85
June	625	482	(S)	127	73	59	110	79	315	251	127	93
July	676	474	(S)	193	90	43	134	87	317	250	135	94
August	684	492	(S)	183	63	41	117	78	331	261	173	112
September	652	512	(S)	135	71	46	109	94	328	263	144	109
October	730	525	(S)	200	61	52	117	92	403	265	149	116
November	668	513	(S)	146	70	46	92	79	348	267	158	121
December	677	525	(S)	144	58	48	102	95	353	270	164	112
2013:(r) January	726	557	(S)	159	72	53	91	85	373	289	190	130
February	723	569	(S)	147	66	46	107	93	371	303	179	127
March	805	591	(S)	209	96	61	116	98	366	290	227	142
April	699	529	(S)	164	63	47	127	93	353	268	156	121
May	719	560	(S)	149	57	46	116	88	389	300	157	126
June	763	541	(S)	208	71	43	115	86	387	292	190	120
July	779	579	(S)	192	86	53	121	95	378	281	194	150
August	763	569	(S)	189	71	47	122	103	407	301	163	118
September	761	563	(S)	190	81	50	125	97	400	301	155	115
October	815	604	(S)	199	67	44	136	101	436	321	176	138
November	826	593	(S)	221	78	49	136	104	411	298	201	142
December	775	568	(S)	194	92	47	124	98	386	301	173	122
2014: January (r)	850	609	(S)	227	95	52	134	117	434	322	187	118
February (r)	866	617	(S)	240	65	47	154	105	449	335	198	130
March (r)	881	617	(S)	251	70	49	137	101	476	351	198	116
April (p)	847	602	(S)	242	83	41	133	103	450	337	181	121
Average RSE (%) ¹	5	5	(X)	14	22	15	11	11	7	8	11	11
Percent Change:												
<i>April 2014 from March 2014</i>	-3.9%	-2.4%	(S)	-3.6%	18.6%	-16.3%	-2.9%	2.0%	-5.5%	-4.0%	-8.6%	4.3%
<i>90% Confidence Interval²</i>	± 10.1	± 10.3	(X)	± 24.3	± 53.8	± 41.3	± 20.6	± 22.1	± 13.4	± 13.8	± 24.0	± 23.0
<i>April 2014 from April 2013</i>	21.2%	13.8%	(S)	47.6%	31.7%	-12.8%	4.7%	10.8%	27.5%	25.7%	16.0%	0.0%
<i>90% Confidence Interval²</i>	± 13.6	± 11.1	(X)	± 43.3	± 54.2	± 35.8	± 32.1	± 16.9	± 20.1	± 18.0	± 23.7	± 24.4

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												
2012	649.2	483.0	8.7	157.6	74.7	46.8	110.5	85.2	324.6	250.4	139.4	100.6
2013	764.4	569.1	9.1	186.2	75.2	48.5	120.6	95.6	389.4	295.9	179.2	129.2
RSE (%)	2	1	18	5	6	4	3	4	2	3	3	2
2013: First 4 months	213.5	162.8	2.0	48.7	19.8	13.4	30.5	25.1	108.3	85.9	54.9	38.5
2014: First 4 months	248.9	177.5	2.7	68.6	21.0	12.2	38.2	28.8	133.9	100.7	55.7	35.8
RSE (%)	3	3	28	7	8	8	5	6	4	4	5	8
<i>Year to Date Percent Change</i> ³	16.6%	9.1%	37.1%	40.8%	6.3%	-8.7%	25.2%	14.8%	23.7%	17.3%	1.5%	-7.0%
<i>90% Confidence Interval</i> ²	± 7.6	± 5.8	± 59.7	± 30.9	± 21.2	± 21.4	± 19.2	± 16.3	± 8.3	± 8.2	± 16.1	± 12.4
2012: January	36.4	26.0	0.6	9.8	5.8	2.2	5.8	4.3	18.8	14.9	6.0	4.7
February	39.0	29.4	0.3	9.3	5.3	2.6	6.4	5.2	19.9	16.2	7.4	5.4
March	44.4	33.6	0.8	9.9	4.8	2.9	8.4	5.3	22.1	17.9	9.1	7.6
April	52.3	37.6	0.3	14.5	6.1	3.0	8.3	6.9	26.1	19.4	11.9	8.3
May	50.0	39.3	1.2	9.5	6.8	4.4	8.5	7.4	24.5	20.4	10.1	7.1
June	55.1	42.4	1.4	11.2	7.2	5.9	9.0	6.3	27.9	22.3	10.9	7.9
July	58.2	38.3	0.9	19.0	8.0	3.4	11.8	7.2	26.7	20.1	11.7	7.7
August	64.8	43.3	1.0	20.5	6.1	3.6	11.3	7.0	30.9	23.1	16.5	9.7
September	58.7	46.6	0.4	11.7	6.6	4.5	10.3	9.0	28.7	23.1	13.0	10.0
October	67.7	50.1	0.4	17.2	6.3	5.5	11.3	9.2	36.6	24.7	13.5	10.7
November	57.8	45.6	0.7	11.5	6.2	4.3	8.9	7.8	28.7	22.4	14.0	11.1
December	64.8	50.7	0.7	13.4	5.4	4.5	10.4	9.8	33.7	26.0	15.3	10.4
2013: January	47.5	36.9	0.6	9.9	4.6	3.4	5.5	5.1	24.8	19.6	12.5	8.8
February	49.7	39.6	0.5	9.7	4.1	2.8	7.1	6.2	26.4	21.9	12.2	8.7
March	61.7	45.8	0.4	15.5	6.5	3.8	7.9	6.6	29.2	23.5	18.2	11.9
April	54.6	40.5	0.5	13.6	4.7	3.4	10.0	7.2	27.9	20.9	12.0	9.1
May	58.3	46.3	0.8	11.2	4.8	4.0	9.3	7.1	31.3	24.6	12.9	10.6
June	66.0	47.0	1.2	17.8	6.4	4.0	9.4	6.9	34.1	26.0	16.1	10.2
July	67.0	47.2	0.8	19.0	7.8	4.5	10.4	7.8	32.3	22.8	16.5	12.1
August	71.6	50.7	0.5	20.5	6.9	4.3	11.4	9.4	38.2	26.7	15.1	10.3
September	69.7	50.9	0.7	18.0	7.3	4.3	12.3	9.7	35.8	26.5	14.3	10.5
October	73.7	56.9	1.0	15.9	6.4	4.6	12.6	9.8	38.9	29.8	15.7	12.7
November	70.8	52.9	0.9	17.0	7.3	5.0	12.5	10.1	33.5	24.8	17.5	13.0
December	73.8	54.5	1.2	18.1	8.5	4.3	12.2	9.7	37.0	29.1	16.1	11.4
2014: January	56.2	40.3	0.9	15.0	6.2	3.3	8.2	7.1	29.2	21.8	12.6	8.0
February (r)	59.5	43.1	0.6	15.8	4.1	2.9	10.2	6.9	31.8	24.3	13.5	9.0
March (r)	68.3	48.2	1.0	19.2	4.5	2.9	10.0	7.2	38.0	28.5	15.9	9.6
April (p)	64.9	46.0	0.2	18.7	6.3	3.1	9.9	7.5	34.9	26.2	13.8	9.1
Average RSE (%) ¹	5	5	41	14	22	15	11	11	7	8	11	11

¹Preliminary. ²Revised. 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.