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NEW RESIDENTIAL CONSTRUCTION IN JULY 2014

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

BUILDING PERMITS

Privately-owned housing units authorized by building permits in July were at a seasonally adjusted annual rate of 1,052,000. This is 8.1 percent ($\pm 1.8\%$) above the revised June rate of 973,000 and is 7.7 percent ($\pm 1.8\%$) above the July 2013 estimate of 977,000.

Single-family authorizations in July were at a rate of 640,000; this is 0.9 percent ($\pm 1.5\%$)* above the revised June figure of 634,000. Authorizations of units in buildings with five units or more were at a rate of 382,000 in July.

HOUSING STARTS

Privately-owned housing starts in July were at a seasonally adjusted annual rate of 1,093,000. This is 15.7 percent ($\pm 10.9\%$) above the revised June estimate of 945,000 and is 21.7 percent ($\pm 10.7\%$) above the July 2013 rate of 898,000.

Single-family housing starts in July were at a rate of 656,000; this is 8.3 percent ($\pm 10.3\%$)* above the revised June figure of 606,000. The July rate for units in buildings with five units or more was 423,000.

HOUSING COMPLETIONS

Privately-owned housing completions in July were at a seasonally adjusted annual rate of 841,000. This is 3.7 percent ($\pm 8.2\%$)* above the revised June estimate of 811,000 and is 8.0 percent ($\pm 9.9\%$)* above the July 2013 rate of 779,000.

Single-family housing completions in July were at a rate of 635,000; this is 6.2 percent ($\pm 8.8\%$)* above the revised June rate of 598,000. The July rate for units in buildings with five units or more was 199,000.

New Residential Construction data for August 2014 will be released on Thursday, September 18, 2014, at 8:30 A.M. EDT.

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

The U.S. Census Bureau updated its application programming interface (API) with monthly and quarterly economic indicators. The API allows developers to combine Census Bureau statistics with other data sets to create tools for research on a variety of other topics. For more information, go to <http://www.census.gov/developers/>.

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, 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.

* 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												
2013: 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	939	598	26	315	93	50	148	91	488	315	210	142
February	1,011	593	23	395	106	46	133	90	534	326	238	131
March	1,000	600	28	372	136	49	162	94	456	327	246	130
April	1,059	597	26	436	113	48	160	96	523	325	263	128
May	1,005	615	27	363	116	52	167	102	494	327	228	134
June (r)	973	634	30	309	101	50	180	109	470	332	222	143
July (p)	1,052	640	30	382	120	60	179	104	515	344	238	132
Average RSE (%) ¹	1	1	5	1	3	3	2	3	1	1	1	1
<i>Percent Change:</i>												
<i>July 2014 from June 2014</i>	<i>8.1%</i>	<i>0.9%</i>	<i>0.0%</i>	<i>23.6%</i>	<i>18.8%</i>	<i>20.0%</i>	<i>-0.6%</i>	<i>-4.6%</i>	<i>9.6%</i>	<i>3.6%</i>	<i>7.2%</i>	<i>-7.7%</i>
<i>90% Confidence Interval³</i>	<i>±1.8</i>	<i>±1.5</i>	<i>±7.8</i>	<i>±5.8</i>	<i>±9.2</i>	<i>±12.8</i>	<i>±7.0</i>	<i>±9.1</i>	<i>±2.4</i>	<i>±2.9</i>	<i>±1.9</i>	<i>±2.5</i>
<i>July 2014 from July 2013</i>	<i>7.7%</i>	<i>3.9%</i>	<i>0.0%</i>	<i>15.4%</i>	<i>5.3%</i>	<i>17.6%</i>	<i>17.0%</i>	<i>-1.0%</i>	<i>8.6%</i>	<i>5.5%</i>	<i>0.8%</i>	<i>-1.5%</i>
<i>90% Confidence Interval³</i>	<i>±1.8</i>	<i>±1.1</i>	<i>±9.8</i>	<i>±4.1</i>	<i>±3.5</i>	<i>±4.9</i>	<i>±7.3</i>	<i>±9.5</i>	<i>±2.4</i>	<i>±2.9</i>	<i>±1.5</i>	<i>±2.0</i>
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:	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: Year to Date ²	567.8	371.6	15.4	180.8	61.3	29.7	85.2	59.2	287.8	199.3	133.5	83.3
2014: Year to Date ²	602.5	374.6	15.4	212.5	67.1	30.3	93.6	58.8	301.7	202.3	140.1	83.3
RSE (%)	(Z)	1	3	(Z)	3	2	2	2	(Z)	(Z)	1	1
<i>Year to Date Percent Change⁴</i>	<i>6.1%</i>	<i>0.8%</i>	<i>0.0%</i>	<i>17.5%</i>	<i>9.6%</i>	<i>1.9%</i>	<i>9.8%</i>	<i>-0.8%</i>	<i>4.8%</i>	<i>1.5%</i>	<i>4.9%</i>	<i>0.0%</i>
<i>90% Confidence Interval³</i>	<i>±1.0</i>	<i>±1.1</i>	<i>±5.5</i>	<i>±1.0</i>	<i>±4.4</i>	<i>±6.5</i>	<i>±2.7</i>	<i>±3.4</i>	<i>±0.6</i>	<i>±0.7</i>	<i>±1.2</i>	<i>±1.6</i>
2013: 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	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	94.7	57.6	2.2	34.9	9.7	4.6	15.5	9.9	46.4	30.8	23.2	12.3
May	92.2	59.1	2.3	30.8	10.4	5.2	16.4	10.6	44.2	30.4	21.2	13.0
June (r)	92.3	61.1	2.9	28.3	10.9	4.9	17.6	11.0	42.5	30.8	21.2	14.4
July (p)	97.1	61.0	2.8	33.2	11.4	5.9	17.6	10.5	46.1	31.8	22.0	12.8
Average RSE (%) ¹	1	1	5	1	3	3	2	3	1	1	1	1

(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								
Not seasonally adjusted												
2013: 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	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	112.9	56.6	1.7	54.7	11.2	5.9	15.5	8.8	63.7	31.5	22.6	10.3
April	114.2	56.4	1.6	56.2	10.2	6.1	14.1	8.3	67.2	33.4	22.8	8.6
May (r)	111.1	56.7	1.4	53.0	10.6	5.9	13.7	8.2	61.6	32.3	25.3	10.3
June (r)	112.5	57.9	1.3	53.3	12.3	5.9	11.5	7.4	64.5	33.3	24.3	11.4
July (p)	110.8	58.3	1.8	50.6	12.3	6.5	12.6	7.3	64.4	34.4	21.4	10.1
Average RSE (%) ¹	7	6	32	10	16	16	12	13	10	10	13	11
Percent Change:²												
July 2014 from June 2014	-1.6%	0.7%	36.9%	-4.9%	0.1%	11.1%	9.9%	-1.1%	0.0%	3.3%	-11.9%	-11.2%
<i>90% Confidence Interval³</i>	<i>± 4.8</i>	<i>± 5.6</i>	<i>± 42.4</i>	<i>± 9.1</i>	<i>± 17.2</i>	<i>± 10.8</i>	<i>± 16.7</i>	<i>± 12.5</i>	<i>± 5.9</i>	<i>± 7.6</i>	<i>± 10.0</i>	<i>± 10.5</i>
July 2014 from July 2013	8.1%	9.8%	14.0%	6.1%	55.5%	40.3%	-13.3%	-6.9%	9.4%	12.4%	1.6%	0.6%
<i>90% Confidence Interval³</i>	<i>± 11.3</i>	<i>± 11.8</i>	<i>± 65.6</i>	<i>± 22.3</i>	<i>± 39.0</i>	<i>± 24.2</i>	<i>± 16.8</i>	<i>± 18.4</i>	<i>± 17.4</i>	<i>± 15.1</i>	<i>± 21.5</i>	<i>± 30.3</i>

(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.

¹ Average 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												
2013: 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	897	583	(S)	306	116	52	62	53	484	327	235	151
February	928	589	(S)	328	87	37	122	80	502	337	217	135
March	950	635	(S)	301	124	50	143	107	478	340	205	138
April	1,063	649	(S)	405	124	50	195	111	494	328	250	160
May (r)	984	634	(S)	341	88	52	164	104	541	352	191	126
June (r)	945	606	(S)	318	100	52	218	117	396	295	231	142
July (p)	1,093	656	(S)	423	144	54	164	109	511	345	274	148
Average RSE (%) ¹	5	5	(X)	12	17	13	10	9	8	7	10	8
<i>Percent Change:</i>												
<i>July 2014 from June 2014</i>	<i>15.7%</i>	<i>8.3%</i>	<i>(S)</i>	<i>33.0%</i>	<i>44.0%</i>	<i>3.8%</i>	<i>-24.8%</i>	<i>-6.8%</i>	<i>29.0%</i>	<i>16.9%</i>	<i>18.6%</i>	<i>4.2%</i>
<i>90% Confidence Interval²</i>	<i>± 10.9</i>	<i>± 10.3</i>	<i>(X)</i>	<i>± 33.8</i>	<i>± 37.1</i>	<i>± 22.5</i>	<i>± 12.1</i>	<i>± 17.4</i>	<i>± 20.0</i>	<i>± 14.5</i>	<i>± 21.3</i>	<i>± 19.4</i>
<i>July 2014 from July 2013</i>	<i>21.7%</i>	<i>10.1%</i>	<i>(S)</i>	<i>49.5%</i>	<i>26.3%</i>	<i>0.0%</i>	<i>1.9%</i>	<i>4.8%</i>	<i>27.4%</i>	<i>10.6%</i>	<i>23.4%</i>	<i>17.5%</i>
<i>90% Confidence Interval²</i>	<i>± 10.7</i>	<i>± 13.1</i>	<i>(X)</i>	<i>± 33.6</i>	<i>± 43.5</i>	<i>± 18.5</i>	<i>± 11.7</i>	<i>± 17.2</i>	<i>± 18.5</i>	<i>± 17.1</i>	<i>± 18.1</i>	<i>± 26.9</i>
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: Year to Date	536.2	367.6	8.4	160.2	54.8	31.0	78.0	56.8	275.7	198.0	127.7	81.8
2014: Year to Date	584.9	379.3	7.1	198.5	65.2	29.6	92.1	59.9	290.1	201.6	137.6	88.2
RSE (%)	2	1	17	5	8	5	4	3	2	2	4	3
<i>Year to Date Percent Change³</i>	<i>9.1%</i>	<i>3.2%</i>	<i>-15.2%</i>	<i>23.9%</i>	<i>18.9%</i>	<i>-4.4%</i>	<i>18.2%</i>	<i>5.4%</i>	<i>5.2%</i>	<i>1.8%</i>	<i>7.8%</i>	<i>7.8%</i>
<i>90% Confidence Interval²</i>	<i>± 3.5</i>	<i>± 2.8</i>	<i>± 28.8</i>	<i>± 10.9</i>	<i>± 16.7</i>	<i>± 5.9</i>	<i>± 9.5</i>	<i>± 4.5</i>	<i>± 4.5</i>	<i>± 4.3</i>	<i>± 5.8</i>	<i>± 8.4</i>
2013: 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	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	80.2	54.6	1.1	24.5	10.1	4.1	10.8	7.9	41.7	30.5	17.5	12.1
April	94.9	60.8	0.8	33.3	11.0	4.9	17.6	10.7	43.8	30.1	22.5	15.1
May (r)	92.5	60.9	0.9	30.8	8.3	5.0	16.6	11.2	49.8	32.7	17.9	12.0
June (r)	90.5	62.2	1.7	26.6	9.3	5.3	21.3	12.9	37.5	29.0	22.4	15.0
July (p)	101.0	61.6	1.3	38.2	13.4	5.3	16.0	11.1	46.0	31.0	25.6	14.2
Average RSE (%) ¹	5	5	33	12	17	13	10	9	8	7	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.

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.

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												
2013: 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	714	336	(S)	368	105	40	111	57	323	168	175	71
February	714	335	(S)	370	106	40	108	56	325	167	175	72
March	723	336	(S)	377	113	40	108	57	327	166	175	73
April	743	339	(S)	394	117	40	113	58	332	166	181	75
May (r)	755	342	(S)	404	114	39	115	60	345	169	181	74
June (r)	764	343	(S)	412	115	39	121	60	341	169	187	75
July (p)	786	345	(S)	431	121	39	121	60	350	170	194	76
Average RSE (%) ¹	2	3	(X)	4	6	5	4	5	3	4	5	5
Percent Change:												
<i>July 2014 from June 2014</i>	<i>2.9%</i>	<i>0.6%</i>	<i>(S)</i>	<i>4.6%</i>	<i>5.2%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>0.0%</i>	<i>2.6%</i>	<i>0.6%</i>	<i>3.7%</i>	<i>1.3%</i>
<i>90% Confidence Interval²</i>	<i>± 0.9</i>	<i>± 1.3</i>	<i>(X)</i>	<i>± 1.4</i>	<i>± 1.9</i>	<i>± 2.6</i>	<i>± 1.4</i>	<i>± 2.7</i>	<i>± 1.5</i>	<i>± 2.1</i>	<i>± 2.1</i>	<i>± 2.1</i>
<i>July 2014 from July 2013</i>	<i>22.8%</i>	<i>9.2%</i>	<i>(S)</i>	<i>37.7%</i>	<i>23.5%</i>	<i>2.6%</i>	<i>24.7%</i>	<i>5.3%</i>	<i>19.9%</i>	<i>9.7%</i>	<i>26.8%</i>	<i>15.2%</i>
<i>90% Confidence Interval²</i>	<i>± 4.1</i>	<i>± 3.6</i>	<i>(X)</i>	<i>± 8.2</i>	<i>± 8.7</i>	<i>± 5.6</i>	<i>± 7.1</i>	<i>± 7.8</i>	<i>± 6.2</i>	<i>± 6.0</i>	<i>± 8.4</i>	<i>± 7.4</i>
Not seasonally adjusted												
2013: 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	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	711.9	322.6	9.7	379.6	112.8	39.0	103.1	52.0	324.0	161.9	172.0	69.7
April	742.4	336.4	9.7	396.3	117.7	40.6	110.9	55.4	332.6	165.9	181.1	74.6
May (r)	760.9	344.6	9.0	407.3	115.1	39.1	114.5	59.2	348.7	171.7	182.6	74.5
June (r)	776.1	354.4	9.4	412.3	115.7	39.8	123.5	62.4	347.4	174.8	189.4	77.4
July (p)	804.1	363.8	9.9	430.4	121.8	40.4	125.2	64.1	358.3	178.5	198.8	80.8
Average RSE (%) ¹	2	3	16	4	6	5	4	5	3	4	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												
2013: 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	850	609	(S)	227	95	52	134	117	434	322	187	118
February	866	617	(S)	240	65	47	154	105	449	335	198	130
March	874	614	(S)	248	69	49	134	99	473	349	198	117
April	832	606	(S)	222	72	41	124	100	439	330	197	135
May (r)	898	628	(S)	258	117	66	152	90	416	329	213	143
June (r)	811	598	(S)	208	80	54	152	109	403	293	176	142
July (p)	841	635	(S)	199	68	51	153	114	428	337	192	133
Average RSE (%) ¹	5	5	(X)	13	18	16	11	10	7	8	10	9
Percent Change:												
<i>July 2014 from June 2014</i>	<i>3.7%</i>	<i>6.2%</i>	<i>(S)</i>	<i>-4.3%</i>	<i>-15.0%</i>	<i>-5.6%</i>	<i>0.7%</i>	<i>4.6%</i>	<i>6.2%</i>	<i>15.0%</i>	<i>9.1%</i>	<i>-6.3%</i>
<i>90% Confidence Interval²</i>	<i>±8.2</i>	<i>±8.8</i>	<i>(X)</i>	<i>±19.6</i>	<i>±35.4</i>	<i>±40.8</i>	<i>±15.3</i>	<i>±18.2</i>	<i>±12.1</i>	<i>±14.7</i>	<i>±23.6</i>	<i>±13.3</i>
<i>July 2014 from July 2013</i>	<i>8.0%</i>	<i>9.7%</i>	<i>(S)</i>	<i>3.6%</i>	<i>-20.9%</i>	<i>-3.8%</i>	<i>26.4%</i>	<i>20.0%</i>	<i>13.2%</i>	<i>19.9%</i>	<i>-1.0%</i>	<i>-11.3%</i>
<i>90% Confidence Interval²</i>	<i>±9.9</i>	<i>±9.8</i>	<i>(X)</i>	<i>±24.0</i>	<i>±26.9</i>	<i>±37.0</i>	<i>±20.2</i>	<i>±24.5</i>	<i>±16.0</i>	<i>±17.1</i>	<i>±19.3</i>	<i>±12.4</i>
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: Year to Date	404.8	303.3	4.7	96.8	38.8	25.9	59.6	46.9	206.0	159.2	100.4	71.4
2014: Year to Date	462.5	334.0	4.8	123.7	43.0	27.2	75.5	54.3	238.5	180.7	105.5	71.8
RSE (%)	2	2	24	6	4	5	5	4	3	3	4	2
Year to Date Percent Change³	14.3%	10.1%	2.5%	27.7%	10.9%	5.3%	26.6%	15.8%	15.8%	13.5%	5.1%	0.7%
<i>90% Confidence Interval²</i>	<i>±5.2</i>	<i>±4.1</i>	<i>±31.5</i>	<i>±18.9</i>	<i>±15.5</i>	<i>±12.5</i>	<i>±10.1</i>	<i>±12.2</i>	<i>±6.4</i>	<i>±6.4</i>	<i>±10.3</i>	<i>±6.1</i>
2013: 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	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	67.6	47.8	0.9	18.8	4.4	2.8	9.8	7.1	37.7	28.3	15.8	9.7
April	63.8	46.4	0.3	17.1	5.5	3.1	9.2	7.3	34.2	25.7	15.0	10.2
May (r)	73.4	52.7	0.9	19.7	10.0	6.1	12.2	7.5	33.7	27.0	17.5	12.2
June (r)	71.6	51.9	0.5	19.2	7.0	4.6	13.1	9.1	36.2	26.0	15.2	12.1
July (p)	70.5	51.8	0.6	18.0	5.9	4.4	12.9	9.3	35.8	27.6	15.9	10.6
Average RSE (%) ¹	5	5	45	13	18	16	11	10	7	8	10	9

(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.