

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 THURSDAY, JANUARY 19, 2017 AT 8:30 A.M. EST

CB17-09

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NEW RESIDENTIAL CONSTRUCTION IN DECEMBER 2016

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

BUILDING PERMITS

Privately-owned housing units authorized by building permits in December were at a seasonally adjusted annual rate of 1,210,000. This is 0.2 percent ($\pm 1.8\%$)* below the revised November rate of 1,212,000, but is 0.7 percent ($\pm 1.6\%$)* above the December 2015 estimate of 1,201,000.

Single-family authorizations in December were at a rate of 817,000; this is 4.7 percent ($\pm 1.7\%$) above the revised November figure of 780,000. Authorizations of units in buildings with five units or more were at a rate of 355,000 in December.

An estimated 1,186,900 housing units were authorized by building permits in 2016. This is 0.4 percent ($\pm 0.8\%$)* above the 2015 figure of 1,182,600.

HOUSING STARTS

Privately-owned housing starts in December were at a seasonally adjusted annual rate of 1,226,000. This is 11.3 percent ($\pm 10.4\%$) above the revised November rate of 1,102,000 and is 5.7 percent ($\pm 12.0\%$)* above the December 2015 rate of 1,160,000.

Single-family housing starts in December were at a rate of 795,000; this is 4.0 percent ($\pm 9.2\%$)* below the revised November figure of 828,000. The December rate for units in buildings with five units or more was 417,000.

An estimated 1,166,400 housing units were started in 2016. This is 4.9 percent ($\pm 2.5\%$) above the 2015 figure of 1,111,800.

HOUSING COMPLETIONS

Privately-owned housing completions in December were at a seasonally adjusted annual rate of 1,123,000. This is 7.9 percent ($\pm 11.4\%$)* below the revised November rate of 1,219,000, but is 8.7 percent ($\pm 10.1\%$)* above the December 2015 rate of 1,033,000.

Single-family housing completions in December were at a rate of 761,000; this is 0.9 percent ($\pm 9.3\%$)* below the revised November rate of 768,000. The December rate for units in buildings with five units or more was 355,000.

An estimated 1,062,300 housing units were completed in 2016. This is 9.7 percent ($\pm 3.4\%$) above the 2015 figure of 968,200.

New Residential Construction data for January 2017 will be released on Thursday, February 16, 2017, at 8:30 A.M. EST.

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

With the January 2017 New Residential Construction release on February 16, 2017, the presentation of the release will change. The text portion of the release will be removed from Excel. The text and tables will be reformatted and will be available as a PDF, with the tables available separately in Excel. To see the new release, visit www.census.gov/construction/nrc/.

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 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 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: December	1,201	738	35	428	180	58	167	112	582	399	272	169
2016: January	1,188	727	35	426	87	54	208	113	576	390	317	170
February	1,162	733	33	396	125	52	186	121	566	384	285	176
March	1,077	725	34	318	101	52	183	120	540	387	253	166
April	1,130	741	32	357	103	56	195	113	558	396	274	176
May	1,136	731	28	377	96	51	177	112	545	399	318	169
June	1,153	738	29	386	108	58	172	112	585	396	288	172
July	1,144	711	29	404	98	51	189	107	587	390	270	163
August	1,152	736	33	383	106	52	194	115	579	402	273	167
September	1,225	742	36	447	133	53	182	116	590	403	320	170
October	1,260	774	30	456	107	59	206	115	602	416	345	184
November (r)	1,212	780	37	395	110	55	188	122	585	412	329	191
December (p)	1,210	817	38	355	113	55	189	121	568	439	340	202
Average RSE (%) ¹	2	2	7	2	3	4	4	5	2	2	2	3
Percent Change:												
<i>December 2016 from November 2016</i>	<i>-0.2%</i>	<i>4.7%</i>	<i>2.7%</i>	<i>-10.1%</i>	<i>2.7%</i>	<i>0.0%</i>	<i>0.5%</i>	<i>-0.8%</i>	<i>-2.9%</i>	<i>6.6%</i>	<i>3.3%</i>	<i>5.8%</i>
<i>90% Confidence Interval³</i>	<i>± 1.8</i>	<i>± 1.7</i>	<i>± 9.9</i>	<i>± 3.5</i>	<i>± 4.1</i>	<i>± 6.6</i>	<i>± 2.7</i>	<i>± 3.8</i>	<i>± 2.8</i>	<i>± 1.1</i>	<i>± 2.2</i>	<i>± 4.2</i>
<i>December 2016 from December 2015</i>	<i>0.7%</i>	<i>10.7%</i>	<i>8.6%</i>	<i>-17.1%</i>	<i>-37.2%</i>	<i>-5.2%</i>	<i>13.2%</i>	<i>8.0%</i>	<i>-2.4%</i>	<i>10.0%</i>	<i>25.0%</i>	<i>19.5%</i>
<i>90% Confidence Interval³</i>	<i>± 1.6</i>	<i>± 1.8</i>	<i>± 12.5</i>	<i>± 2.7</i>	<i>± 2.4</i>	<i>± 6.7</i>	<i>± 5.4</i>	<i>± 5.9</i>	<i>± 2.4</i>	<i>± 1.4</i>	<i>± 3.1</i>	<i>± 5.5</i>
Not seasonally adjusted												
2015:	1,182.6	696.0	32.1	454.5	162.0	52.4	170.6	104.7	572.8	378.2	277.2	160.7
2016: (p)	1,186.9	745.4	34.2	407.2	112.8	54.0	186.9	115.0	583.0	402.0	304.2	174.5
RSE (%)	2	2	3	1	2	3	3	4	1	2	2	2
Year to Year Percent Change⁴	0.4%	7.1%	6.5%	-10.4%	-30.4%	3.0%	9.6%	9.9%	1.8%	6.3%	9.7%	8.6%
<i>90% Confidence Interval³</i>	<i>± 0.8</i>	<i>± 0.7</i>	<i>± 6.2</i>	<i>± 1.2</i>	<i>± 1.3</i>	<i>± 2.4</i>	<i>± 3.6</i>	<i>± 1.5</i>	<i>± 0.7</i>	<i>± 0.7</i>	<i>± 0.7</i>	<i>± 1.4</i>
2015: December	97.5	51.3	2.8	43.5	16.2	4.1	11.1	6.5	47.7	28.6	22.4	12.2
2016: January	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	84.5	53.0	2.3	29.1	7.3	3.1	9.7	6.6	45.2	30.6	22.3	12.8
March	97.7	67.5	2.9	27.3	8.0	4.5	15.4	10.4	50.8	37.2	23.6	15.4
April	99.7	68.0	2.6	29.1	8.5	5.1	17.9	10.8	48.8	36.0	24.5	16.0
May	107.7	70.2	2.7	34.9	9.1	5.0	17.8	11.7	50.9	36.9	29.9	16.6
June	114.4	74.7	2.8	36.9	12.3	5.9	17.5	12.1	55.2	38.3	29.3	18.4
July	95.1	61.0	2.5	31.6	8.4	4.5	16.8	9.7	47.8	32.6	22.1	14.2
August	108.4	71.1	3.4	33.9	10.1	5.0	19.7	12.2	53.2	38.0	25.5	16.0
September	107.7	63.3	3.4	41.0	12.2	5.0	18.6	11.0	49.8	33.3	27.2	14.0
October	100.7	61.6	2.5	36.6	8.8	5.2	19.1	10.4	46.7	32.1	26.0	14.0
November (r)	91.3	55.9	3.0	32.4	8.8	4.4	14.8	9.1	42.4	29.2	25.2	13.3
December (p)	90.0	54.6	2.8	32.6	9.2	3.7	11.5	6.7	42.7	30.2	26.5	13.9
Average RSE (%) ¹	2	2	7	2	3	4	4	5	2	2	2	3

(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.

³If the 90 percent confidence interval includes zero, there is insufficient evidence to conclude that the actual change is different from zero.

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: December	149	66	(S)	80	27	6	20	10	73	37	29	13
2016: January	152	70	(S)	80	23	6	22	10	72	40	35	14
February	150	66	(S)	82	25	6	19	9	72	37	34	14
March	146	66	(S)	78	22	6	17	9	75	37	32	14
April	143	66	(S)	76	20	6	15	8	73	36	35	16
May	142	68	(S)	73	21	6	15	8	69	37	37	17
June	137	67	(S)	68	19	5	14	8	67	37	37	17
July	131	65	(S)	64	18	5	16	8	63	35	34	17
August	132	71	(S)	60	16	6	17	9	64	39	35	17
September	137	69	(S)	67	16	6	18	10	69	37	34	16
October (r)	134	67	(S)	66	14	6	18	9	67	37	35	15
November (r)	140	66	(S)	72	14	6	20	8	67	35	39	17
December (p)	138	69	(S)	66	13	5	19	8	67	39	39	17
Average RSE (%) ¹	5	6	(X)	9	20	19	14	12	7	8	10	14
Percent Change:²												
<i>December 2016 from November 2016</i>	<i>-1.4%</i>	<i>4.5%</i>	<i>(S)</i>	<i>-8.3%</i>	<i>-7.1%</i>	<i>-16.7%</i>	<i>-5.0%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>11.4%</i>	<i>0.0%</i>	<i>0.0%</i>
<i>90% Confidence Interval³</i>	<i>±4.3</i>	<i>±5.9</i>	<i>(X)</i>	<i>±6.5</i>	<i>±9.7</i>	<i>±8.1</i>	<i>±11.8</i>	<i>±12.5</i>	<i>±7.2</i>	<i>±8.5</i>	<i>±8.5</i>	<i>±8.5</i>
<i>December 2016 from December 2015</i>	<i>-7.4%</i>	<i>4.5%</i>	<i>(S)</i>	<i>-17.5%</i>	<i>-51.9%</i>	<i>-16.7%</i>	<i>-5.0%</i>	<i>-20.0%</i>	<i>-8.2%</i>	<i>5.4%</i>	<i>34.5%</i>	<i>30.8%</i>
<i>90% Confidence Interval³</i>	<i>±11.5</i>	<i>±10.3</i>	<i>(X)</i>	<i>±16.7</i>	<i>±15.4</i>	<i>±28.1</i>	<i>±31.6</i>	<i>±15.0</i>	<i>±16.2</i>	<i>±13.0</i>	<i>±26.4</i>	<i>±22.2</i>
Not seasonally adjusted												
2015: December	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	146.4	66.1	2.3	78.0	22.6	5.5	19.3	8.8	72.8	38.1	31.7	13.8
February	146.8	62.4	2.0	82.4	25.9	5.8	17.0	7.8	70.7	35.3	33.1	13.5
March	151.5	70.1	1.8	79.5	21.8	6.0	19.3	10.6	76.1	38.8	34.3	14.7
April	144.4	68.2	1.2	75.0	19.4	6.2	15.9	8.2	72.3	37.7	36.9	16.1
May	145.1	70.4	1.5	73.3	20.7	6.4	15.0	9.0	68.9	37.9	40.5	17.0
June	146.1	72.8	1.8	71.5	21.0	5.4	13.9	9.0	70.6	39.3	40.6	19.2
July	130.9	64.9	1.7	64.3	18.4	5.2	15.2	7.7	63.2	35.1	34.1	16.8
August	132.9	71.6	1.5	59.8	16.7	5.4	17.5	9.3	64.5	39.8	34.3	17.0
September	140.2	71.4	1.4	67.3	16.3	5.9	20.2	10.3	68.6	38.8	35.0	16.3
October (r)	129.6	64.6	1.4	63.7	13.0	5.4	19.8	8.9	64.5	35.6	32.3	14.6
November (r)	131.5	62.0	2.0	67.5	12.8	5.3	19.2	7.2	63.1	33.8	36.3	15.7
December (p)	135.9	66.4	2.8	66.7	13.0	4.9	17.1	7.1	66.4	37.1	39.4	17.2
Average RSE (%) ¹	5	6	89	9	20	19	14	12	7	8	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: December	1,160	765	(S)	378	156	63	164	112	591	420	249	170
2016: January	1,128	775	(S)	335	148	64	155	129	579	425	246	157
February	1,213	845	(S)	356	80	57	211	161	612	429	310	198
March	1,113	751	(S)	353	154	58	159	116	540	400	260	177
April	1,155	764	(S)	378	119	55	203	130	596	423	237	156
May	1,128	737	(S)	386	81	56	191	108	587	412	269	161
June	1,195	763	(S)	414	113	71	190	114	589	410	303	168
July	1,218	769	(S)	442	134	59	157	108	635	426	292	176
August	1,164	724	(S)	422	134	52	168	111	561	375	301	186
September	1,052	781	(S)	257	94	62	149	114	534	425	275	180
October (r)	1,320	868	(S)	442	161	68	197	125	619	460	343	215
November (r)	1,102	828	(S)	271	81	59	173	141	580	446	268	182
December (p)	1,226	795	(S)	417	96	62	227	127	572	413	331	193
Average RSE (%) ¹	5	4	(X)	12	13	13	11	9	7	6	10	8
Percent Change:												
<i>December 2016 from November 2016</i>	<i>11.3%</i>	<i>-4.0%</i>	<i>(S)</i>	<i>53.9%</i>	<i>18.5%</i>	<i>5.1%</i>	<i>31.2%</i>	<i>-9.9%</i>	<i>-1.4%</i>	<i>-7.4%</i>	<i>23.5%</i>	<i>6.0%</i>
<i>90% Confidence Interval²</i>	<i>± 10.4</i>	<i>± 9.2</i>	<i>(X)</i>	<i>± 35.3</i>	<i>± 24.0</i>	<i>± 21.1</i>	<i>± 38.3</i>	<i>± 18.6</i>	<i>± 15.3</i>	<i>± 13.0</i>	<i>± 20.7</i>	<i>± 17.4</i>
<i>December 2016 from December 2015</i>	<i>5.7%</i>	<i>3.9%</i>	<i>(S)</i>	<i>10.3%</i>	<i>-38.5%</i>	<i>-1.6%</i>	<i>38.4%</i>	<i>13.4%</i>	<i>-3.2%</i>	<i>-1.7%</i>	<i>32.9%</i>	<i>13.5%</i>
<i>90% Confidence Interval²</i>	<i>± 12.0</i>	<i>± 10.9</i>	<i>(X)</i>	<i>± 32.6</i>	<i>± 14.0</i>	<i>± 22.9</i>	<i>± 50.8</i>	<i>± 22.5</i>	<i>± 15.8</i>	<i>± 15.1</i>	<i>± 29.8</i>	<i>± 22.3</i>
Not seasonally adjusted												
2015:	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
2016: (p)	1,166.4	780.9	11.7	373.8	116.5	60.4	179.2	121.0	584.7	421.1	286.0	178.4
RSE (%)	2	1	16	5	4	3	3	3	2	2	3	2
Year to Year Percent Change³	4.9%	9.3%	1.4%	-3.1%	-15.7%	10.1%	17.4%	12.7%	5.3%	8.8%	7.7%	8.0%
<i>90% Confidence Interval²</i>	<i>± 2.5</i>	<i>± 2.0</i>	<i>± 22.3</i>	<i>± 5.9</i>	<i>± 6.6</i>	<i>± 5.3</i>	<i>± 5.7</i>	<i>± 4.6</i>	<i>± 3.6</i>	<i>± 3.1</i>	<i>± 3.6</i>	<i>± 3.6</i>
2015: December	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	74.3	50.2	1.3	22.9	9.5	3.7	7.5	5.7	40.4	29.9	17.0	10.9
February	84.1	58.0	0.8	25.3	4.6	3.0	10.8	7.3	46.8	33.8	21.9	13.9
March	90.7	62.2	0.7	27.8	11.9	4.3	11.4	8.0	45.7	34.6	21.8	15.2
April	106.2	72.5	1.1	32.6	10.8	5.3	19.3	13.0	54.1	39.2	22.0	15.0
May	105.0	70.2	0.5	34.3	7.5	5.3	18.6	11.1	54.1	38.5	24.9	15.2
June	111.6	75.0	1.6	35.0	10.8	7.2	18.6	12.2	54.1	38.9	28.2	16.7
July	115.2	72.6	0.7	41.8	12.7	5.6	15.7	11.1	58.3	38.5	28.4	17.4
August	102.8	66.5	1.5	34.8	11.6	4.9	15.5	10.8	49.6	34.3	26.1	16.6
September	95.0	67.4	1.4	26.2	8.7	5.5	14.8	11.2	46.9	35.8	24.5	14.9
October (r)	114.5	73.4	0.9	40.2	14.9	6.4	18.7	12.2	52.1	37.7	28.8	17.2
November (r)	83.8	60.8	0.3	22.8	6.7	4.8	13.9	11.2	43.2	31.9	20.1	12.8
December (p)	83.1	52.1	1.0	30.1	6.9	4.4	14.4	7.2	39.4	27.9	22.5	12.5
Average RSE (%) ¹	5	4	46	12	13	13	11	9	7	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: December	976	419	(S)	546	179	49	130	68	429	208	238	94
2016: January	976	421	(S)	544	181	49	130	70	428	209	237	93
February	987	428	(S)	549	181	49	136	74	431	212	239	93
March	991	427	(S)	554	187	49	131	73	430	209	243	96
April	995	430	(S)	555	187	49	134	74	432	212	242	95
May	1,009	429	(S)	570	190	50	136	72	436	211	247	96
June	1,011	428	(S)	572	187	50	136	71	439	211	249	96
July	1,027	430	(S)	586	191	50	135	70	446	212	255	98
August	1,032	427	(S)	594	191	49	136	70	445	208	260	100
September	1,031	431	(S)	589	190	49	139	72	442	210	260	100
October (r)	1,051	442	(S)	597	195	51	142	73	446	213	268	105
November (r)	1,043	446	(S)	586	191	52	142	74	440	213	270	107
December (p)	1,054	450	(S)	593	189	53	143	75	444	212	278	110
Average RSE (%) ¹	3	3	(X)	5	7	6	5	6	4	4	4	4
Percent Change:												
<i>December 2016 from November 2016</i>	<i>1.1%</i>	<i>0.9%</i>	<i>(S)</i>	<i>1.2%</i>	<i>-1.0%</i>	<i>1.9%</i>	<i>0.7%</i>	<i>1.4%</i>	<i>0.9%</i>	<i>-0.5%</i>	<i>3.0%</i>	<i>2.8%</i>
<i>90% Confidence Interval²</i>	<i>± 1.2</i>	<i>± 1.5</i>	<i>(X)</i>	<i>± 1.6</i>	<i>± 2.7</i>	<i>± 2.3</i>	<i>± 2.9</i>	<i>± 1.9</i>	<i>± 2.0</i>	<i>± 1.8</i>	<i>± 1.7</i>	<i>± 4.1</i>
<i>December 2016 from December 2015</i>	<i>8.0%</i>	<i>7.4%</i>	<i>(S)</i>	<i>8.6%</i>	<i>5.6%</i>	<i>8.2%</i>	<i>10.0%</i>	<i>10.3%</i>	<i>3.5%</i>	<i>1.9%</i>	<i>16.8%</i>	<i>17.0%</i>
<i>90% Confidence Interval²</i>	<i>± 3.7</i>	<i>± 3.9</i>	<i>(X)</i>	<i>± 6.1</i>	<i>± 9.4</i>	<i>± 7.6</i>	<i>± 9.0</i>	<i>± 6.7</i>	<i>± 5.6</i>	<i>± 5.7</i>	<i>± 5.7</i>	<i>± 10.0</i>
Not seasonally adjusted												
2015: December	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	950.2	399.0	10.9	540.3	178.7	47.4	125.1	66.0	416.1	198.3	230.4	87.4
February	958.6	404.7	10.1	543.8	178.2	47.2	128.7	67.3	419.5	202.4	232.2	87.7
March	969.4	408.6	9.9	550.8	184.9	47.8	125.0	67.7	421.6	201.9	237.9	91.3
April	994.2	424.1	10.2	559.9	187.7	48.5	132.0	71.1	431.4	210.1	243.1	94.5
May	1,018.4	432.2	10.0	576.2	191.2	49.7	136.8	71.7	441.6	214.0	248.9	96.7
June	1,028.6	440.7	10.8	577.1	189.4	51.1	138.4	73.0	446.4	217.0	254.3	99.6
July	1,050.8	449.7	10.8	590.3	193.8	52.0	139.0	73.2	456.2	220.7	261.8	103.8
August	1,049.4	447.6	11.3	590.5	192.1	50.5	140.3	74.6	452.6	216.7	264.4	105.9
September	1,051.6	450.7	11.4	589.5	191.2	50.3	143.5	76.2	450.9	218.9	266.0	105.3
October (r)	1,061.4	453.3	11.6	596.5	196.2	52.0	145.1	76.5	450.2	217.4	269.9	107.3
November (r)	1,046.5	447.1	10.8	588.6	191.2	51.9	144.6	76.3	441.3	213.1	269.5	105.8
December (p)	1,027.8	427.4	10.9	589.5	186.7	51.4	140.6	72.8	430.5	200.0	269.9	103.1
Average RSE (%) ¹	3	3	13	5	7	6	5	6	4	4	4	4

(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: December	1,033	708	(S)	316	90	49	153	115	504	381	286	163
2016: January	1,056	691	(S)	348	98	60	144	103	539	383	275	145
February	1,025	732	(S)	272	80	57	140	91	529	388	276	196
March	1,063	730	(S)	324	110	65	170	118	553	403	230	144
April	952	708	(S)	235	85	57	149	118	500	381	218	152
May	1,015	724	(S)	282	69	47	173	125	538	394	235	158
June	1,129	755	(S)	365	126	62	187	139	567	393	249	161
July	1,070	741	(S)	322	95	49	172	123	526	408	277	161
August	1,034	747	(S)	279	128	63	151	103	539	421	216	160
September	992	713	(S)	266	95	55	118	104	528	379	251	175
October (r)	1,059	751	(S)	301	82	49	185	117	536	424	256	161
November (r)	1,219	768	(S)	440	113	48	187	128	698	433	221	159
December (p)	1,123	761	(S)	355	114	51	184	113	604	430	221	167
Average RSE (%) ¹	5	5	(X)	14	18	14	11	10	8	7	10	11
Percent Change:												
<i>December 2016 from November 2016</i>	<i>-7.9%</i>	<i>-0.9%</i>	<i>(S)</i>	<i>-19.3%</i>	<i>0.9%</i>	<i>6.3%</i>	<i>-1.6%</i>	<i>-11.7%</i>	<i>-13.5%</i>	<i>-0.7%</i>	<i>0.0%</i>	<i>5.0%</i>
<i>90% Confidence Interval²</i>	<i>± 11.4</i>	<i>± 9.3</i>	<i>(X)</i>	<i>± 30.4</i>	<i>± 58.9</i>	<i>± 40.1</i>	<i>± 26.2</i>	<i>± 20.8</i>	<i>± 14.7</i>	<i>± 11.2</i>	<i>± 24.0</i>	<i>± 30.1</i>
<i>December 2016 from December 2015</i>	<i>8.7%</i>	<i>7.5%</i>	<i>(S)</i>	<i>12.3%</i>	<i>26.7%</i>	<i>4.1%</i>	<i>20.3%</i>	<i>-1.7%</i>	<i>19.8%</i>	<i>12.9%</i>	<i>-22.7%</i>	<i>2.5%</i>
<i>90% Confidence Interval²</i>	<i>± 10.1</i>	<i>± 11.4</i>	<i>(X)</i>	<i>± 28.9</i>	<i>± 59.9</i>	<i>± 35.0</i>	<i>± 28.8</i>	<i>± 19.5</i>	<i>± 15.8</i>	<i>± 14.9</i>	<i>± 16.0</i>	<i>± 30.9</i>
Not seasonally adjusted												
2015:	968.2	647.9	10.0	310.3	92.6	46.6	154.4	102.7	489.8	351.9	231.5	146.7
2016: (p)	1,062.3	737.9	10.3	314.1	100.7	55.4	164.0	115.9	554.2	404.7	243.3	161.8
RSE (%)	2	2	18	5	6	6	3	2	2	2	3	3
Year to Year Percent Change³	9.7%	13.9%	2.7%	1.2%	8.8%	18.9%	6.3%	12.8%	13.2%	15.0%	5.1%	10.3%
<i>90% Confidence Interval²</i>	<i>± 3.4</i>	<i>± 3.5</i>	<i>± 24.0</i>	<i>± 8.5</i>	<i>± 15.6</i>	<i>± 9.2</i>	<i>± 5.9</i>	<i>± 5.6</i>	<i>± 5.1</i>	<i>± 4.5</i>	<i>± 6.0</i>	<i>± 8.0</i>
2015: December	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	72.5	46.7	1.2	24.6	6.8	4.1	9.3	6.4	37.7	26.7	18.7	9.5
February	71.2	51.4	1.4	18.3	5.0	3.4	9.5	6.2	38.0	28.4	18.8	13.4
March	78.8	55.4	0.7	22.7	7.3	4.2	11.7	8.0	42.4	31.8	17.5	11.4
April	73.8	55.6	0.7	17.6	6.5	4.4	11.5	9.2	39.0	30.2	16.8	11.8
May	83.5	60.2	0.7	22.6	5.6	3.8	14.0	10.2	44.4	33.0	19.5	13.3
June	97.9	65.9	0.8	31.2	11.3	5.8	15.5	11.5	49.7	34.8	21.3	13.8
July	93.4	61.2	0.7	31.5	8.6	4.1	15.5	10.6	44.8	33.2	24.5	13.2
August	98.0	66.0	0.9	31.1	12.9	5.7	14.3	8.9	50.3	37.2	20.5	14.3
September	90.2	63.7	1.3	25.3	9.3	5.5	11.3	9.9	46.9	32.7	22.8	15.5
October (r)	96.7	70.0	0.6	26.1	7.2	4.4	17.8	11.9	48.5	38.7	23.2	15.0
November (r)	100.7	67.3	0.9	32.6	9.6	4.7	16.2	11.8	55.9	36.3	19.1	14.5
December (p)	105.5	74.5	0.6	30.4	10.6	5.2	17.5	11.4	56.7	41.8	20.7	16.1
Average RSE (%) ¹	5	5	46	14	18	14	11	10	8	7	10	11

(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.