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NEW RESIDENTIAL CONSTRUCTION IN FEBRUARY 2016

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for February 2016:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in February were at a seasonally adjusted annual rate of 1,167,000. This is 3.1 percent ($\pm 0.8\%$) below the revised January rate of 1,204,000, but is 6.3 percent ($\pm 2.0\%$) above the February 2015 estimate of 1,098,000.

Single-family authorizations in February were at a rate of 731,000; this is 0.4 percent ($\pm 1.2\%$)* above the revised January figure of 728,000. Authorizations of units in buildings with five units or more were at a rate of 401,000 in February.

HOUSING STARTS

Privately-owned housing starts in February were at a seasonally adjusted annual rate of 1,178,000. This is 5.2 percent ($\pm 16.9\%$)* above the revised January estimate of 1,120,000 and is 30.9 percent ($\pm 16.3\%$) above the February 2015 rate of 900,000.

Single-family housing starts in February were at a rate of 822,000; this is 7.2 percent ($\pm 17.4\%$)* above the revised January figure of 767,000. The February rate for units in buildings with five units or more was 341,000.

HOUSING COMPLETIONS

Privately-owned housing completions in February were at a seasonally adjusted annual rate of 1,016,000. This is 4.2 percent ($\pm 9.5\%$)* below the revised January estimate of 1,060,000, but is 17.5 percent ($\pm 14.3\%$) above the February 2015 rate of 865,000.

Single-family housing completions in February were at a rate of 736,000; this is 6.1 percent ($\pm 12.7\%$)* above the revised January rate of 694,000. The February rate for units in buildings with five units or more was 261,000.

New Residential Construction data for March 2016 will be released on Tuesday, April 19, 2016, at 8:30 A.M. EDT.

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

To learn more about this release and the other indicators the U.S. Census Bureau publishes, join us for the Investigating Economic Indicators Webinar Series. For more information, visit www.census.gov/econ/webinar.

To receive the latest updates on the Nation's key economic indicators, download the America's Economy app for Apple and Android smartphones and tablets.

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, 6 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 two percent or less. Explanations of confidence intervals and sampling variability can be found on our web site listed above.

* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2015: February	1,098	626	28	444	92	36	158	92	569	349	279	149
March	1,038	642	26	370	129	42	149	99	496	352	264	149
April	1,140	666	32	442	175	45	147	100	551	365	267	156
May	1,250	681	34	535	288	47	171	105	528	368	263	161
June	1,337	692	34	611	284	50	174	109	586	376	293	157
July	1,130	680	28	422	114	53	170	107	576	365	270	155
August	1,161	699	30	432	109	57	176	103	586	375	290	164
September	1,105	694	37	374	118	52	168	102	546	384	273	156
October	1,161	715	34	412	131	51	173	104	594	398	263	162
November	1,282	727	29	526	129	54	204	106	630	394	319	173
December	1,204	732	35	437	202	55	162	110	575	398	265	169
2016: January (r)	1,204	728	35	441	89	54	210	112	585	392	320	170
February (p)	1,167	731	35	401	125	52	186	122	559	379	297	178
Average RSE (%) ¹	2	2	6	1	3	4	3	4	2	2	1	2
<i>Percent Change:</i>												
<i>February 2016 from January 2016</i>	<i>-3.1%</i>	<i>0.4%</i>	<i>0.0%</i>	<i>-9.1%</i>	<i>40.4%</i>	<i>-3.7%</i>	<i>-11.4%</i>	<i>8.9%</i>	<i>-4.4%</i>	<i>-3.3%</i>	<i>-7.2%</i>	<i>4.7%</i>
<i>90% Confidence Interval³</i>	<i>± 0.8</i>	<i>± 1.2</i>	<i>± 7.9</i>	<i>± 1.4</i>	<i>± 6.3</i>	<i>± 5.3</i>	<i>± 4.7</i>	<i>± 7.3</i>	<i>± 0.9</i>	<i>± 1.3</i>	<i>± 1.8</i>	<i>± 2.0</i>
<i>February 2016 from February 2015</i>	<i>6.3%</i>	<i>16.8%</i>	<i>25.0%</i>	<i>-9.7%</i>	<i>35.9%</i>	<i>44.4%</i>	<i>17.7%</i>	<i>32.6%</i>	<i>-1.8%</i>	<i>8.6%</i>	<i>6.5%</i>	<i>19.5%</i>
<i>90% Confidence Interval³</i>	<i>± 2.0</i>	<i>± 0.7</i>	<i>± 29.6</i>	<i>± 3.9</i>	<i>± 22.8</i>	<i>± 8.6</i>	<i>± 3.3</i>	<i>± 5.0</i>	<i>± 2.2</i>	<i>± 1.0</i>	<i>± 2.7</i>	<i>± 2.1</i>
Not seasonally adjusted												
2014:	1,052.1	640.3	29.9	382.0	118.5	54.6	165.2	101.0	524.1	347.7	244.3	137.1
2015:	1,178.1	690.1	32.4	455.6	163.2	51.1	171.7	105.1	569.0	374.5	274.3	159.3
RSE (%)	2	2	5	1	2	3	3	4	2	2	2	2
2015: Year to Date ²	148.4	87.2	3.7	57.4	12.4	4.9	14.4	9.1	83.1	53.3	38.4	19.9
2016: Year to Date ²	158.5	98.3	4.7	55.5	12.5	6.0	18.9	11.4	84.4	57.4	42.7	23.5
RSE (%)	1	2	4	1	3	4	3	3	1	2	1	2
<i>Year to Date Percent Change⁴</i>	<i>6.8%</i>	<i>12.7%</i>	<i>27.0%</i>	<i>-3.3%</i>	<i>0.8%</i>	<i>22.5%</i>	<i>31.3%</i>	<i>25.3%</i>	<i>1.6%</i>	<i>7.7%</i>	<i>11.2%</i>	<i>18.1%</i>
<i>90% Confidence Interval³</i>	<i>± 1.5</i>	<i>± 0.7</i>	<i>± 16.6</i>	<i>± 3.4</i>	<i>± 7.6</i>	<i>± 7.2</i>	<i>± 8.5</i>	<i>± 2.4</i>	<i>± 1.1</i>	<i>± 0.6</i>	<i>± 1.8</i>	<i>± 1.5</i>
2015: February	77.5	43.5	2.0	32.0	5.2	2.0	7.9	4.6	43.9	26.6	20.6	10.3
March	91.3	57.5	2.3	31.5	10.2	3.5	12.1	8.1	45.7	32.5	23.3	13.3
April	104.8	64.2	2.8	37.9	16.2	4.2	14.3	10.2	49.8	34.8	24.5	14.9
May	111.1	62.3	3.0	45.9	25.6	4.4	16.3	10.4	46.2	32.5	23.1	14.9
June	134.1	70.0	3.6	60.5	31.1	5.1	17.8	11.6	55.2	36.4	29.9	16.8
July	102.0	64.9	2.7	34.4	10.7	5.1	16.3	10.8	50.5	33.8	24.5	15.2
August	97.2	61.1	2.7	33.4	9.6	4.9	15.8	9.8	47.9	32.3	23.9	14.1
September	97.2	59.4	3.4	34.3	10.5	4.8	17.4	9.8	46.3	31.8	23.0	13.0
October	98.2	59.4	3.1	35.7	10.7	4.6	16.9	10.0	49.6	31.9	21.0	13.0
November	90.1	49.3	2.0	38.7	9.8	4.1	15.4	7.4	42.9	26.5	22.0	11.3
December	96.8	50.6	2.7	43.6	16.7	3.9	11.0	6.4	46.9	28.3	22.2	12.0
2016: January (r)	74.8	45.7	2.1	27.0	5.0	3.0	9.6	4.9	40.2	27.2	19.9	10.6
February (p)	83.8	52.7	2.6	28.5	7.5	3.1	9.3	6.5	44.2	30.2	22.8	12.9
Average RSE (%) ¹	2	2	6	1	3	4	3	4	2	2	1	2

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

¹Average RSE for the latest 6-month period.

²Reflects revisions not distributed to months.

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

⁴Computed using unrounded data.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted												
2015: February	129	63	(S)	63	13	7	15	7	74	38	27	11
March	133	66	(S)	65	15	7	15	8	72	38	31	13
April	132	63	(S)	67	15	6	14	7	74	38	29	12
May	141	64	(S)	75	25	6	14	7	75	39	27	12
June	153	66	(S)	85	31	7	14	9	79	38	29	12
July	146	63	(S)	81	28	6	14	8	74	37	30	12
August	146	63	(S)	80	28	6	16	9	72	35	30	13
September	135	63	(S)	70	25	7	19	9	63	34	28	13
October	140	66	(S)	72	26	7	18	9	70	37	26	13
November	143	64	(S)	77	25	6	21	9	70	36	27	13
December (r)	148	66	(S)	79	27	6	20	10	72	37	29	13
2016: January (r)	153	71	(S)	80	24	6	22	10	74	40	33	15
February (p)	144	65	(S)	77	23	6	19	9	70	36	32	14
Average RSE (%) ¹	6	7	(X)	10	11	18	18	13	10	10	10	14
Percent Change:²												
<i>February 2016 from January 2016</i>	<i>-5.9%</i>	<i>-8.5%</i>	<i>(S)</i>	<i>-3.8%</i>	<i>-4.2%</i>	<i>0.0%</i>	<i>-13.6%</i>	<i>-10.0%</i>	<i>-5.4%</i>	<i>-10.0%</i>	<i>-3.0%</i>	<i>-6.7%</i>
<i>90% Confidence Interval³</i>	<i>± 4.0</i>	<i>± 4.8</i>	<i>(X)</i>	<i>± 6.1</i>	<i>± 7.1</i>	<i>± 18.0</i>	<i>± 5.3</i>	<i>± 10.6</i>	<i>± 6.6</i>	<i>± 6.5</i>	<i>± 9.3</i>	<i>± 9.3</i>
<i>February 2016 from February 2015</i>	<i>11.6%</i>	<i>3.2%</i>	<i>(S)</i>	<i>22.2%</i>	<i>76.9%</i>	<i>-14.3%</i>	<i>26.7%</i>	<i>28.6%</i>	<i>-5.4%</i>	<i>-5.3%</i>	<i>18.5%</i>	<i>27.3%</i>
<i>90% Confidence Interval³</i>	<i>± 13.4</i>	<i>± 14.3</i>	<i>(X)</i>	<i>± 21.8</i>	<i>± 48.3</i>	<i>± 16.7</i>	<i>± 52.1</i>	<i>± 42.1</i>	<i>± 13.4</i>	<i>± 19.9</i>	<i>± 20.2</i>	<i>± 23.5</i>
Not seasonally adjusted												
2015: February	125.4	60.8	2.5	62.1	13.1	6.9	14.1	6.9	73.0	36.5	25.3	10.6
March	133.3	65.9	2.3	65.1	14.5	7.0	16.3	8.9	70.5	37.3	32.0	12.8
April	135.2	66.6	1.9	66.7	15.2	6.3	15.1	8.2	73.9	39.9	31.0	12.1
May	142.7	65.8	2.1	74.8	25.0	5.8	14.1	8.1	74.5	39.3	29.1	12.7
June	160.1	68.6	2.0	89.6	34.8	7.1	15.1	9.2	79.2	38.8	31.1	13.5
July	151.2	66.7	2.2	82.3	29.9	6.5	14.7	8.9	77.0	38.6	29.6	12.7
August	148.7	63.8	2.6	82.4	28.8	6.3	16.1	9.3	74.4	35.2	29.4	13.0
September	135.3	63.6	1.9	69.8	25.2	6.9	19.4	9.4	64.7	34.3	26.1	13.0
October	139.9	65.3	2.0	72.6	23.6	6.3	20.1	8.7	71.0	37.0	25.1	13.3
November	133.1	60.2	2.0	70.9	23.1	5.5	18.4	7.6	66.2	34.7	25.4	12.3
December (r)	146.3	63.6	2.5	80.1	27.2	5.9	17.5	8.4	72.2	35.8	29.4	13.5
2016: January (r)	145.9	66.4	2.2	77.3	22.1	5.4	19.1	8.8	74.0	38.4	30.8	13.9
February (p)	145.3	64.0	2.0	79.2	24.3	5.7	18.2	8.4	71.1	36.0	31.7	13.9
Average RSE (%) ¹	6	7	24	10	11	18	18	13	10	10	10	14

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

Z Relative standard error is less than 0.5 percent.

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												
2015: February	900	600	(S)	292	46	22	102	81	509	349	243	148
March	954	623	(S)	311	100	44	142	87	511	348	201	144
April	1,190	735	(S)	436	193	53	167	123	525	379	305	180
May	1,072	697	(S)	366	143	54	147	103	511	370	271	170
June	1,211	687	(S)	510	223	43	147	99	552	390	289	155
July	1,152	759	(S)	382	160	71	171	119	556	391	265	178
August	1,116	734	(S)	376	110	55	146	107	615	426	245	146
September	1,207	741	(S)	455	130	56	137	111	638	406	302	168
October	1,071	715	(S)	344	136	59	173	114	514	374	248	168
November	1,176	786	(S)	384	128	68	168	107	612	424	268	187
December (r)	1,159	769	(S)	373	155	63	165	114	588	419	251	173
2016: January (r)	1,120	767	(S)	333	150	64	151	129	574	417	245	157
February (p)	1,178	822	(S)	341	73	56	181	153	615	417	309	196
Average RSE (%) ¹	6	5	(X)	14	17	13	14	11	9	6	10	8
<i>Percent Change:</i>												
<i>February 2016 from January 2016</i>	<i>5.2%</i>	<i>7.2%</i>	<i>(S)</i>	<i>2.4%</i>	<i>-51.3%</i>	<i>-12.5%</i>	<i>19.9%</i>	<i>18.6%</i>	<i>7.1%</i>	<i>0.0%</i>	<i>26.1%</i>	<i>24.8%</i>
<i>90% Confidence Interval</i> ²	<i>± 16.9</i>	<i>± 17.4</i>	<i>(X)</i>	<i>± 34.5</i>	<i>± 22.9</i>	<i>± 24.4</i>	<i>± 64.5</i>	<i>± 70.5</i>	<i>± 21.3</i>	<i>± 19.5</i>	<i>± 28.4</i>	<i>± 24.8</i>
<i>February 2016 from February 2015</i>	<i>30.9%</i>	<i>37.0%</i>	<i>(S)</i>	<i>16.8%</i>	<i>58.7%</i>	<i>154.5%</i>	<i>77.5%</i>	<i>88.9%</i>	<i>20.8%</i>	<i>19.5%</i>	<i>27.2%</i>	<i>32.4%</i>
<i>90% Confidence Interval</i> ²	<i>± 16.3</i>	<i>± 16.1</i>	<i>(X)</i>	<i>± 35.5</i>	<i>± 75.8</i>	<i>± 177.3</i>	<i>± 63.2</i>	<i>± 49.5</i>	<i>± 21.9</i>	<i>± 17.4</i>	<i>± 27.6</i>	<i>± 28.3</i>
Not seasonally adjusted												
2014:	1,003.3	647.9	13.7	341.7	109.6	51.3	162.5	105.7	496.3	345.9	235.0	145.1
2015: (r)	1,111.8	714.5	11.5	385.8	138.1	54.8	152.6	107.3	555.5	387.1	265.6	165.2
RSE (%)	2	1	15	5	5	3	4	3	2	2	3	2
2015: Year to Date	134.9	87.0	1.0	46.9	9.8	4.4	12.5	8.0	74.9	52.7	37.8	21.9
2016: Year to Date	155.4	105.9	2.5	47.0	13.7	6.6	16.1	12.6	87.0	62.2	38.6	24.6
RSE (%)	4	3	49	12	20	18	7	12	5	4	8	6
<i>Year to Date Percent Change</i> ³	<i>15.2%</i>	<i>21.7%</i>	<i>155.1%</i>	<i>0.1%</i>	<i>40.6%</i>	<i>49.4%</i>	<i>28.8%</i>	<i>57.6%</i>	<i>16.1%</i>	<i>17.9%</i>	<i>2.2%</i>	<i>12.2%</i>
<i>90% Confidence Interval</i> ²	<i>± 10.5</i>	<i>± 9.2</i>	<i>± 249.2</i>	<i>± 21.9</i>	<i>± 54.4</i>	<i>± 54.8</i>	<i>± 22.5</i>	<i>± 41.2</i>	<i>± 13.6</i>	<i>± 10.4</i>	<i>± 15.6</i>	<i>± 13.0</i>
2015: February	61.9	40.6	0.6	20.7	2.8	1.2	5.0	3.5	37.3	25.9	16.8	10.0
March	79.7	52.9	1.6	25.2	8.0	3.4	10.5	6.1	44.4	31.1	16.8	12.2
April	108.5	69.5	1.6	37.4	17.3	5.3	16.0	12.2	46.7	34.1	28.5	17.8
May	99.6	66.5	0.8	32.3	13.2	5.3	14.6	10.8	46.6	34.2	25.1	16.2
June	112.3	69.4	1.2	41.8	19.1	4.4	14.5	10.6	51.8	38.5	26.9	15.9
July	107.2	71.8	1.0	34.5	14.8	6.7	17.1	12.4	50.0	35.2	25.3	17.5
August	99.2	66.4	0.5	32.2	9.9	5.2	13.7	10.3	54.2	38.0	21.4	12.9
September	111.6	65.0	1.1	45.5	12.4	5.0	13.6	11.1	58.3	35.1	27.2	13.9
October	90.9	58.9	1.1	30.9	12.3	5.4	16.5	11.2	42.2	29.7	19.7	12.6
November	89.9	57.0	0.5	32.5	10.4	5.3	13.6	8.4	45.8	29.8	20.2	13.3
December (r)	78.1	50.2	1.2	26.7	11.0	4.4	9.9	6.2	40.7	28.6	16.5	10.9
2016: January (r)	74.3	49.7	1.4	23.1	9.7	3.7	7.2	5.7	40.4	29.5	17.0	10.9
February (p)	81.1	56.2	1.1	23.9	4.0	2.8	8.9	6.9	46.6	32.7	21.6	13.7
Average RSE (%) ¹	6	5	39	14	17	13	14	11	9	6	10	8

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

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

¹ Average RSE for the latest 6-month period.

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

³ Computed using unrounded data.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted												
2015: February	833	359	(S)	463	130	41	128	63	367	175	208	80
March	842	360	(S)	471	129	41	129	63	376	175	208	81
April	867	366	(S)	489	143	42	129	63	379	177	216	84
May	877	371	(S)	494	147	43	128	63	383	179	219	86
June	891	375	(S)	504	157	43	128	63	382	183	224	86
July	906	387	(S)	507	165	46	127	65	386	188	228	88
August	917	392	(S)	514	167	46	126	65	396	194	228	87
September	935	398	(S)	526	169	46	120	65	410	199	236	88
October	945	405	(S)	529	172	47	123	66	412	202	238	90
November	965	416	(S)	538	173	48	128	69	424	206	240	93
December (r)	976	419	(S)	546	179	49	130	68	429	208	238	94
2016: January (r)	978	421	(S)	546	182	49	130	70	427	208	239	94
February (p)	987	427	(S)	549	183	50	131	72	432	211	241	94
Average RSE (%) ¹	3	3	(X)	5	8	5	5	5	4	5	5	5
Percent Change:												
<i>February 2016 from January 2016</i>	<i>0.9%</i>	<i>1.4%</i>	<i>(S)</i>	<i>0.5%</i>	<i>0.5%</i>	<i>2.0%</i>	<i>0.8%</i>	<i>2.9%</i>	<i>1.2%</i>	<i>1.4%</i>	<i>0.8%</i>	<i>0.0%</i>
<i>90% Confidence Interval²</i>	<i>± 0.9</i>	<i>± 1.5</i>	<i>(X)</i>	<i>± 1.2</i>	<i>± 1.1</i>	<i>± 3.1</i>	<i>± 2.0</i>	<i>± 2.0</i>	<i>± 1.7</i>	<i>± 1.8</i>	<i>± 1.8</i>	<i>± 3.7</i>
<i>February 2016 from February 2015</i>	<i>18.5%</i>	<i>18.9%</i>	<i>(S)</i>	<i>18.6%</i>	<i>40.8%</i>	<i>22.0%</i>	<i>2.3%</i>	<i>14.3%</i>	<i>17.7%</i>	<i>20.6%</i>	<i>15.9%</i>	<i>17.5%</i>
<i>90% Confidence Interval²</i>	<i>± 5.2</i>	<i>± 4.1</i>	<i>(X)</i>	<i>± 7.9</i>	<i>± 21.0</i>	<i>± 9.2</i>	<i>± 8.8</i>	<i>± 5.6</i>	<i>± 6.5</i>	<i>± 6.8</i>	<i>± 8.2</i>	<i>± 6.2</i>
Not seasonally adjusted												
2015: February	808.8	338.7	10.7	459.4	127.7	39.3	121.5	57.3	357.8	166.9	201.8	75.1
March	827.6	345.2	11.2	471.1	128.2	39.9	123.5	57.7	371.1	170.0	204.8	77.7
April	866.2	361.8	11.9	492.5	143.4	41.6	126.4	60.1	380.3	176.6	216.1	83.5
May	885.9	373.6	12.2	500.1	148.2	43.1	128.7	62.4	387.9	181.3	221.1	86.8
June	908.5	386.7	12.1	509.7	159.2	44.1	130.6	64.9	389.8	188.5	228.8	89.2
July	926.8	405.0	11.7	510.1	166.0	46.7	131.0	68.7	395.1	196.0	234.6	93.6
August	932.6	412.3	11.3	509.0	167.7	47.7	129.5	69.1	403.0	202.6	232.4	92.9
September	953.1	417.4	11.3	524.4	170.2	47.6	124.2	69.3	418.1	207.7	240.6	92.9
October	951.7	415.0	11.2	525.5	171.7	47.5	126.7	70.2	414.3	205.8	239.0	91.5
November	967.7	416.3	10.7	540.7	174.4	48.4	129.9	70.8	424.1	205.2	239.4	92.0
December (r)	950.8	397.6	11.0	542.3	176.8	48.0	127.8	66.3	415.9	196.0	230.4	87.2
2016: January (r)	953.0	399.8	10.9	542.3	179.9	47.7	125.4	65.8	415.7	198.0	232.0	88.3
February (p)	958.5	403.5	10.5	544.6	179.2	47.5	124.3	66.1	419.9	200.9	235.1	89.0
Average RSE (%) ¹	3	3	15	5	8	5	5	5	4	5	5	5

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

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

¹Average RSE for the latest 6-month period.

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												
2015: February	865	602	(S)	245	56	40	135	92	473	346	201	124
March	806	596	(S)	199	57	47	101	84	452	343	196	122
April	999	681	(S)	305	112	48	187	125	469	352	231	156
May	1,010	648	(S)	355	143	42	160	103	486	359	221	144
June	959	638	(S)	312	69	40	148	100	525	339	217	159
July	995	638	(S)	346	91	47	173	102	508	332	223	157
August	959	658	(S)	294	75	48	153	104	480	355	251	151
September	1,019	643	(S)	368	118	48	215	114	451	328	235	153
October	983	637	(S)	337	115	47	154	100	486	341	228	149
November	971	636	(S)	321	106	53	112	82	496	362	257	139
December (r)	1,035	710	(S)	316	90	49	155	117	503	380	287	164
2016: January (r)	1,060	694	(S)	349	99	60	144	100	541	387	276	147
February (p)	1,016	736	(S)	261	72	54	137	94	535	399	272	189
Average RSE (%) ¹	6	6	(X)	14	17	15	15	11	8	9	10	10
Percent Change:												
<i>February 2016 from January 2016</i>	<i>-4.2%</i>	<i>6.1%</i>	<i>(S)</i>	<i>-25.2%</i>	<i>-27.3%</i>	<i>-10.0%</i>	<i>-4.9%</i>	<i>-6.0%</i>	<i>-1.1%</i>	<i>3.1%</i>	<i>-1.4%</i>	<i>28.6%</i>
<i>90% Confidence Interval</i> ²	<i>± 9.5</i>	<i>± 12.7</i>	<i>(X)</i>	<i>± 22.3</i>	<i>± 17.2</i>	<i>± 34.3</i>	<i>± 24.5</i>	<i>± 21.0</i>	<i>± 15.3</i>	<i>± 16.8</i>	<i>± 21.9</i>	<i>± 33.3</i>
<i>February 2016 from February 2015</i>	<i>17.5%</i>	<i>22.3%</i>	<i>(S)</i>	<i>6.5%</i>	<i>28.6%</i>	<i>35.0%</i>	<i>1.5%</i>	<i>2.2%</i>	<i>13.1%</i>	<i>15.3%</i>	<i>35.3%</i>	<i>52.4%</i>
<i>90% Confidence Interval</i> ²	<i>± 14.3</i>	<i>± 15.3</i>	<i>(X)</i>	<i>± 35.5</i>	<i>± 39.1</i>	<i>± 55.8</i>	<i>± 34.1</i>	<i>± 25.7</i>	<i>± 22.5</i>	<i>± 19.4</i>	<i>± 29.6</i>	<i>± 53.0</i>
Not seasonally adjusted												
2014:	883.8	619.5	8.7	255.6	88.5	49.3	148.8	103.4	441.0	329.0	205.5	137.7
2015: (r)	968.2	647.9	10.0	310.3	92.6	46.6	154.4	102.7	489.8	351.9	231.5	146.7
RSE (%)	2	2	18	6	8	5	3	4	3	3	3	2
2015: Year to Date	124.4	87.1	1.7	35.6	8.4	5.8	17.6	12.6	70.3	51.7	28.1	17.0
2016: Year to Date	143.2	98.4	2.5	42.3	11.3	7.4	18.7	12.6	76.0	55.9	37.2	22.5
RSE (%)	5	5	31	11	14	11	12	9	7	7	9	10
Year to Date Percent Change ³	15.2%	13.1%	49.9%	18.7%	34.7%	27.5%	6.3%	0.3%	8.1%	8.2%	32.3%	32.4%
<i>90% Confidence Interval</i> ²	<i>± 10.7</i>	<i>± 11.9</i>	<i>± 85.4</i>	<i>± 25.6</i>	<i>± 33.1</i>	<i>± 26.3</i>	<i>± 27.6</i>	<i>± 21.0</i>	<i>± 15.8</i>	<i>± 16.0</i>	<i>± 21.6</i>	<i>± 32.8</i>
2015: February	59.3	41.8	1.2	16.3	3.5	2.4	8.9	6.0	33.3	24.9	13.6	8.5
March	60.5	44.7	0.9	15.0	3.4	2.7	7.0	5.7	34.7	26.5	15.4	9.9
April	77.1	53.3	1.0	22.8	8.2	3.4	14.4	9.8	36.8	28.1	17.7	12.1
May	83.9	54.2	0.6	29.2	12.1	3.8	13.0	8.3	40.4	29.9	18.5	12.2
June	85.4	55.7	0.8	28.9	6.4	3.7	12.4	7.9	47.6	30.4	18.9	13.6
July	86.3	52.1	1.1	33.2	8.2	3.9	15.3	8.5	43.7	26.8	19.1	12.7
August	92.1	58.6	0.8	32.7	6.9	4.0	15.3	9.8	45.3	31.4	24.6	13.5
September	92.6	58.0	0.7	33.9	11.6	5.1	19.9	10.6	40.0	28.8	21.1	13.5
October	89.5	60.0	0.8	28.7	10.7	4.9	14.7	10.1	43.6	31.2	20.5	13.8
November	80.9	55.2	1.1	24.6	8.5	4.5	10.2	7.9	40.3	30.0	21.8	12.7
December (r)	95.6	69.0	0.8	25.8	8.2	4.8	14.6	11.5	47.1	37.1	25.7	15.6
2016: January (r)	72.1	46.7	1.2	24.2	6.8	4.1	9.3	6.2	37.5	26.8	18.6	9.6
February (p)	71.1	51.7	1.3	18.0	4.5	3.3	9.4	6.4	38.5	29.1	18.6	12.9
Average RSE (%) ¹	6	6	40	14	17	15	15	11	8	9	10	10

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

X Not applicable. 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.

³Computed using unrounded data.