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NEW RESIDENTIAL CONSTRUCTION IN APRIL 2012

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for April 2012:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in April were at a seasonally adjusted annual rate of 715,000. This is 7.0 percent ($\pm 1.0\%$) below the revised March rate of 769,000, but is 23.7 percent ($\pm 1.9\%$) above the revised April 2011 estimate of 578,000.

Single-family authorizations in April were at a rate of 475,000; this is 1.9 percent ($\pm 1.1\%$) above the revised March figure of 466,000. Authorizations of units in buildings with five units or more were at a rate of 217,000 in April.

HOUSING STARTS

Privately-owned housing starts in April were at a seasonally adjusted annual rate of 717,000. This is 2.6 percent ($\pm 14.8\%$)* above the revised March estimate of 699,000 and is 29.9 percent ($\pm 15.2\%$) above the revised April 2011 rate of 552,000.

Single-family housing starts in April were at a rate of 492,000; this is 2.3 percent ($\pm 11.9\%$)* above the revised March figure of 481,000. The April rate for units in buildings with five units or more was 217,000.

HOUSING COMPLETIONS

Privately-owned housing completions in April were at a seasonally adjusted annual rate of 651,000. This is 10.0 percent ($\pm 16.7\%$)* above the revised March estimate of 592,000 and is 20.1 percent ($\pm 18.0\%$) above the revised April 2011 rate of 542,000.

Single-family housing completions in April were at a rate of 489,000; this is 11.4 percent ($\pm 13.6\%$) above the revised March figure of 439,000. The April rate for units in buildings with five units or more was 158,000.

New Residential Construction data for May 2012 will be released on Tuesday, June 19, 2012, at 8:30 A.M. EDT.

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

EXPLANATORY NOTES

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 3 months to establish an underlying trend for building permit authorizations, 4 months for total starts, and 6 months for total completions. The statistics in this release are estimated from sample surveys and are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Estimated relative standard errors of the most recent data are shown in the tables. Whenever a statement such as "2.5 percent ($\pm 3.2\%$) above" appears in the text, this indicates the range (-0.7 to $+5.7$ percent) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If it does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The same policies apply to the confidence intervals for percent changes shown in the tables. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised about 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 2011 have been revised. Also, seasonally adjusted estimates of housing units authorized by building permits, started, under construction, and completed for January 2010 through March 2012 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												
2010: ^f January	636	504	21	111	75	50	99	85	313	257	149	112
February	650	510	20	120	78	63	110	83	312	255	150	109
March	687	536	23	128	72	49	115	87	357	292	143	108
April	637	476	18	143	75	46	116	79	319	256	127	95
May	575	435	20	120	64	47	102	73	299	230	110	85
June	587	425	23	139	77	47	97	74	296	220	117	84
July	579	411	21	147	67	42	102	70	297	217	113	82
August	580	402	22	156	71	43	98	69	284	210	127	80
September	563	404	28	131	68	45	95	69	288	209	112	81
October	558	408	21	129	67	44	112	75	266	208	113	81
November	560	418	20	122	64	50	95	79	280	211	121	78
December	632	447	25	160	113	76	98	65	257	208	164	98
2011: ^f January	566	417	21	128	76	51	97	65	283	215	110	86
February	536	379	16	141	57	37	88	60	295	209	96	73
March	590	398	16	176	61	36	96	66	311	222	122	74
April	578	401	22	155	61	37	97	66	296	217	124	81
May	624	412	21	191	79	36	100	69	308	224	137	83
June	633	412	23	198	71	36	101	70	323	225	138	81
July	627	417	24	186	64	38	100	71	331	225	132	83
August	645	429	27	189	62	35	110	76	332	234	141	84
September	616	428	21	167	67	39	110	75	307	233	132	81
October	667	444	24	199	66	42	109	74	359	244	133	84
November	709	451	23	235	80	46	107	73	360	244	162	88
December	701	454	24	223	76	41	112	78	358	246	155	89
2012: January ^f	684	452	20	212	78	37	101	75	377	245	128	95
February ^f	707	478	25	204	82	46	119	79	361	260	145	93
March ^f	769	466	22	281	81	44	130	84	371	241	187	97
April^p	715	475	23	217	81	44	114	76	359	247	161	108
Average RSE (%) ¹	1	1	9	1	3	3	2	2	1	1	2	2
Percent Change:												
<i>April 2012 from March 2012</i>	<i>-7.0%</i>	<i>1.9%</i>	<i>4.5%</i>	<i>-22.8%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>-12.3%</i>	<i>-9.5%</i>	<i>-3.2%</i>	<i>2.5%</i>	<i>-13.9%</i>	<i>11.3%</i>
<i>90% Confidence Interval²</i>	<i>± 1.0</i>	<i>± 1.1</i>	<i>± 4.8</i>	<i>± 2.5</i>	<i>± 2.2</i>	<i>± 2.9</i>	<i>± 3.9</i>	<i>± 4.5</i>	<i>± 1.4</i>	<i>± 1.6</i>	<i>± 1.9</i>	<i>± 2.2</i>
<i>April 2012 from April 2011</i>	<i>23.7%</i>	<i>18.5%</i>	<i>4.5%</i>	<i>40.0%</i>	<i>32.8%</i>	<i>18.9%</i>	<i>17.5%</i>	<i>15.2%</i>	<i>21.3%</i>	<i>13.8%</i>	<i>29.8%</i>	<i>33.3%</i>
<i>90% Confidence Interval²</i>	<i>± 1.9</i>	<i>± 1.0</i>	<i>± 10.3</i>	<i>± 6.7</i>	<i>± 4.8</i>	<i>± 6.3</i>	<i>± 7.4</i>	<i>± 8.6</i>	<i>± 1.8</i>	<i>± 2.1</i>	<i>± 2.8</i>	<i>± 3.3</i>

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												
2010	604.6	447.3	22.0	135.3	73.8	49.1	103.5	75.4	299.1	232.3	128.2	90.6
2011 ^f	624.1	418.5	21.6	184.0	68.5	39.0	102.7	70.5	320.7	227.1	132.2	81.9
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2011: First 4 months ³	177.2	128.2	5.6	43.4	18.2	11.5	25.7	18.8	96.8	72.2	36.5	25.7
2012: First 4 months ³	229.7	150.6	7.0	72.1	22.5	12.5	32.3	22.8	124.8	83.7	50.0	31.6
RSE (%)	1	1	7	(Z)	3	3	2	2	1	1	1	2
<i>Year to Date Percent Change</i> ⁴	29.6%	17.5%	25.0%	66.1%	23.7%	8.7%	25.6%	21.6%	28.9%	15.9%	37.1%	23.0%
<i>90% Confidence Interval</i> ²	± 1.6	± 1.3	± 11.7	± 3.1	± 5.9	± 7.9	± 3.7	± 4.4	± 1.5	± 1.8	± 2.6	± 3.3
2010: January	40.4	31.4	1.3	7.6	4.2	3.0	4.6	3.5	22.2	18.1	9.4	6.8
February	45.3	35.4	1.4	8.5	4.9	3.5	5.7	4.6	23.8	19.7	10.9	7.5
March	64.1	50.9	2.2	11.0	5.7	4.2	9.8	7.9	34.8	28.4	13.8	10.4
April	58.9	46.1	1.6	11.2	6.5	4.3	11.4	8.6	29.3	24.2	11.7	9.0
May	51.1	39.9	1.7	9.5	5.8	4.4	9.7	7.3	25.8	20.5	9.9	7.8
June	59.2	42.9	2.1	14.2	8.6	4.8	10.0	7.9	28.6	21.3	12.0	8.9
July	51.6	37.5	1.8	12.2	5.8	4.0	9.8	6.8	26.0	19.2	10.0	7.6
August	53.7	37.2	1.9	14.5	6.4	4.1	9.7	6.6	26.2	19.2	11.4	7.3
September	48.5	34.3	2.3	11.9	6.3	4.1	9.0	6.4	23.6	17.0	9.6	6.9
October	43.5	31.5	1.9	10.1	5.6	3.7	10.2	6.5	19.0	15.0	8.6	6.2
November	40.9	29.6	1.7	9.6	5.1	3.8	7.4	5.8	19.9	14.8	8.4	5.3
December	47.6	30.6	2.0	15.0	8.9	5.3	6.3	3.6	19.9	14.8	12.5	6.9
2011: ^f January	36.3	26.2	1.3	8.7	4.5	3.0	4.5	2.7	20.3	15.3	7.0	5.3
February	37.7	26.5	1.1	10.0	3.6	2.1	4.5	3.3	22.6	16.2	6.9	5.0
March	54.4	37.8	1.5	15.1	4.7	3.1	8.1	6.0	30.2	21.6	11.4	7.1
April	50.7	37.2	1.9	11.6	5.0	3.3	9.2	6.9	25.5	19.6	11.0	7.4
May	57.3	39.7	1.8	15.8	7.3	3.6	9.9	7.2	27.6	20.9	12.6	8.0
June	63.8	41.5	2.1	20.3	8.2	3.7	10.1	7.4	31.1	21.9	14.3	8.5
July	52.6	35.9	1.9	14.8	5.1	3.5	9.1	6.4	27.6	18.9	10.8	7.2
August	62.6	41.6	2.6	18.4	6.0	3.4	11.3	7.8	31.4	22.3	13.8	8.1
September	53.2	36.3	1.9	15.1	6.0	3.6	10.5	7.0	25.4	18.9	11.3	6.8
October	52.0	34.4	2.0	15.7	5.8	3.6	10.0	6.5	26.1	17.8	10.1	6.5
November	51.9	31.6	1.8	18.5	6.5	3.5	8.4	5.3	25.6	16.9	11.4	6.0
December	51.6	29.8	1.8	20.0	5.7	2.8	7.1	4.2	27.2	16.9	11.5	6.0
2012: January	46.3	29.9	1.3	15.1	4.8	2.2	5.0	3.3	28.4	18.3	8.2	6.1
February	51.9	35.1	1.7	15.2	5.5	2.7	6.5	4.6	28.9	21.1	11.1	6.8
March ^f	67.4	42.2	2.0	23.2	5.8	3.6	10.3	7.3	34.3	22.5	17.0	8.9
April^p	62.0	44.0	1.9	16.0	6.9	4.0	10.6	7.8	30.8	22.4	13.6	9.8
Average RSE (%) ¹	1	1	9	1	3	3	2	2	1	1	2	2

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

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

¹Average RSE for the latest 6-month period.

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								
2010: January	93.6	55.1	3.6	34.9	9.8	6.3	9.8	5.2	51.4	33.5	22.6	10.2
February	96.2	55.3	3.3	37.7	10.5	6.8	9.1	4.8	53.9	33.7	22.8	10.0
March	100.8	58.6	3.6	38.6	11.0	7.1	11.4	7.1	54.8	33.8	23.5	10.6
April	93.3	53.0	3.6	36.7	9.9	6.3	10.9	6.8	49.7	29.2	22.8	10.7
May	87.7	50.7	3.7	33.4	9.0	5.3	9.2	5.6	48.0	29.7	21.5	10.0
June	92.5	51.3	4.2	37.0	11.5	5.8	9.7	6.2	49.2	29.5	22.1	9.8
July	90.1	50.3	3.5	36.3	10.0	5.5	9.1	6.0	49.0	28.6	22.0	10.1
August	87.0	48.8	3.7	34.4	10.2	6.0	8.0	5.2	48.3	28.3	20.5	9.3
September	80.8	49.3	3.2	28.2	9.9	6.0	7.6	5.3	44.5	29.1	18.7	9.0
October	78.8	47.3	3.0	28.5	8.6	5.1	8.3	5.6	42.6	26.9	19.3	9.6
November	75.0	43.6	2.5	28.9	7.9	5.1	7.0	4.9	40.5	24.0	19.7	9.6
December	84.8	47.2	2.3	35.2	11.9	7.0	7.6	5.3	42.2	24.5	23.1	10.5
2011: January	79.4	46.3	2.3	30.7	11.5	7.6	6.2	4.5	39.5	24.1	22.2	10.2
February	79.3	46.3	2.0	30.9	11.0	7.6	6.9	4.8	38.8	23.7	22.6	10.3
March	81.9	48.6	1.8	31.5	10.1	7.3	8.3	6.0	38.8	24.6	24.6	10.7
April	81.8	48.2	2.1	31.5	9.7	6.8	8.8	6.9	38.5	23.9	24.8	10.6
May	82.6	47.6	1.8	33.2	11.1	6.5	7.9	6.0	39.4	24.3	24.2	10.8
June	84.7	45.5	1.7	37.5	11.7	6.2	5.7	4.5	42.4	23.5	24.9	11.2
July	80.7	43.4	1.9	35.5	8.3	5.8	6.2	4.2	43.2	23.6	23.1	9.8
August	87.4	45.5	2.5	39.4	8.7	5.9	7.8	5.9	46.2	23.6	24.8	10.1
September	79.9	45.0	3.5	31.4	8.9	5.8	7.9	5.9	41.6	23.8	21.5	9.5
October	75.3	42.8	3.0	29.5	8.0	5.6	7.0	4.9	39.9	22.8	20.3	9.4
November	73.8	43.6	3.1	27.1	6.8	4.9	8.9	6.9	39.8	22.4	18.3	9.4
December	78.1	42.3	2.4	33.3	7.8	4.9	6.2	3.9	43.3	23.3	20.9	10.3
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 ^f	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 ^f	87.9	46.3	2.2	39.5	8.2	4.8	8.0	5.3	45.6	24.8	26.1	11.4
April^p	83.6	46.1	2.1	35.4	8.3	4.6	7.1	5.4	42.0	23.7	26.2	12.4
Average RSE (%) ¹	5	6	20	8	16	20	15	17	6	8	12	17
Percent Change:²												
<i>April 2012 from March 2012</i>	-4.9%	-0.4%	-4.1%	-10.3%	0.6%	-4.7%	-11.3%	1.7%	-7.8%	-4.2%	0.2%	8.8%
<i>90% Confidence Interval³</i>	± 4.9	± 5.0	± 12.4	± 7.5	± 14.6	± 9.4	± 15.4	± 21.8	± 6.7	± 8.9	± 6.6	± 9.0
<i>April 2012 from April 2011</i>	2.2%	-4.4%	1.7%	12.5%	-14.5%	-32.3%	-19.0%	-21.6%	9.0%	-0.7%	5.7%	16.2%
<i>90% Confidence Interval³</i>	± 8.9	± 8.7	± 45.6	± 18.2	± 20.6	± 20.7	± 19.2	± 19.6	± 12.4	± 10.4	± 17.0	± 22.4

^pPreliminary. ^fRevised. RSE Relative Standard Error.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												
2010: ^f January	614	510	(S)	97	69	57	94	78	325	272	126	103
February	604	526	(S)	62	70	53	109	98	286	263	139	112
March	636	542	(S)	86	65	57	96	86	342	290	133	109
April	687	566	(S)	108	82	54	118	92	379	322	108	98
May	583	457	(S)	114	72	57	108	80	290	229	113	91
June	536	445	(S)	86	62	50	84	70	281	231	109	94
July	546	426	(S)	101	76	51	92	76	271	222	107	77
August	599	417	(S)	168	75	35	106	81	282	216	136	85
September	594	449	(S)	139	70	59	95	77	296	223	133	90
October	543	438	(S)	93	83	58	94	73	265	227	101	80
November	545	452	(S)	79	73	49	109	84	266	240	97	79
December	539	429	(S)	101	58	49	68	57	273	227	140	96
2011: ^f January	632	433	(S)	187	93	45	116	87	304	206	119	95
February	518	393	(S)	108	53	33	64	62	312	227	89	71
March	600	428	(S)	161	62	39	81	68	343	237	114	84
April	552	414	(S)	124	58	45	96	65	278	225	120	79
May	551	409	(S)	136	57	38	100	72	263	218	131	81
June	615	443	(S)	165	69	38	126	84	286	235	134	86
July	614	429	(S)	176	86	41	91	75	304	225	133	88
August	581	422	(S)	152	56	35	86	51	298	244	141	92
September	647	422	(S)	219	59	41	97	74	329	220	162	87
October	630	439	(S)	175	65	42	110	78	321	234	134	85
November	708	460	(S)	239	98	57	94	70	344	238	172	95
December	697	520	(S)	153	62	44	178	138	328	248	129	90
2012: January ^f	720	511	(S)	193	74	44	106	82	403	290	137	95
February ^f	718	470	(S)	240	66	50	99	87	419	253	134	80
March ^f	699	481	(S)	208	87	45	119	89	345	250	148	97
April^p	717	492	(S)	217	69	46	127	92	385	260	136	94
Average RSE (%) ¹	6	5	(X)	16	15	13	12	10	8	7	12	9
Percent Change:												
<i>April 2012 from March 2012</i>	<i>2.6%</i>	<i>2.3%</i>	<i>(S)</i>	<i>4.3%</i>	<i>-20.7%</i>	<i>2.2%</i>	<i>6.7%</i>	<i>3.4%</i>	<i>11.6%</i>	<i>4.0%</i>	<i>-8.1%</i>	<i>-3.1%</i>
<i>90% Confidence Interval²</i>	<i>± 14.8</i>	<i>± 11.9</i>	<i>(X)</i>	<i>± 31.9</i>	<i>± 29.1</i>	<i>± 32.2</i>	<i>± 42.5</i>	<i>± 25.2</i>	<i>± 22.3</i>	<i>± 22.5</i>	<i>± 21.3</i>	<i>± 21.4</i>
<i>April 2012 from April 2011</i>	<i>29.9%</i>	<i>18.8%</i>	<i>(S)</i>	<i>75.0%</i>	<i>19.0%</i>	<i>2.2%</i>	<i>32.3%</i>	<i>41.5%</i>	<i>38.5%</i>	<i>15.6%</i>	<i>13.3%</i>	<i>19.0%</i>
<i>90% Confidence Interval²</i>	<i>± 15.2</i>	<i>± 10.2</i>	<i>(X)</i>	<i>± 62.8</i>	<i>± 40.6</i>	<i>± 29.1</i>	<i>± 31.7</i>	<i>± 22.2</i>	<i>± 20.3</i>	<i>± 13.9</i>	<i>± 33.6</i>	<i>± 16.9</i>

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												
2010	586.9	471.2	11.4	104.3	71.6	52.3	97.9	79.2	297.5	247.1	119.9	92.6
2011	608.8	430.6	10.9	167.3	67.7	41.2	100.9	74.3	307.8	229.3	132.5	85.7
RSE (%)	1	1	14	3	4	4	2	3	2	2	2	2
2011: First 4 months	174.5	127.3	4.0	43.2	19.2	11.6	22.8	17.1	98.2	72.8	34.4	25.8
2012: First 4 months	218.5	151.4	3.1	64.1	21.5	13.2	30.3	22.7	123.0	86.0	43.6	29.5
RSE (%)	2	2	18	5	4	5	4	3	3	2	5	5
<i>Year to Date Percent Change</i> ³	25.2%	18.9%	-23.2%	48.3%	12.3%	13.4%	33.0%	32.1%	25.4%	18.2%	26.8%	14.5%
<i>90% Confidence Interval</i> ²	± 6.6	± 4.0	± 31.9	± 24.9	± 15.0	± 15.8	± 13.7	± 12.3	± 8.3	± 4.8	± 15.1	± 7.6
2010: January	38.9	31.7	0.5	6.7	4.1	3.3	4.3	3.2	22.5	18.8	7.9	6.4
February	40.7	35.2	1.1	4.3	3.9	2.7	5.4	4.7	21.2	19.6	10.2	8.3
March	54.7	47.4	0.6	6.7	5.3	4.7	7.0	6.2	30.8	26.8	11.5	9.7
April	62.0	52.2	1.0	8.8	7.3	5.1	10.8	8.7	33.8	29.2	10.0	9.2
May	56.2	44.5	1.1	10.5	7.1	5.6	11.0	8.5	26.8	21.2	11.3	9.2
June	53.8	45.5	0.5	7.8	6.4	5.4	9.1	7.8	27.5	22.9	10.8	9.4
July	51.5	40.7	1.7	9.0	7.2	5.0	9.3	7.9	24.7	20.3	10.2	7.6
August	56.3	39.1	1.3	15.9	6.9	3.1	11.0	8.6	25.3	19.1	13.1	8.2
September	53.0	39.2	0.6	13.2	6.1	5.1	8.8	7.1	26.4	19.4	11.7	7.6
October	45.4	36.0	1.1	8.3	7.5	5.3	8.7	6.8	21.6	18.2	7.7	5.8
November	40.6	33.0	1.2	6.4	5.5	3.6	8.7	6.6	19.4	17.3	6.9	5.4
December	33.8	26.6	0.6	6.6	4.0	3.4	3.7	3.0	17.4	14.4	8.7	5.8
2011: January	40.2	26.6	0.8	12.8	5.8	2.6	5.6	3.6	21.2	14.5	7.6	5.9
February	35.4	26.6	1.2	7.6	3.1	1.7	3.1	2.9	22.8	16.8	6.5	5.2
March	49.9	36.3	0.9	12.6	5.0	3.2	5.9	4.9	29.2	20.8	9.8	7.4
April	49.0	37.7	1.1	10.2	5.2	4.2	8.3	5.7	24.9	20.6	10.6	7.2
May	54.0	40.9	0.6	12.5	5.6	3.9	10.8	8.2	24.5	20.4	13.1	8.5
June	60.5	44.8	0.6	15.2	6.9	4.0	13.2	9.3	27.5	22.8	13.0	8.7
July	57.6	41.0	0.8	15.8	8.0	4.0	9.1	7.7	27.7	20.6	12.7	8.7
August	54.5	39.4	0.6	14.5	5.2	3.2	8.6	5.3	27.2	22.1	13.4	8.8
September	58.8	37.3	0.6	20.9	5.2	3.5	9.5	7.2	29.4	19.0	14.6	7.5
October	53.2	36.2	1.4	15.6	5.8	3.8	10.0	7.2	26.7	19.0	10.6	6.3
November	53.0	32.7	0.7	19.6	7.6	4.2	7.2	5.3	25.7	17.0	12.6	6.3
December	42.7	31.0	1.6	10.1	4.2	3.0	9.7	7.0	20.9	15.6	7.9	5.3
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 ^f	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 ^f	57.4	40.2	0.8	16.4	6.9	3.7	8.6	6.2	29.4	21.9	12.5	8.4
April^p	64.2	45.8	0.6	17.8	6.2	4.3	11.5	8.6	34.1	23.9	12.4	9.0
Average RSE (%) ¹	6	5	31	16	15	13	12	10	8	7	12	9

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

X Not applicable.

¹Average RSE for the latest 6-month period.

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

³ Computed using unrounded data.

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												
2010: ^f January	501	299	(S)	191	110	44	78	55	191	133	122	67
February	493	302	(S)	180	108	44	79	57	187	134	119	67
March	492	306	(S)	175	107	44	80	58	188	137	117	67
April	488	307	(S)	171	107	44	81	59	186	138	114	66
May	476	301	(S)	164	105	44	79	58	184	135	108	64
June	447	282	(S)	155	104	43	71	52	175	127	97	60
July	443	277	(S)	155	103	42	70	50	175	126	95	59
August	444	273	(S)	160	103	41	71	51	175	123	95	58
September	439	270	(S)	159	101	41	71	51	174	121	93	57
October	436	266	(S)	160	100	41	70	49	173	120	93	56
November	431	266	(S)	154	99	40	69	49	173	121	90	56
December	427	262	(S)	154	99	40	67	48	170	118	91	56
2011: ^f January	430	259	(S)	160	100	39	68	48	171	116	91	56
February	423	252	(S)	160	99	38	66	47	171	113	87	54
March	420	252	(S)	156	99	37	66	47	169	114	86	54
April	416	248	(S)	157	95	37	67	45	168	113	86	53
May	414	245	(S)	158	94	36	66	45	169	113	85	51
June	418	246	(S)	162	93	35	67	46	170	114	88	51
July	418	243	(S)	165	95	35	66	46	166	110	91	52
August	413	239	(S)	164	94	33	62	44	166	111	91	51
September	418	238	(S)	171	91	34	63	44	169	110	95	50
October	423	237	(S)	176	88	34	65	44	172	109	98	50
November	432	236	(S)	186	92	35	65	43	174	109	101	49
December	434	236	(S)	188	91	35	68	46	174	107	101	48
2012: January ^f	443	241	(S)	191	90	36	69	46	182	111	102	48
February ^f	450	243	(S)	196	89	37	70	47	188	111	103	48
March ^f	456	244	(S)	202	90	37	69	47	190	111	107	49
April^p	457	244	(S)	203	88	37	72	48	192	111	105	48
Average RSE (%) ¹	2	3	(X)	3	6	7	7	9	3	4	4	8
Percent Change:												
<i>April 2012 from March 2012</i>	<i>0.2%</i>	<i>0.0%</i>	<i>(S)</i>	<i>0.5%</i>	<i>-2.2%</i>	<i>0.0%</i>	<i>4.3%</i>	<i>2.1%</i>	<i>1.1%</i>	<i>0.0%</i>	<i>-1.9%</i>	<i>-2.0%</i>
<i>90% Confidence Interval²</i>	<i>± 1.5</i>	<i>± 1.4</i>	<i>(X)</i>	<i>± 2.9</i>	<i>± 2.2</i>	<i>± 2.9</i>	<i>± 2.7</i>	<i>± 3.2</i>	<i>± 2.6</i>	<i>± 2.1</i>	<i>± 3.4</i>	<i>± 4.1</i>
<i>April 2012 from April 2011</i>	<i>9.9%</i>	<i>-1.6%</i>	<i>(S)</i>	<i>29.3%</i>	<i>-7.4%</i>	<i>0.0%</i>	<i>7.5%</i>	<i>6.7%</i>	<i>14.3%</i>	<i>-1.8%</i>	<i>22.1%</i>	<i>-9.4%</i>
<i>90% Confidence Interval²</i>	<i>± 4.5</i>	<i>± 3.9</i>	<i>(X)</i>	<i>± 11.5</i>	<i>± 8.2</i>	<i>± 7.6</i>	<i>± 11.4</i>	<i>± 15.0</i>	<i>± 6.0</i>	<i>± 5.6</i>	<i>± 10.8</i>	<i>± 4.7</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												
2010: January	483.5	283.4	10.5	189.6	107.8	42.8	74.9	51.8	183.1	125.7	117.7	63.1
February	476.2	287.0	10.6	178.6	105.8	42.2	73.8	52.3	181.0	128.4	115.6	64.0
March	480.8	295.8	10.7	174.2	106.0	43.1	75.0	53.4	185.1	134.8	114.6	64.6
April	485.1	304.7	10.2	170.2	106.7	43.8	77.6	56.0	187.3	139.1	113.5	65.8
May	482.8	306.0	10.7	166.1	106.5	44.9	78.7	57.5	187.6	138.1	109.9	65.4
June	457.6	290.9	10.2	156.5	105.1	43.6	73.5	54.0	180.5	131.9	98.5	61.4
July	457.2	290.8	10.6	155.8	105.0	43.7	73.7	53.9	180.8	131.4	97.6	61.8
August	458.3	287.5	10.9	159.9	104.2	42.6	75.3	55.1	179.5	127.6	99.2	62.2
September	451.4	280.9	10.3	160.2	102.4	42.2	74.2	54.0	178.6	125.1	96.2	59.5
October	442.3	270.5	10.6	161.2	101.6	41.6	72.4	51.3	174.5	121.0	93.8	56.6
November	432.0	265.0	11.2	155.8	100.0	40.0	70.1	50.3	171.9	119.4	90.0	55.3
December	411.0	247.3	10.7	153.1	97.5	38.9	65.2	46.4	161.3	109.8	87.0	52.2
2011: January	413.8	245.3	10.9	157.6	98.1	37.8	64.8	45.2	164.2	109.7	86.7	52.6
February	408.2	238.4	11.4	158.4	96.5	36.0	61.6	42.8	165.8	108.3	84.3	51.3
March	410.6	243.6	11.9	155.0	97.2	35.9	62.3	43.1	167.4	112.4	83.7	52.1
April	414.9	246.7	11.5	156.7	95.0	36.7	65.0	43.1	168.9	114.0	86.1	52.8
May	419.6	249.7	11.0	158.8	94.7	36.3	65.9	44.9	172.7	116.6	86.3	51.9
June	426.2	253.4	10.2	162.6	93.9	35.8	68.7	47.5	174.5	117.8	89.1	52.4
July	428.7	253.9	9.9	164.9	96.5	36.0	68.5	48.8	170.8	114.8	92.9	54.3
August	424.7	250.6	9.8	164.3	94.8	34.4	65.2	46.8	170.8	115.5	93.9	53.9
September	429.1	248.2	9.3	171.7	92.1	34.7	66.3	47.3	172.7	113.8	98.0	52.4
October	429.5	241.6	9.8	178.2	89.9	35.0	67.7	46.3	173.4	109.9	98.5	50.3
November	433.3	234.9	9.9	188.5	93.6	35.3	66.2	44.2	172.9	107.4	100.7	48.1
December	417.7	221.6	10.3	185.9	89.6	34.1	66.1	44.1	165.1	99.1	96.9	44.4
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 ^f	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 ^f	445.7	235.6	10.3	199.9	88.0	35.5	65.5	43.6	187.6	109.4	104.6	47.2
April^p	454.0	241.9	10.1	202.0	87.6	36.4	69.0	45.4	193.2	112.3	104.2	47.8
Average RSE (%) ¹	2	3	11	3	6	7	7	9	3	4	4	8

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

¹Average RSE for the latest 6-month period.

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

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												
2010: ^f January	689	448	(S)	222	90	51	82	68	310	214	207	115
February	670	456	(S)	205	86	52	86	65	327	232	171	107
March	635	491	(S)	136	66	48	83	76	334	260	152	107
April	737	556	(S)	170	95	63	102	77	403	312	137	104
May	702	518	(S)	179	90	57	120	81	317	268	175	112
June	894	684	(S)	202	81	66	175	137	392	330	246	151
July	572	470	(S)	94	67	45	106	92	283	245	116	88
August	592	473	(S)	113	81	52	98	72	296	261	117	88
September	632	484	(S)	137	89	57	95	77	306	245	142	105
October	605	479	(S)	119	88	59	115	85	288	245	114	90
November	552	432	(S)	115	73	53	121	73	260	226	98	80
December	565	454	(S)	100	60	44	90	74	298	246	117	90
2011: ^f January	523	427	(S)	90	67	48	94	76	254	221	108	82
February	621	488	(S)	125	69	51	97	80	328	251	127	106
March	589	368	(S)	213	67	40	95	66	336	194	91	68
April	542	428	(S)	98	66	41	98	76	277	228	101	83
May	543	442	(S)	97	68	54	104	74	242	215	129	99
June	580	454	(S)	110	84	49	113	75	283	246	100	84
July	634	483	(S)	142	66	48	116	79	351	273	101	83
August	617	478	(S)	135	65	50	123	80	294	242	135	106
September	600	424	(S)	166	97	32	91	67	299	235	113	90
October	578	445	(S)	126	89	36	94	82	284	238	111	89
November	583	455	(S)	123	51	42	95	76	313	233	124	104
December	606	460	(S)	137	79	39	105	78	297	245	125	98
2012: January ^f	542	394	(S)	140	89	37	87	65	275	220	91	72
February ^f	572	432	(S)	136	79	40	97	79	283	229	113	84
March ^f	592	439	(S)	142	67	43	126	80	287	226	112	90
April^p	651	489	(S)	158	69	43	98	88	328	248	156	110
Average RSE (%) ¹	6	6	(X)	18	19	17	13	14	9	8	11	12
Percent Change:												
<i>April 2012 from March 2012</i>	<i>10.0%</i>	<i>11.4%</i>	<i>(S)</i>	<i>11.3%</i>	<i>3.0%</i>	<i>0.0%</i>	<i>-22.2%</i>	<i>10.0%</i>	<i>14.3%</i>	<i>9.7%</i>	<i>39.3%</i>	<i>22.2%</i>
<i>90% Confidence Interval²</i>	<i>± 16.7</i>	<i>± 13.6</i>	<i>(X)</i>	<i>± 52.0</i>	<i>± 32.4</i>	<i>± 37.1</i>	<i>± 15.3</i>	<i>± 33.3</i>	<i>± 28.7</i>	<i>± 17.4</i>	<i>± 34.5</i>	<i>± 36.1</i>
<i>April 2012 from April 2011</i>	<i>20.1%</i>	<i>14.3%</i>	<i>(S)</i>	<i>61.2%</i>	<i>4.5%</i>	<i>4.9%</i>	<i>0.0%</i>	<i>15.8%</i>	<i>18.4%</i>	<i>8.8%</i>	<i>54.5%</i>	<i>32.5%</i>
<i>90% Confidence Interval²</i>	<i>± 18.0</i>	<i>± 16.5</i>	<i>(X)</i>	<i>± 94.2</i>	<i>± 23.8</i>	<i>± 28.3</i>	<i>± 32.0</i>	<i>± 30.2</i>	<i>± 27.4</i>	<i>± 20.7</i>	<i>± 35.4</i>	<i>± 36.2</i>

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												
2010	651.7	496.3	8.9	146.5	80.4	54.0	106.9	81.9	316.7	257.6	147.7	102.8
2011	584.9	446.6	8.4	129.9	72.5	44.0	103.0	75.9	295.5	235.6	113.9	91.2
RSE (%)	2	2	18	7	5	4	3	3	3	3	3	3
2011: First 4 months	163.0	122.8	2.8	37.5	18.3	11.9	26.7	20.5	87.7	66.3	30.3	24.1
2012: First 4 months	171.9	127.0	2.0	43.0	21.0	10.7	28.6	21.5	87.5	68.8	34.8	26.0
RSE (%)	3	3	19	11	12	10	6	7	4	4	8	6
<i>Year to Date Percent Change</i> ³	5.5%	3.4%	-29.3%	14.7%	14.4%	-10.5%	7.1%	5.0%	-0.2%	3.8%	14.8%	7.9%
<i>90% Confidence Interval</i> ²	± 7.8	± 7.2	± 29.9	± 27.6	± 27.4	± 18.1	± 16.6	± 18.2	± 10.2	± 9.3	± 13.6	± 9.7
2010: January	46.3	30.0	1.3	15.1	5.8	3.2	5.5	4.5	21.2	14.7	13.9	7.6
February	45.4	30.7	0.6	14.1	5.6	3.2	5.7	4.3	23.0	16.5	11.2	6.8
March	48.6	37.6	0.6	10.4	4.4	3.0	5.7	5.2	26.0	20.4	12.5	9.0
April	57.7	42.9	0.9	13.9	7.2	4.6	7.9	5.8	32.1	24.7	10.5	7.9
May	58.7	43.0	0.5	15.2	7.5	4.7	10.0	6.7	26.2	22.1	14.9	9.5
June	77.7	60.1	0.7	16.9	7.7	6.5	14.8	11.6	33.9	28.7	21.2	13.3
July	48.2	39.2	0.7	8.3	5.8	4.0	8.8	7.5	23.8	20.4	9.8	7.3
August	54.6	41.4	0.6	12.6	7.9	4.6	9.3	6.4	26.6	22.7	10.9	7.7
September	56.7	43.9	1.0	11.8	7.9	5.2	8.8	7.3	26.7	21.4	13.2	10.0
October	54.8	44.7	0.6	9.5	8.2	5.8	10.7	8.3	25.9	22.4	10.0	8.1
November	48.3	38.7	0.4	9.2	6.5	4.9	11.0	7.1	22.4	19.7	8.4	7.0
December	54.7	44.0	1.0	9.6	5.9	4.3	8.7	7.2	28.9	23.9	11.2	8.6
2011: January	35.0	28.4	0.4	6.2	4.2	2.9	6.3	5.0	17.3	15.1	7.2	5.4
February	42.0	32.9	0.5	8.5	4.4	3.2	6.4	5.2	23.1	17.8	8.1	6.7
March	43.8	28.2	0.5	15.1	4.5	2.6	6.5	4.5	25.4	15.3	7.4	5.8
April	42.2	33.3	1.3	7.7	5.2	3.2	7.4	5.7	21.9	18.0	7.7	6.3
May	45.4	36.6	0.4	8.4	5.6	4.4	8.7	6.1	20.0	17.6	11.1	8.4
June	50.5	39.7	1.4	9.4	7.5	4.5	9.6	6.3	24.6	21.4	8.8	7.4
July	53.6	40.2	0.8	12.6	5.8	4.2	9.7	6.4	29.6	22.7	8.5	6.9
August	57.3	42.1	0.5	14.7	6.3	4.6	11.8	7.1	26.9	21.1	12.4	9.3
September	54.7	38.4	0.9	15.3	8.9	2.9	8.6	6.4	26.5	20.6	10.7	8.6
October	52.1	41.3	0.5	10.3	7.7	3.4	9.0	8.0	25.6	21.9	9.8	8.0
November	50.1	40.7	0.4	9.0	4.7	4.1	8.8	7.5	26.0	20.1	10.5	9.1
December	58.3	44.8	0.8	12.6	7.8	4.0	10.0	7.6	28.6	23.8	11.9	9.4
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 ^f	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 ^f	45.0	33.7	0.8	10.5	4.6	2.8	8.7	5.4	22.4	18.0	9.2	7.6
April^p	51.5	37.8	0.3	13.4	5.2	3.0	7.6	6.7	26.4	19.7	12.2	8.3
Average RSE (%) ¹	6	6	44	18	19	17	13	14	9	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.