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NEW RESIDENTIAL CONSTRUCTION IN APRIL 2016

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

BUILDING PERMITS

Privately-owned housing units authorized by building permits in April were at a seasonally adjusted annual rate of 1,116,000. This is 3.6 percent ($\pm 1.3\%$) above the revised March rate of 1,077,000, but is 5.3 percent ($\pm 1.3\%$) below the April 2015 estimate of 1,178,000.

Single-family authorizations in April were at a rate of 736,000; this is 1.5 percent ($\pm 0.8\%$) above the revised March figure of 725,000. Authorizations of units in buildings with five units or more were at a rate of 348,000 in April.

HOUSING STARTS

Privately-owned housing starts in April were at a seasonally adjusted annual rate of 1,172,000. This is 6.6 percent ($\pm 10.2\%$)* above the revised March estimate of 1,099,000, but is 1.7 percent ($\pm 10.1\%$)* below the April 2015 rate of 1,192,000.

Single-family housing starts in April were at a rate of 778,000; this is 3.3 percent ($\pm 12.1\%$)* above the revised March figure of 753,000. The April rate for units in buildings with five units or more was 373,000.

HOUSING COMPLETIONS

Privately-owned housing completions in April were at a seasonally adjusted annual rate of 933,000. This is 11.0 percent ($\pm 12.3\%$)* below the revised March estimate of 1,048,000 and is 7.4 percent ($\pm 10.6\%$)* below the April 2015 rate of 1,008,000.

Single-family housing completions in April were at a rate of 691,000; this is 3.6 percent ($\pm 12.6\%$)* below the revised March rate of 717,000. The April rate for units in buildings with five units or more was 232,000.

New Residential Construction data for May 2016 will be released on Friday, June 17, 2016, at 8:30 A.M. EDT.

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

EXPLANATORY NOTES

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 3 months to establish an underlying trend for building permit authorizations, 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 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 2015 have been revised. Also, seasonally adjusted estimates of housing units authorized by building permits, started, under construction, and completed for January 2014 through March 2016 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													
2014:(r)	January	1,001	621	30	350	100	56	167	100	510	317	224	148
	February	1,032	614	27	391	115	52	135	93	539	336	243	133
	March	1,078	622	30	426	147	56	169	94	502	339	260	133
	April	1,080	622	27	431	115	53	162	95	540	345	263	129
	May	1,007	625	31	351	118	54	162	99	501	339	226	133
	June	1,015	648	39	328	112	52	194	111	486	338	223	147
	July	1,053	643	28	382	121	51	175	101	515	355	242	136
	August	1,045	644	35	366	121	54	170	109	540	354	214	127
	September	1,062	655	25	382	132	60	162	100	529	362	239	133
	October	1,123	651	32	440	115	55	160	104	558	357	290	135
	November	1,073	661	29	383	136	61	144	99	513	357	280	144
	December	1,070	680	25	365	90	53	169	100	571	376	240	151
2015:(r)	January	1,073	669	28	376	128	53	144	100	533	370	268	146
	February	1,114	636	30	448	96	38	163	92	582	355	273	151
	March	1,071	656	27	388	136	45	153	99	514	359	268	153
	April	1,178	679	33	466	177	47	153	102	573	371	275	159
	May	1,266	693	34	539	289	50	175	107	539	372	263	164
	June	1,334	702	34	598	278	53	174	108	591	381	291	160
	July	1,142	694	30	418	113	56	172	108	587	371	270	159
	August	1,166	710	30	426	110	60	177	104	589	380	290	166
	September	1,129	708	38	383	115	55	173	104	562	389	279	160
	October	1,175	725	35	415	130	54	176	106	601	400	268	165
	November	1,286	735	29	522	124	57	209	108	635	396	318	174
	December	1,201	738	35	428	180	58	167	112	582	399	272	169
2016:	January (r)	1,188	727	35	426	87	54	208	113	576	390	317	170
	February (r)	1,162	733	33	396	125	52	186	121	566	384	285	176
	March (r)	1,077	725	34	318	101	52	183	120	540	387	253	166
	April (p)	1,116	736	32	348	104	56	189	113	558	395	265	172
Average RSE (%) ¹		2	2	6	1	3	4	4	4	2	2	1	2
Percent Change:													
	<i>April 2016 from March 2016</i>	3.6%	1.5%	-5.9%	9.4%	3.0%	7.7%	3.3%	-5.8%	3.3%	2.1%	4.7%	3.6%
	<i>90% Confidence Interval²</i>	± 1.3	± 0.8	± 7.3	± 3.2	± 5.3	± 8.3	± 7.1	± 2.9	± 0.5	± 0.7	± 0.9	± 1.4
	<i>April 2016 from April 2015</i>	-5.3%	8.4%	-3.0%	-25.3%	-41.2%	19.1%	23.5%	10.8%	-2.6%	6.5%	-3.6%	8.2%
	<i>90% Confidence Interval²</i>	± 1.3	± 1.0	± 8.4	± 2.7	± 2.5	± 7.0	± 7.4	± 2.4	± 1.4	± 1.1	± 3.9	± 2.6

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												
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 (r)	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
RSE (%)	2	2	5	1	2	3	3	4	2	2	2	2
2015: First 4 months ³	345.7	211.9	9.2	124.6	38.2	13.3	42.0	27.9	179.9	121.7	85.7	49.0
2016: First 4 months ³	355.8	233.5	10.2	112.0	29.3	15.5	52.1	32.7	185.7	131.1	88.7	54.3
RSE (%)	2	2	3	1	2	3	3	4	1	2	1	2
Year to Date Percent Change⁴	2.9%	10.2%	10.9%	-10.1%	-23.3%	16.5%	24.1%	17.2%	3.2%	7.7%	3.5%	10.8%
<i>90% Confidence Interval²</i>	<i>± 0.6</i>	<i>± 0.7</i>	<i>± 6.7</i>	<i>± 1.7</i>	<i>± 2.2</i>	<i>± 3.9</i>	<i>± 3.3</i>	<i>± 2.3</i>	<i>± 0.6</i>	<i>± 0.5</i>	<i>± 1.5</i>	<i>± 1.3</i>
2014: January	68.6	42.7	2.0	23.9	6.6	3.4	8.2	4.8	38.6	24.3	15.2	10.1
February	72.3	42.4	1.7	28.2	6.3	2.9	6.6	4.7	41.2	25.5	18.1	9.3
March	86.3	52.8	2.2	31.2	10.6	4.4	12.6	7.5	41.7	29.8	21.4	11.1
April	99.1	59.8	2.3	37.0	10.2	5.1	15.7	9.7	49.1	32.7	24.1	12.3
May	93.8	60.0	2.6	31.2	10.5	5.3	16.2	10.4	45.7	31.4	21.4	13.0
June	95.7	62.3	3.7	29.7	12.4	5.0	19.0	11.2	43.0	31.1	21.3	14.9
July	97.1	61.0	2.6	33.5	11.5	4.9	17.0	10.2	46.4	32.6	22.2	13.2
August	90.3	56.3	3.1	30.9	10.2	4.6	15.7	10.2	46.0	30.5	18.5	11.0
September	92.7	56.0	2.4	34.3	11.9	5.6	16.6	9.7	44.5	29.8	19.7	10.9
October	98.4	56.9	3.1	38.4	10.1	5.1	16.2	10.4	48.4	30.1	23.7	11.3
November	72.8	42.8	2.0	28.1	10.0	4.4	10.2	6.4	33.9	23.0	18.8	9.0
December	85.0	47.3	2.0	35.7	8.2	3.8	11.1	5.8	45.7	26.9	19.9	10.9
2015:(r) January	71.0	44.2	1.7	25.1	7.6	3.0	6.9	4.6	38.9	27.0	17.6	9.6
February	78.6	44.2	2.0	32.4	5.2	2.1	8.1	4.6	44.8	27.0	20.5	10.5
March	92.5	58.4	2.3	31.8	10.2	3.7	12.3	8.2	46.5	32.9	23.4	13.5
April	106.0	65.2	2.7	38.1	16.1	4.5	14.6	10.3	50.7	35.2	24.6	15.2
May	111.9	63.2	2.9	45.8	25.1	4.7	16.6	10.5	47.0	32.9	23.2	15.2
June	134.8	71.0	3.6	60.2	30.4	5.4	18.1	11.8	56.2	36.8	30.1	17.0
July	103.2	65.9	2.7	34.6	10.7	5.4	16.5	10.9	51.3	34.1	24.7	15.4
August	98.4	62.0	2.7	33.7	9.6	5.2	16.0	9.8	48.6	32.7	24.1	14.3
September	98.3	60.3	3.5	34.5	10.5	5.1	17.6	9.9	47.0	32.1	23.2	13.2
October	99.3	60.3	3.2	35.9	10.6	4.8	17.1	10.1	50.4	32.2	21.2	13.2
November	91.0	50.0	2.1	39.0	9.7	4.3	15.6	7.4	43.6	26.7	22.2	11.5
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 (r)	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 (p)	98.4	67.5	2.7	28.2	8.6	5.2	17.3	10.9	48.8	35.9	23.6	15.6
Average RSE (%) ¹	2	2	6	1	3	4	4	4	2	2	1	2

¹Preliminary. ²Revised. RSE Relative standard error. S Does not meet publication standards because tests for identifiable and stable seasonality do not meet reliability standards. X Not applicable. 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 Reflects revisions not distributed to months.

⁴ Computed using unrounded data.

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

[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												
2014: January	106	55	(S)	49	10	5	13	9	63	31	20	10
February	108	55	(S)	51	10	6	14	9	64	30	20	10
March	112	56	(S)	54	11	6	14	8	66	32	21	10
April	115	56	(S)	57	10	6	13	8	70	33	22	9
May	107	54	(S)	52	11	6	13	7	61	31	22	10
June	110	59	(S)	50	11	6	12	7	65	35	22	11
July	109	58	(S)	49	13	6	13	7	62	35	21	10
August	110	57	(S)	51	12	6	14	7	61	34	23	10
September	114	59	(S)	53	12	6	14	7	64	36	24	10
October	120	58	(S)	60	12	6	15	8	64	34	29	10
November	122	59	(S)	60	13	6	15	8	66	35	28	10
December	119	59	(S)	58	11	6	16	7	67	35	25	11
2015: January	116	59	(S)	55	12	6	14	7	66	36	24	10
February	127	62	(S)	62	13	7	15	7	74	37	25	11
March	131	65	(S)	64	14	7	15	8	72	37	30	13
April	134	64	(S)	68	15	6	14	8	75	38	30	12
May	140	64	(S)	74	24	6	14	7	75	39	27	12
June	154	67	(S)	85	32	7	14	9	78	38	30	13
July	146	63	(S)	81	29	6	14	8	74	37	29	12
August	146	63	(S)	80	28	6	16	9	72	35	30	13
September	135	63	(S)	70	25	7	18	9	65	34	27	13
October	143	67	(S)	74	26	7	18	9	73	38	26	13
November	143	65	(S)	76	25	6	20	9	70	37	28	13
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 (r)	150	66	(S)	82	25	6	19	9	72	37	34	14
March (r)	148	67	(S)	79	22	6	18	10	75	37	33	14
April (p)	144	67	(S)	76	20	6	18	9	72	36	34	16
Average RSE (%) ¹	7	7	(X)	10	12	18	20	15	10	11	10	12
Percent Change:²												
<i>April 2016 from March 2016</i>	-2.7%	0.0%	(S)	-3.8%	-9.1%	0.0%	0.0%	-10.0%	-4.0%	-2.7%	3.0%	14.3%
<i>90% Confidence Interval³</i>	± 3.7	± 5.5	(X)	± 4.9	± 7.9	± 11.7	± 8.5	± 12.9	± 4.9	± 6.6	± 8.5	± 17.1
<i>April 2016 from April 2015</i>	7.5%	4.7%	(S)	11.8%	33.3%	0.0%	28.6%	12.5%	-4.0%	-5.3%	13.3%	33.3%
<i>90% Confidence Interval³</i>	± 13.4	± 14.2	(X)	± 21.4	± 66.9	± 24.1	± 50.2	± 47.1	± 12.4	± 19.1	± 21.0	± 26.3

See footnotes at end of table.

Table 2. New Privately-Owned Housing Units Authorized, but Not Started, 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												
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	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	114.2	59.9	1.4	52.9	12.8	6.0	12.0	7.7	65.8	35.3	23.6	11.0
July	112.5	60.0	2.4	50.0	12.8	6.3	13.4	7.5	65.4	36.5	20.8	9.8
August	111.6	57.9	1.9	51.8	12.0	5.7	13.6	7.6	63.5	34.9	22.4	9.6
September	112.7	58.1	1.6	52.9	12.0	5.9	15.1	6.9	62.4	35.5	23.2	9.8
October	120.0	58.8	2.2	59.0	11.2	5.8	17.4	8.1	63.4	34.6	28.0	10.4
November	113.5	55.3	2.5	55.7	11.7	5.6	13.8	6.6	62.2	33.3	25.9	9.8
December	116.2	56.1	1.9	58.2	11.5	6.0	13.7	6.0	66.3	33.6	24.7	10.5
2015: January	112.7	56.5	2.1	54.0	11.3	5.9	12.8	6.2	66.0	34.4	22.5	10.1
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	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 (r)	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 (r)	153.7	71.2	1.8	80.7	22.7	6.3	20.2	11.1	76.2	39.0	34.7	14.7
April (p)	145.4	69.1	1.3	74.9	19.7	6.5	18.7	9.8	70.8	36.8	36.2	16.1
Average RSE (%) ¹	7	7	60	10	12	18	20	15	10	11	10	12

^pPreliminary. ^rRevised. 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													
2014:(r)	January	902	579	(S)	315	117	51	61	52	491	329	233	147
	February	948	596	(S)	341	90	38	128	84	510	339	220	135
	March	973	653	(S)	306	130	54	150	114	485	345	208	140
	April	1,038	646	(S)	383	121	51	188	109	483	325	246	161
	May	987	638	(S)	340	88	52	166	106	544	356	189	124
	June	928	600	(S)	305	97	50	201	115	397	291	233	144
	July	1,085	651	(S)	418	137	47	160	106	526	354	262	144
	August	984	639	(S)	327	111	54	183	96	480	349	210	140
	September	999	659	(S)	329	105	54	166	116	491	342	237	147
	October	1,094	715	(S)	362	100	55	163	101	607	398	224	161
	November	994	661	(S)	324	103	52	173	111	451	359	267	139
	December	1,081	722	(S)	339	114	52	170	129	497	377	300	164
2015:(r)	January	1,101	712	(S)	383	110	56	145	101	543	385	303	170
	February	893	591	(S)	294	46	22	98	77	510	349	239	143
	March	964	626	(S)	318	103	46	144	88	518	351	199	141
	April	1,192	746	(S)	428	191	54	168	125	521	378	312	189
	May	1,063	694	(S)	360	143	55	145	102	508	369	267	168
	June	1,213	686	(S)	513	224	43	146	98	552	389	291	156
	July	1,147	760	(S)	376	159	71	171	120	552	390	265	179
	August	1,132	731	(S)	394	113	55	146	105	625	427	248	144
	September	1,189	743	(S)	435	127	56	137	112	630	408	295	167
	October	1,073	714	(S)	347	136	59	176	116	515	374	246	165
	November	1,171	786	(S)	379	125	66	169	109	609	423	268	188
	December	1,160	765	(S)	378	156	63	164	112	591	420	249	170
2016:	January (r)	1,128	775	(S)	335	148	64	155	129	579	425	246	157
	February (r)	1,213	845	(S)	356	80	57	211	161	612	429	310	198
	March (r)	1,099	753	(S)	337	145	57	153	117	540	402	261	177
	April (p)	1,172	778	(S)	373	134	56	187	132	616	438	235	152
Average RSE (%) ¹		5	4	(X)	13	18	13	13	11	7	6	9	9
Percent Change:													
	<i>April 2016 from March 2016</i>	6.6%	3.3%	(S)	10.7%	-7.6%	-1.8%	22.2%	12.8%	14.1%	9.0%	-10.0%	-14.1%
	<i>90% Confidence Interval²</i>	± 10.2	± 12.1	(X)	± 23.1	± 24.5	± 32.9	± 32.1	± 33.4	± 13.9	± 12.9	± 20.6	± 25.4
	<i>April 2016 from April 2015</i>	-1.7%	4.3%	(S)	-12.9%	-29.8%	3.7%	11.3%	5.6%	18.2%	15.9%	-24.7%	-19.6%
	<i>90% Confidence Interval²</i>	± 10.1	± 9.4	(X)	± 22.3	± 31.3	± 25.1	± 16.9	± 18.7	± 12.5	± 11.6	± 17.1	± 22.1

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												
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	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: First 4 months	323.0	209.4	4.2	109.5	35.0	13.1	39.0	26.3	165.9	118.0	83.1	51.9
2016: First 4 months	356.1	244.4	4.6	107.0	37.4	16.4	47.0	34.1	189.3	139.4	82.4	54.5
RSE (%)	3	2	26	8	7	7	6	7	3	2	4	4
Year to Date Percent Change³	10.2%	16.8%	10.9%	-2.3%	6.9%	25.2%	20.4%	29.6%	14.1%	18.2%	-0.9%	4.9%
<i>90% Confidence Interval²</i>	<i>± 6.1</i>	<i>± 4.8</i>	<i>± 46.6</i>	<i>± 13.3</i>	<i>± 16.8</i>	<i>± 22.4</i>	<i>± 13.1</i>	<i>± 15.3</i>	<i>± 8.4</i>	<i>± 6.0</i>	<i>± 8.7</i>	<i>± 7.1</i>
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	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	87.3	60.9	1.8	24.7	8.9	5.1	19.5	12.5	37.0	28.5	22.0	14.8
July	101.0	61.3	1.5	38.3	12.8	4.5	15.9	11.0	47.3	31.6	25.0	14.1
August	86.2	58.0	1.5	26.7	9.7	5.0	16.6	9.5	41.5	30.8	18.4	12.7
September	94.2	58.3	1.2	34.7	10.1	4.8	16.7	11.4	45.7	29.9	21.7	12.2
October	92.0	58.4	1.5	32.0	9.0	5.0	15.1	9.7	50.2	31.7	17.6	12.0
November	75.8	47.3	0.7	27.8	8.6	4.2	13.8	8.5	32.7	24.8	20.8	9.8
December	73.4	48.1	1.4	23.8	8.0	3.6	10.1	7.2	35.3	26.9	20.0	10.4
2015: January	73.0	46.4	0.4	26.2	6.9	3.2	7.5	4.5	37.6	26.8	21.0	11.9
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	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 (r)	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 (r)	89.6	62.4	0.7	26.5	11.2	4.3	10.9	8.0	45.7	34.9	21.8	15.2
April (p)	108.0	73.8	1.8	32.4	12.2	5.4	17.8	13.1	56.3	40.9	21.7	14.5
Average RSE (%) ¹	5	4	40	13	18	13	13	11	7	6	9	9

^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.

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													
2014:(r)	January	713	334	(S)	369	105	40	111	56	322	167	175	71
	February	716	334	(S)	372	106	40	108	55	326	167	176	72
	March	725	336	(S)	379	114	40	107	56	329	167	175	73
	April	743	341	(S)	392	117	41	113	58	332	167	181	75
	May	753	341	(S)	403	114	39	114	59	344	169	181	74
	June	767	343	(S)	414	118	39	121	61	344	169	184	74
	July	790	344	(S)	434	123	39	121	60	354	171	192	74
	August	792	348	(S)	433	122	39	123	61	354	174	193	74
	September	794	349	(S)	434	121	40	123	62	354	172	196	75
	October	807	357	(S)	438	121	40	124	62	370	179	192	76
	November	816	360	(S)	445	127	41	128	63	365	180	196	76
	December	828	363	(S)	453	129	41	128	63	372	183	199	76
2015:(r)	January	834	364	(S)	458	131	42	128	63	370	180	205	79
	February	835	360	(S)	464	131	42	128	63	368	175	208	80
	March	843	361	(S)	471	129	41	129	63	377	176	208	81
	April	867	367	(S)	488	143	42	129	63	380	178	215	84
	May	878	371	(S)	495	147	43	129	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	943	404	(S)	528	172	47	123	66	411	202	237	89
	November	964	415	(S)	538	173	48	128	69	423	205	240	93
	December	976	419	(S)	546	179	49	130	68	429	208	238	94
2016:	January (r)	976	421	(S)	544	181	49	130	70	428	209	237	93
	February (r)	987	428	(S)	549	181	49	136	74	431	212	239	93
	March (r)	994	431	(S)	553	185	49	134	73	431	213	244	96
	April (p)	999	433	(S)	555	186	49	135	74	433	215	245	95
Average RSE (%) ¹		3	3	(X)	5	5	5	5	6	4	5	5	5
Percent Change:													
	<i>April 2016 from March 2016</i>	0.5%	0.5%	(S)	0.4%	0.5%	0.0%	0.7%	1.4%	0.5%	0.9%	0.4%	-1.0%
	<i>90% Confidence Interval²</i>	± 0.9	± 1.4	(X)	± 1.1	± 1.3	± 3.1	± 2.4	± 2.8	± 1.3	± 2.1	± 1.8	± 2.8
	<i>April 2016 from April 2015</i>	15.2%	18.0%	(S)	13.7%	30.1%	16.7%	4.7%	17.5%	13.9%	20.8%	14.0%	13.1%
	<i>90% Confidence Interval²</i>	± 3.7	± 3.9	(X)	± 5.2	± 8.7	± 8.6	± 9.0	± 9.9	± 5.6	± 5.4	± 5.1	± 6.4

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												
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	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	782.8	354.3	10.1	418.5	119.6	40.0	123.3	63.0	351.4	174.2	188.5	77.1
July	808.6	360.9	11.7	436.1	123.9	39.5	125.4	64.1	361.8	178.1	197.4	79.2
August	804.7	365.2	11.0	428.5	123.4	40.9	126.0	64.5	359.4	181.4	195.8	78.4
September	810.2	366.2	11.1	433.0	121.1	40.7	127.3	66.2	361.7	179.8	200.2	79.5
October	814.7	366.6	11.7	436.3	121.5	41.0	127.9	65.9	371.4	181.7	193.9	78.0
November	818.4	360.7	11.0	446.7	127.4	41.4	129.6	64.7	365.2	179.3	196.3	75.3
December	806.6	344.7	11.7	450.2	127.7	40.4	125.6	61.4	360.2	172.3	193.1	70.6
2015: January	811.3	345.3	11.5	454.5	128.9	40.3	123.9	59.7	359.4	171.4	199.1	73.9
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	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 (r)	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 (r)	974.9	411.9	10.1	553.0	183.6	47.6	128.2	67.4	423.7	205.5	239.3	91.4
April (p)	999.3	427.9	10.7	560.6	186.7	48.4	133.0	71.1	433.9	213.8	245.6	94.5
Average RSE (%) ¹	3	3	14	5	5	5	5	6	4	5	5	5

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

¹Average RSE for the latest 6-month period.

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

Table 5. New Privately-Owned Housing Units Completed

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

Period	United States				Northeast		Midwest		South		West		
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit	
		1 unit	2 to 4 units	5 units or more									
Seasonally adjusted annual rate													
2014:(r)	January	840	605	(S)	222	92	50	132	115	426	317	190	123
	February	878	620	(S)	249	67	49	158	107	449	331	204	133
	March	899	631	(S)	255	69	48	137	101	489	361	204	121
	April	828	592	(S)	232	73	40	121	96	436	322	198	134
	May	894	624	(S)	258	117	66	153	91	411	324	213	143
	June	805	589	(S)	211	80	54	151	110	402	287	172	138
	July	858	632	(S)	220	92	53	146	113	438	338	182	128
	August	904	612	(S)	282	97	44	162	101	448	317	197	150
	September	945	632	(S)	306	121	51	163	105	477	351	184	125
	October	913	616	(S)	290	96	46	147	102	419	321	251	147
	November	874	615	(S)	245	54	42	133	100	463	333	224	140
	December	942	660	(S)	276	83	46	170	105	435	348	254	161
2015:(r)	January	964	670	(S)	287	71	48	136	105	537	386	220	131
	February	876	598	(S)	259	58	41	139	93	474	340	205	124
	March	798	592	(S)	195	56	46	101	84	444	338	197	124
	April	1,008	678	(S)	317	114	47	186	122	473	352	235	157
	May	1,024	647	(S)	370	147	42	164	104	490	358	223	143
	June	966	638	(S)	319	69	40	150	100	530	340	217	158
	July	994	639	(S)	344	90	46	171	101	510	335	223	157
	August	963	664	(S)	292	76	49	155	106	482	358	250	151
	September	1,010	644	(S)	359	116	48	211	113	450	330	233	153
	October	984	640	(S)	335	116	48	154	100	487	343	227	149
	November	973	642	(S)	317	106	54	113	84	497	364	257	140
	December	1,033	708	(S)	316	90	49	153	115	504	381	286	163
2016:	January (r)	1,056	691	(S)	348	98	60	144	103	539	383	275	145
	February (r)	1,025	732	(S)	272	80	57	140	91	529	388	276	196
	March (r)	1,048	717	(S)	321	107	61	172	119	549	395	220	142
	April (p)	933	691	(S)	232	88	57	141	114	506	383	198	137
Average RSE (%) ¹		6	6	(X)	14	15	15	13	11	8	9	12	11
Percent Change:													
	<i>April 2016 from March 2016</i>	<i>-11.0%</i>	<i>-3.6%</i>	<i>(S)</i>	<i>-27.7%</i>	<i>-17.8%</i>	<i>-6.6%</i>	<i>-18.0%</i>	<i>-4.2%</i>	<i>-7.8%</i>	<i>-3.0%</i>	<i>-10.0%</i>	<i>-3.5%</i>
	<i>90% Confidence Interval²</i>	<i>± 12.3</i>	<i>± 12.6</i>	<i>(X)</i>	<i>± 27.0</i>	<i>± 26.1</i>	<i>± 36.1</i>	<i>± 30.3</i>	<i>± 28.7</i>	<i>± 14.6</i>	<i>± 18.3</i>	<i>± 26.8</i>	<i>± 22.6</i>
	<i>April 2016 from April 2015</i>	<i>-7.4%</i>	<i>1.9%</i>	<i>(S)</i>	<i>-26.8%</i>	<i>-22.8%</i>	<i>21.3%</i>	<i>-24.2%</i>	<i>-6.6%</i>	<i>7.0%</i>	<i>8.8%</i>	<i>-15.7%</i>	<i>-12.7%</i>
	<i>90% Confidence Interval²</i>	<i>± 10.6</i>	<i>± 12.2</i>	<i>(X)</i>	<i>± 25.8</i>	<i>± 36.1</i>	<i>± 38.9</i>	<i>± 22.9</i>	<i>± 29.6</i>	<i>± 16.3</i>	<i>± 19.3</i>	<i>± 18.4</i>	<i>± 20.6</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												
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	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: First 4 months	262.0	185.1	3.5	73.4	20.0	11.8	39.0	28.1	141.8	106.2	61.2	38.9
2016: First 4 months	293.9	206.9	4.1	82.9	25.8	15.9	41.6	29.6	157.3	116.7	69.3	44.7
RSE (%)	3	4	22	7	8	9	6	6	4	5	6	7
Year to Date Percent Change³	12.2%	11.8%	16.6%	13.0%	28.9%	34.8%	6.7%	5.4%	10.9%	9.8%	13.1%	14.8%
<i>90% Confidence Interval²</i>	± 6.6	± 7.4	± 53.1	± 15.9	± 30.2	± 21.2	± 11.3	± 10.8	± 9.8	± 9.6	± 11.3	± 13.4
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	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	71.0	51.0	0.4	19.6	6.8	4.5	12.7	8.9	36.5	25.8	15.0	11.9
July	71.9	51.5	0.6	19.8	8.1	4.6	12.6	9.6	35.9	26.9	15.3	10.4
August	86.9	54.1	1.1	31.6	9.7	3.7	15.8	8.9	42.7	28.0	18.7	13.5
September	88.5	56.9	0.7	31.0	12.2	5.1	16.0	10.1	43.3	30.5	17.1	11.1
October	83.7	57.6	0.6	25.5	9.0	4.7	14.0	10.0	37.9	29.3	22.8	13.6
November	71.9	53.6	1.0	17.2	4.7	3.9	11.9	9.5	36.5	27.4	18.8	12.8
December	89.5	64.5	0.6	24.5	7.9	4.6	16.3	10.5	41.7	34.0	23.6	15.4
2015: January	65.1	45.3	0.5	19.4	4.9	3.4	8.7	6.6	36.9	26.8	14.5	8.5
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	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 (r)	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 (r)	77.6	54.4	0.7	22.5	7.2	4.0	11.8	8.0	41.9	31.1	16.7	11.3
April (p)	72.6	54.4	0.8	17.4	6.8	4.4	11.0	9.0	39.7	30.5	15.1	10.5
Average RSE (%) ¹	6	6	41	14	15	15	13	11	8	9	12	11

^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.

³Computed using unrounded data.