

**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 TUESDAY, MAY 18, 2010 AT 8:30 A.M. EDT**

CB10-69

Erica Filipek or Stephen Cooper  
Manufacturing and Construction Division  
(301) 763-5160

**NEW RESIDENTIAL CONSTRUCTION IN APRIL 2010**

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for April 2010:

**BUILDING PERMITS**

Privately-owned housing units authorized by building permits in April were at a seasonally adjusted annual rate of 606,000. This is 11.5 percent ( $\pm 1.1\%$ ) below the revised March rate of 685,000, but is 15.9 percent ( $\pm 1.3\%$ ) above the revised April 2009 estimate of 523,000.

Single-family authorizations in April were at a rate of 484,000; this is 10.7 percent ( $\pm 1.1\%$ ) below the revised March figure of 542,000. Authorizations of units in buildings with five units or more were at a rate of 103,000 in April.

**HOUSING STARTS**

Privately-owned housing starts in April were at a seasonally adjusted annual rate of 672,000. This is 5.8 percent ( $\pm 13.0\%$ )\* above the revised March estimate of 635,000 and is 40.9 percent ( $\pm 19.8\%$ ) above the revised April 2009 rate of 477,000.

Single-family housing starts in April were at a rate of 593,000; this is 10.2 percent ( $\pm 10.7\%$ )\* above the revised March figure of 538,000. The April rate for units in buildings with five units or more was 68,000.

**HOUSING COMPLETIONS**

Privately-owned housing completions in April were at a seasonally adjusted annual rate of 769,000. This is 19.2 percent ( $\pm 13.8\%$ ) above the revised March estimate of 645,000, but is 8.7 percent ( $\pm 12.8\%$ )\* below the revised April 2009 rate of 842,000.

Single-family housing completions in April were at a rate of 564,000; this is 14.6 percent ( $\pm 13.1\%$ ) above the revised March figure of 492,000. The April rate for units in buildings with five units or more was 192,000.

*New Residential Construction data for May 2010 will be released on Wednesday, June 16, 2010, at 8:30 A.M. EDT.*

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

**EXPLANATORY NOTES**

In interpreting changes in the statistics in this release, note that month-to-month changes in seasonally adjusted statistics often show movements which may be irregular. It may take 3 months to establish an underlying trend for building permit authorizations, 3 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 about two 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 2009 have been revised. Also, seasonally adjusted estimates of housing units authorized by building permits, started, under construction, and completed for January 2008 through March 2010 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												
2008: <sup>f</sup> January	1,094	708	42	344	131	69	181	119	570	384	212	136
February	1,014	664	41	309	110	70	145	90	518	365	241	139
March	967	642	38	287	116	66	133	93	521	350	197	133
April	1,008	661	41	306	111	64	163	108	511	353	223	136
May	995	633	36	326	142	60	148	104	471	333	234	136
June	1,180	605	35	540	306	57	153	99	477	315	244	134
July	921	571	34	316	101	57	140	95	486	300	194	119
August	858	543	33	282	85	60	142	88	445	279	186	116
September	797	529	36	232	88	55	132	92	408	272	169	110
October	736	469	33	234	75	49	126	84	375	242	160	94
November	626	420	20	186	71	47	98	75	297	212	160	86
December	554	364	21	169	61	42	84	56	293	192	116	74
2009: <sup>f</sup> January	549	343	22	184	60	42	88	52	285	184	116	65
February	566	386	21	159	72	38	92	64	303	218	99	66
March	522	371	21	130	60	38	86	58	269	206	107	69
April	523	395	20	108	58	40	85	64	272	210	108	81
May	550	425	22	103	63	44	96	75	280	219	111	87
June	600	451	25	124	65	45	99	77	318	239	118	90
July	587	479	19	89	62	47	109	82	288	251	128	99
August	610	482	20	108	69	47	105	87	313	249	123	99
September	605	473	20	112	70	49	103	80	309	246	123	98
October	576	468	16	92	68	50	106	81	289	240	113	97
November	621	489	26	106	76	52	110	83	317	254	118	100
December	681	517	19	145	106	57	117	82	325	268	133	110
2010: January <sup>f</sup>	629	509	19	101	74	51	95	82	317	267	143	109
February <sup>f</sup>	650	523	20	107	85	68	106	85	311	258	148	112
March <sup>f</sup>	685	542	22	121	68	52	117	90	356	287	144	113
<b>April<sup>g</sup></b>	<b>606</b>	<b>484</b>	<b>19</b>	<b>103</b>	<b>63</b>	<b>47</b>	<b>117</b>	<b>84</b>	<b>305</b>	<b>256</b>	<b>121</b>	<b>97</b>
Average RSE (%) <sup>1</sup>	1	1	10	3	4	3	2	2	1	1	2	2
<b>Percent Change:</b>												
<i>April 2010 from March 2010</i>	<b>-11.5%</b>	<b>-10.7%</b>	<b>-13.6%</b>	<b>-14.9%</b>	<b>-7.4%</b>	<b>-9.6%</b>	<b>0.0%</b>	<b>-6.7%</b>	<b>-14.3%</b>	<b>-10.8%</b>	<b>-16.0%</b>	<b>-14.2%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 1.1	± 1.1	± 3.8	± 3.3	± 2.9	± 3.3	± 3.5	± 4.0	± 1.5	± 1.6	± 2.7	± 2.9
<i>April 2010 from April 2009</i>	<b>15.9%</b>	<b>22.5%</b>	<b>-5.0%</b>	<b>-4.6%</b>	<b>8.6%</b>	<b>17.5%</b>	<b>37.6%</b>	<b>31.3%</b>	<b>12.1%</b>	<b>21.9%</b>	<b>12.0%</b>	<b>19.8%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 1.3	± 1.1	± 6.8	± 3.9	± 4.0	± 4.5	± 3.4	± 3.9	± 1.5	± 1.6	± 3.0	± 3.3

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						
		1 unit	2 to 4 units	5 units or more								
Not seasonally adjusted												
2008	905.4	575.6	34.4	295.4	119.0	58.0	137.7	93.2	451.9	304.3	196.7	120.0
2009 <sup>f</sup>	583.0	441.1	20.7	121.1	68.5	45.8	100.3	74.9	297.4	231.8	116.7	88.7
RSE (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2009: First 4 months <sup>3</sup>	168.9	118.3	6.2	44.4	18.1	10.8	23.0	16.8	93.0	67.8	34.8	22.8
2010: First 4 months <sup>3</sup>	201.5	161.8	6.4	33.4	20.3	15.1	30.8	24.3	106.1	88.4	44.3	34.0
RSE (%)	1	1	3	(Z)	4	5	3	1	1	1	3	2
<b>Year to Date Percent Change<sup>4</sup></b>	<b>19.3%</b>	<b>36.7%</b>	<b>3.2%</b>	<b>-24.8%</b>	<b>12.2%</b>	<b>39.0%</b>	<b>33.9%</b>	<b>44.4%</b>	<b>14.1%</b>	<b>30.3%</b>	<b>27.2%</b>	<b>49.2%</b>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 1.8</i>	<i>± 1.9</i>	<i>± 8.7</i>	<i>± 3.4</i>	<i>± 6.2</i>	<i>± 7.2</i>	<i>± 5.7</i>	<i>± 6.4</i>	<i>± 1.3</i>	<i>± 1.4</i>	<i>± 5.1</i>	<i>± 5.8</i>
2008: January	77.4	48.0	3.0	26.4	8.2	4.4	10.1	5.8	44.0	28.6	15.1	9.2
February	75.0	48.0	3.0	24.0	6.6	4.0	7.9	5.2	41.4	28.9	19.2	9.9
March	79.1	54.1	3.2	21.7	8.6	5.0	9.8	7.3	44.5	30.6	16.2	11.2
April	91.5	63.4	3.6	24.5	10.0	6.0	15.7	11.2	45.7	33.0	20.1	13.2
May	92.3	61.9	3.2	27.3	12.9	5.9	14.2	11.1	42.9	31.3	22.2	13.6
June	110.6	59.4	3.1	48.0	30.1	5.5	14.5	10.0	43.2	30.0	22.9	13.9
July	85.9	55.7	3.3	26.9	10.0	5.9	14.4	9.9	43.9	28.2	17.5	11.7
August	76.3	48.0	2.9	25.4	7.4	5.6	13.1	8.1	39.7	24.4	16.0	10.0
September	70.9	45.9	3.4	21.7	8.4	5.2	13.0	8.6	34.5	22.8	15.0	9.3
October	63.7	40.4	2.7	20.6	7.0	4.6	12.4	8.1	30.3	20.0	14.0	7.7
November	41.5	26.2	1.5	13.8	5.0	3.1	7.3	4.9	19.3	13.1	9.9	5.1
December	41.2	24.6	1.5	15.1	4.7	2.9	5.5	3.2	22.4	13.5	8.6	5.0
2009: <sup>f</sup> January	37.6	22.1	1.5	14.0	3.6	2.5	4.5	2.3	21.3	13.1	8.1	4.1
February	39.2	26.3	1.3	11.6	4.2	2.0	4.7	3.5	22.9	16.3	7.4	4.5
March	45.4	32.7	2.0	10.7	4.6	3.0	6.9	4.8	24.7	18.9	9.1	6.0
April	47.8	37.8	1.7	8.3	5.3	3.7	8.0	6.6	24.5	19.5	10.0	8.0
May	49.5	39.5	1.7	8.3	5.4	4.0	9.0	7.7	24.9	19.5	10.1	8.2
June	61.3	47.0	2.4	11.9	7.0	4.6	10.6	8.4	31.6	24.1	12.1	9.9
July	56.1	46.9	1.7	7.5	6.3	4.8	11.0	8.5	26.7	23.9	12.2	9.8
August	54.0	42.9	1.7	9.3	6.3	4.3	9.6	8.0	27.5	21.9	10.6	8.7
September	52.9	40.7	1.8	10.4	6.4	4.5	10.2	7.5	25.6	20.4	10.8	8.3
October	47.9	38.6	1.3	8.0	6.2	4.5	10.0	7.4	22.3	18.9	9.4	7.6
November	42.1	31.9	2.1	8.1	5.6	3.7	8.2	5.7	20.9	16.4	7.4	6.2
December	49.2	34.7	1.4	13.1	7.8	4.0	7.6	4.6	24.4	18.7	9.4	7.4
2010: January	39.5	30.8	1.3	7.4	4.0	2.9	4.5	3.4	21.9	18.0	9.1	6.5
February	44.1	35.0	1.3	7.8	4.8	3.6	5.3	4.6	23.0	19.2	10.9	7.6
March <sup>f</sup>	62.1	49.9	2.2	10.0	5.6	4.2	9.7	7.7	33.6	27.5	13.1	10.4
<b>April<sup>p</sup></b>	<b>55.8</b>	<b>46.1</b>	<b>1.6</b>	<b>8.2</b>	<b>5.6</b>	<b>4.4</b>	<b>11.3</b>	<b>8.6</b>	<b>27.8</b>	<b>23.8</b>	<b>11.1</b>	<b>9.4</b>
Average RSE (%) <sup>1</sup>	1	1	10	3	4	3	2	2	1	1	2	2

<sup>p</sup>Preliminary. <sup>r</sup>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.

<sup>1</sup>Average RSE for the latest 6-month period.

<sup>2</sup>See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals

<sup>3</sup>Reflects revisions not distributed to months.

<sup>4</sup>Computed using unrounded data.

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

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit						
		1 unit	2 to 4 units	5 units or more								
2008: January	182.0	105.3	6.0	70.7	20.7	9.7	21.1	10.3	91.3	55.0	48.9	30.3
February	176.7	104.9	6.4	65.3	19.6	9.8	20.1	10.4	87.9	55.6	49.1	29.1
March	168.1	99.8	5.6	62.6	16.1	9.7	19.7	9.8	86.6	52.7	45.7	27.7
April	164.8	100.5	5.0	59.3	17.1	9.5	20.4	11.7	85.2	53.6	42.1	25.6
May	163.7	98.4	5.5	59.9	17.6	8.9	21.3	11.6	81.5	51.6	43.3	26.2
June	166.2	94.3	5.5	66.4	24.1	8.7	20.9	11.1	75.7	47.3	45.5	27.2
July	159.0	91.4	4.8	62.9	19.4	8.3	18.8	10.4	76.7	47.3	44.1	25.4
August	152.5	83.1	4.9	64.4	13.9	7.6	18.6	8.5	78.9	45.1	41.0	21.9
September	143.6	80.9	5.0	57.6	13.4	7.7	16.8	9.3	73.0	42.7	40.4	21.1
October	129.4	73.8	5.0	50.7	11.8	6.2	14.9	8.8	65.1	39.9	37.6	18.8
November	118.3	65.4	4.9	47.9	12.0	6.4	13.5	6.8	56.4	36.1	36.4	16.1
December	116.6	64.6	4.1	47.8	12.2	6.4	13.4	6.3	56.4	35.5	34.6	16.4
2009: January	118.1	62.2	5.6	50.2	13.4	7.2	14.3	6.2	58.1	33.9	32.4	14.9
February	112.9	61.5	5.9	45.6	13.7	7.5	13.4	6.9	54.5	33.0	31.4	14.0
March	106.4	60.7	4.2	41.5	12.1	6.3	11.4	7.1	51.1	33.3	31.8	14.1
April	109.1	64.0	4.1	41.0	12.4	6.5	12.3	8.0	53.7	34.5	30.8	15.1
May	102.9	63.1	4.2	35.6	11.6	6.4	13.2	8.3	51.4	34.2	26.7	14.3
June	103.2	61.9	4.8	36.5	10.6	6.0	12.5	7.6	53.7	34.6	26.3	13.8
July	99.9	60.9	3.4	35.6	9.6	5.3	12.0	7.7	52.8	35.5	25.6	12.5
August	97.1	59.1	3.4	34.5	8.7	5.0	10.8	7.1	53.5	36.0	24.0	11.0
September	91.6	55.1	3.4	33.1	8.8	5.0	10.3	6.4	50.8	33.4	21.7	10.3
October	90.9	53.2	4.4	33.4	8.8	5.1	10.7	6.3	50.1	32.1	21.3	9.7
November	87.7	49.2	4.4	34.1	8.7	5.2	9.6	5.3	48.7	29.7	20.6	9.0
December	95.4	55.3	3.3	36.7	10.4	6.5	10.1	5.1	52.9	33.7	22.0	10.1
2010: January	93.6	55.1	3.6	34.9	9.8	6.3	9.8	5.2	51.4	33.5	22.6	10.2
February <sup>f</sup>	96.2	55.3	3.3	37.7	10.5	6.8	9.1	4.8	53.9	33.7	22.8	10.0
March <sup>f</sup>	101.5	59.9	3.4	38.2	10.7	6.8	11.4	7.0	56.1	35.3	23.4	10.7
<b>April<sup>p</sup></b>	<b>96.4</b>	<b>54.1</b>	<b>3.5</b>	<b>38.8</b>	<b>9.1</b>	<b>5.9</b>	<b>12.8</b>	<b>7.1</b>	<b>51.6</b>	<b>30.3</b>	<b>23.0</b>	<b>10.9</b>
Average RSE (%) <sup>1</sup>	6	6	16	8	16	19	10	11	8	9	11	16
<b>Percent Change:<sup>2</sup></b>												
<i>April 2010 from March 2010</i>	<i>-5.0%</i>	<i>-9.7%</i>	<i>2.4%</i>	<i>1.7%</i>	<i>-14.8%</i>	<i>-14.1%</i>	<i>12.0%</i>	<i>0.5%</i>	<i>-8.0%</i>	<i>-14.3%</i>	<i>-1.7%</i>	<i>1.4%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 4.1</i>	<i>± 5.5</i>	<i>± 9.0</i>	<i>± 5.6</i>	<i>± 8.5</i>	<i>± 10.3</i>	<i>± 14.3</i>	<i>± 15.6</i>	<i>± 6.4</i>	<i>± 8.6</i>	<i>± 6.5</i>	<i>± 13.4</i>
<i>April 2010 from April 2009</i>	<i>-11.7%</i>	<i>-15.5%</i>	<i>-15.9%</i>	<i>-5.4%</i>	<i>-26.6%</i>	<i>-8.9%</i>	<i>4.0%</i>	<i>-11.3%</i>	<i>-3.9%</i>	<i>-12.2%</i>	<i>-25.5%</i>	<i>-27.9%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 7.6</i>	<i>± 8.4</i>	<i>± 20.2</i>	<i>± 13.2</i>	<i>± 14.3</i>	<i>± 22.5</i>	<i>± 28.8</i>	<i>± 18.5</i>	<i>± 14.0</i>	<i>± 13.4</i>	<i>± 10.3</i>	<i>± 13.1</i>

<sup>p</sup>Preliminary. <sup>f</sup>Revised. RSE Relative Standard Error.

<sup>1</sup>Average RSE for the latest 6-month period. <sup>2</sup>Computed using unrounded data.

<sup>3</sup>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							
		1 unit	2 to 4 units	5 units or more									
Seasonally adjusted annual rate													
2008: <sup>f</sup>	January	1,084	773	(S)	285	130	97	160	123	551	424	243	129
	February	1,103	724	(S)	350	126	65	152	109	580	382	245	168
	March	1,005	728	(S)	261	115	67	136	109	526	391	228	161
	April	1,013	682	(S)	316	93	58	168	106	510	355	242	163
	May	973	679	(S)	275	125	69	137	111	496	364	215	135
	June	1,046	647	(S)	378	236	60	133	109	472	339	205	139
	July	923	615	(S)	294	161	65	151	105	432	309	179	136
	August	844	607	(S)	222	136	65	126	111	397	300	185	131
	September	820	537	(S)	263	114	57	140	87	398	274	168	119
	October	777	542	(S)	225	77	58	124	97	414	270	162	117
	November	652	459	(S)	175	59	45	107	89	351	231	135	94
	December	560	403	(S)	149	63	52	79	63	283	205	135	83
2009: <sup>f</sup>	January	488	360	(S)	115	37	27	58	46	255	203	138	84
	February	581	362	(S)	205	62	37	93	54	313	211	113	60
	March	520	363	(S)	126	67	42	98	59	274	197	81	65
	April	477	386	(S)	80	50	40	84	66	230	197	113	83
	May	550	406	(S)	135	60	37	79	71	275	208	136	90
	June	583	476	(S)	96	79	47	105	87	274	238	125	104
	July	587	500	(S)	72	61	53	110	87	290	250	126	110
	August	585	482	(S)	96	71	46	106	86	281	237	127	113
	September	586	507	(S)	70	67	51	105	85	297	271	117	100
	October	529	475	(S)	49	55	47	100	82	269	253	105	93
	November	589	504	(S)	76	66	47	107	80	303	271	113	106
	December	576	486	(S)	78	61	48	94	81	312	262	109	95
2010:	January <sup>f</sup>	612	511	(S)	94	70	58	91	76	326	274	125	103
	February <sup>f</sup>	605	527	(S)	62	72	55	105	94	285	262	143	116
	March <sup>f</sup>	635	538	(S)	89	67	57	90	79	343	290	135	112
	<b>April<sup>p</sup></b>	<b>672</b>	<b>593</b>	<b>(S)</b>	<b>68</b>	<b>83</b>	<b>60</b>	<b>105</b>	<b>93</b>	<b>367</b>	<b>333</b>	<b>117</b>	<b>107</b>
Average RSE (%) <sup>1</sup>		5	4	(X)	18	14	14	11	10	7	7	10	11
<b>Percent Change:</b>													
	<i>April 2010 from March 2010</i>	<i>5.8%</i>	<i>10.2%</i>	<i>(S)</i>	<i>-23.6%</i>	<i>23.9%</i>	<i>5.3%</i>	<i>16.7%</i>	<i>17.7%</i>	<i>7.0%</i>	<i>14.8%</i>	<i>-13.3%</i>	<i>-4.5%</i>
	<i>90% Confidence Interval<sup>2</sup></i>	<i>± 13.0</i>	<i>± 10.7</i>	<i>(X)</i>	<i>± 47.7</i>	<i>± 41.3</i>	<i>± 37.3</i>	<i>± 24.3</i>	<i>± 20.0</i>	<i>± 13.8</i>	<i>± 14.5</i>	<i>± 32.0</i>	<i>± 39.8</i>
	<i>April 2010 from April 2009</i>	<i>40.9%</i>	<i>53.6%</i>	<i>(S)</i>	<i>-15.0%</i>	<i>66.0%</i>	<i>50.0%</i>	<i>25.0%</i>	<i>40.9%</i>	<i>59.6%</i>	<i>69.0%</i>	<i>3.5%</i>	<i>28.9%</i>
	<i>90% Confidence Interval<sup>2</sup></i>	<i>± 19.8</i>	<i>± 17.3</i>	<i>(X)</i>	<i>± 55.2</i>	<i>± 48.9</i>	<i>± 55.6</i>	<i>± 40.4</i>	<i>± 38.6</i>	<i>± 35.4</i>	<i>± 29.7</i>	<i>± 28.1</i>	<i>± 32.9</i>

See footnotes at end of table.

**Table 3. New Privately-Owned Housing Units Started - Continued**

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit						
		1 unit	2 to 4 units	5 units or more								
Not seasonally adjusted												
2008	905.5	622.0	17.5	266.0	121.0	62.7	134.9	102.3	453.4	323.7	196.2	133.3
2009	554.0	445.1	11.6	97.3	61.8	44.1	97.1	76.3	278.2	232.0	116.8	92.8
RSE (%)	1	1	14	4	3	3	3	3	2	2	2	2
2009: First 4 months	156.9	113.3	5.0	38.5	15.6	10.4	23.0	15.1	84.4	65.1	33.8	22.7
2010: First 4 months	194.9	168.5	3.1	23.3	20.8	16.1	26.2	22.6	107.6	95.6	40.3	34.2
RSE (%)	2	2	16	9	4	4	4	4	4	4	3	3
<i>Year to Date Percent Change</i> <sup>3</sup>	<b>24.2%</b>	<b>48.6%</b>	<b>-37.4%</b>	<b>-39.6%</b>	<b>33.2%</b>	<b>54.4%</b>	<b>13.8%</b>	<b>49.7%</b>	<b>27.4%</b>	<b>46.8%</b>	<b>19.1%</b>	<b>50.7%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	± 6.2	± 7.9	± 25.5	± 10.7	± 14.7	± 16.7	± 16.7	± 18.5	± 10.1	± 10.6	± 10.6	± 13.7
2008: January	70.8	48.5	1.9	20.4	8.2	5.8	8.2	5.5	38.0	28.9	16.5	8.3
February	78.4	51.9	2.0	24.5	7.6	3.3	8.7	5.7	44.2	30.4	17.9	12.5
March	82.2	61.5	1.2	19.5	8.6	5.0	9.7	7.7	45.2	35.1	18.6	13.6
April	89.5	62.6	1.3	25.7	8.2	5.3	15.0	10.0	45.3	32.6	21.1	14.6
May	91.7	66.1	1.7	23.9	11.7	6.8	14.2	12.0	44.9	33.4	20.8	13.8
June	102.5	65.2	1.9	35.3	23.0	6.6	14.1	11.8	45.8	33.4	19.5	13.4
July	86.7	59.9	1.2	25.6	15.1	6.8	15.4	11.4	38.7	28.1	17.4	13.7
August	76.4	54.4	1.4	20.6	12.7	6.1	11.9	10.5	34.7	25.8	17.0	12.0
September	73.9	48.7	1.8	23.4	9.8	4.7	13.1	8.4	36.5	25.4	14.5	10.1
October	68.2	45.8	1.0	21.4	7.2	5.4	11.7	9.2	35.3	21.6	14.0	9.7
November	47.5	31.3	1.5	14.8	4.3	3.1	8.0	6.4	25.3	15.2	9.9	6.5
December	37.7	26.1	0.6	11.0	4.5	3.6	4.8	3.6	19.5	13.7	9.0	5.2
2009: January	31.9	22.7	0.9	8.3	2.2	1.5	2.8	2.0	17.7	13.9	9.2	5.3
February	39.8	24.6	0.9	14.3	3.6	1.8	5.4	2.7	22.8	15.8	8.0	4.3
March	42.7	31.0	2.3	9.5	5.3	3.4	7.3	4.4	23.4	17.6	6.7	5.5
April	42.5	35.0	0.9	6.6	4.5	3.7	7.5	6.0	20.5	17.8	10.0	7.5
May	52.2	39.5	0.8	11.9	5.7	3.6	8.2	7.5	25.2	19.4	13.1	9.1
June	59.1	49.2	1.0	8.9	8.1	5.1	11.7	10.1	27.1	23.8	12.2	10.2
July	56.8	49.3	1.3	6.2	6.1	5.4	11.2	9.2	27.0	23.6	12.4	11.1
August	52.9	43.4	0.6	8.9	6.5	4.2	9.9	8.1	24.9	20.8	11.7	10.3
September	52.6	45.6	0.8	6.2	5.8	4.4	9.9	8.2	26.8	24.4	10.1	8.6
October	44.5	39.4	0.4	4.7	4.9	4.2	9.4	7.7	21.4	20.0	8.7	7.6
November	42.3	35.2	0.8	6.4	4.8	3.2	8.1	5.8	21.5	18.8	7.9	7.3
December	36.6	30.1	0.9	5.7	4.4	3.4	5.6	4.6	19.8	16.2	6.9	5.9
2010: January	38.9	31.7	0.5	6.7	4.1	3.3	4.3	3.2	22.5	18.8	7.9	6.4
February <sup>f</sup>	40.7	35.2	1.1	4.3	3.9	2.7	5.4	4.7	21.2	19.6	10.2	8.3
March <sup>f</sup>	54.4	47.1	0.6	6.7	5.4	4.7	6.8	6.0	30.7	26.7	11.5	9.8
<b>April<sup>P</sup></b>	<b>60.9</b>	<b>54.4</b>	<b>0.9</b>	<b>5.6</b>	<b>7.3</b>	<b>5.4</b>	<b>9.6</b>	<b>8.7</b>	<b>33.2</b>	<b>30.5</b>	<b>10.7</b>	<b>9.8</b>
Average RSE (%) <sup>1</sup>	5	4	34	18	14	14	11	10	7	7	10	11

<sup>P</sup>Preliminary. <sup>f</sup>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.

<sup>1</sup>Average RSE for the latest 6-month period.<sup>2</sup>See the Explanatory Notes in the accompanying text for an explanation of 90% confidence intervals.<sup>3</sup>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												
2008: <sup>f</sup> January	1,041	592	(S)	420	158	69	166	109	438	261	279	153
February	1,025	578	(S)	419	159	69	161	104	429	253	276	152
March	1,014	563	(S)	424	160	67	158	102	423	246	273	148
April	1,009	552	(S)	430	158	64	158	100	421	241	272	147
May	991	532	(S)	434	156	62	152	95	416	234	267	141
June	975	511	(S)	440	169	62	144	89	402	226	260	134
July	955	489	(S)	442	169	60	144	87	391	216	251	126
August	936	479	(S)	435	172	60	139	85	376	210	249	124
September	904	456	(S)	427	171	58	127	80	364	200	242	118
October	876	437	(S)	419	170	58	119	75	355	191	232	113
November	842	417	(S)	406	162	56	112	73	345	180	223	108
December	806	397	(S)	391	160	55	106	71	325	169	215	102
2009: <sup>f</sup> January	784	383	(S)	382	157	55	102	69	313	160	212	99
February	757	367	(S)	372	154	55	100	66	303	153	200	93
March	717	345	(S)	353	148	53	95	61	287	145	187	86
April	680	330	(S)	332	140	51	91	59	270	137	179	83
May	650	318	(S)	315	136	49	86	57	257	132	171	80
June	627	314	(S)	296	131	49	86	57	245	130	165	78
July	608	315	(S)	277	128	49	86	58	237	131	157	77
August	587	310	(S)	262	127	48	84	57	224	129	152	76
September	577	314	(S)	249	125	48	84	58	220	132	148	76
October	551	305	(S)	232	121	46	84	58	207	129	139	72
November	533	300	(S)	220	119	46	82	56	200	129	132	69
December	514	298	(S)	204	115	45	79	55	193	130	127	68
2010: January <sup>f</sup>	503	300	(S)	192	111	45	79	55	191	133	122	67
February <sup>f</sup>	496	304	(S)	181	110	45	79	57	188	135	119	67
March <sup>f</sup>	492	306	(S)	175	108	45	79	57	188	137	117	67
<b>April<sup>p</sup></b>	<b>482</b>	<b>307</b>	<b>(S)</b>	<b>164</b>	<b>107</b>	<b>45</b>	<b>78</b>	<b>58</b>	<b>184</b>	<b>138</b>	<b>113</b>	<b>66</b>
Average RSE (%) <sup>1</sup>	3	4	(X)	6	7	8	8	11	3	4	7	9
<b>Percent Change:</b>												
<i>April 2010 from March 2010</i>	<b>-2.0%</b>	<b>0.3%</b>	<b>(S)</b>	<b>-6.3%</b>	<b>-0.9%</b>	<b>0.0%</b>	<b>-1.3%</b>	<b>1.8%</b>	<b>-2.1%</b>	<b>0.7%</b>	<b>-3.4%</b>	<b>-1.5%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 1.2	± 1.3	(X)	± 1.9	± 2.2	± 3.2	± 3.1	± 3.2	± 2.0	± 2.0	± 2.7	± 4.2
<i>April 2010 from April 2009</i>	<b>-29.1%</b>	<b>-7.0%</b>	<b>(S)</b>	<b>-50.6%</b>	<b>-23.6%</b>	<b>-11.8%</b>	<b>-14.3%</b>	<b>-1.7%</b>	<b>-31.9%</b>	<b>0.7%</b>	<b>-36.9%</b>	<b>-20.5%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 2.8	± 3.6	(X)	± 4.2	± 7.0	± 10.8	± 7.4	± 8.1	± 4.3	± 5.8	± 4.5	± 6.1

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												
2008: January	1,002.4	559.2	28.4	414.8	155.0	67.0	158.3	102.1	421.0	246.4	268.1	143.8
February	989.6	548.1	27.6	414.0	153.4	64.9	152.5	96.1	416.3	242.0	267.4	145.0
March	988.6	540.5	27.1	421.0	156.2	64.0	150.1	94.6	416.6	240.4	265.6	141.5
April	999.9	542.5	26.6	430.8	156.4	62.4	152.9	94.9	421.3	240.8	269.4	144.5
May	995.4	535.9	25.2	434.4	155.7	61.7	151.2	94.3	419.8	237.2	268.8	142.7
June	992.6	525.2	24.4	443.0	171.1	63.4	147.3	91.5	410.0	232.7	264.3	137.6
July	983.2	513.7	23.7	445.8	172.6	62.9	150.4	92.9	401.5	225.0	258.7	133.0
August	963.7	504.7	22.5	436.6	175.4	62.6	145.1	91.0	385.8	219.4	257.4	131.7
September	926.5	476.7	21.2	428.7	174.5	60.5	131.9	84.7	373.0	208.7	247.1	122.8
October	892.9	451.7	20.0	421.2	172.6	59.8	123.9	80.1	360.5	195.5	235.9	116.3
November	845.8	417.3	19.4	409.1	163.5	56.7	113.5	74.2	345.4	178.6	223.4	107.8
December	780.9	377.3	17.9	385.8	157.3	54.0	103.9	69.0	311.6	157.9	208.1	96.5
2009: January	754.9	360.4	18.2	376.3	152.8	52.4	97.2	64.5	301.2	150.8	203.7	92.8
February	731.3	346.3	18.1	367.0	149.1	51.1	94.3	60.4	293.7	146.0	194.2	88.7
March	701.6	331.4	18.8	351.4	145.6	50.6	89.7	56.2	283.4	141.8	182.7	82.7
April	672.9	323.6	17.7	331.5	138.2	49.5	87.9	55.6	269.8	137.1	177.0	81.4
May	654.2	320.0	17.2	317.0	136.6	49.0	85.7	56.1	259.9	133.9	172.0	81.0
June	640.2	323.7	17.1	299.4	133.7	50.5	88.4	58.8	249.7	134.0	168.5	80.4
July	626.6	330.4	16.6	279.7	130.8	50.6	90.1	61.8	243.9	136.9	161.8	81.0
August	605.7	327.3	15.1	263.3	129.8	50.5	88.0	60.9	230.1	134.8	157.7	81.2
September	592.8	327.9	14.4	250.4	126.8	49.7	88.0	61.7	225.9	137.3	152.1	79.3
October	563.9	315.7	13.6	234.6	123.3	47.6	87.4	61.6	211.2	132.4	141.9	74.1
November	534.8	300.8	13.2	220.8	119.9	46.7	84.0	57.7	199.3	127.8	131.6	68.5
December	495.4	283.1	11.9	200.4	112.2	43.7	76.4	53.0	183.6	121.7	123.2	64.6
2010: January	483.5	283.4	10.5	189.6	107.8	42.8	74.9	51.8	183.1	125.7	117.7	63.1
February <sup>f</sup>	476.2	287.0	10.6	178.6	105.8	42.2	73.8	52.3	181.0	128.4	115.6	64.0
March <sup>f</sup>	479.8	294.4	10.8	174.5	106.3	43.3	74.5	53.1	184.3	133.6	114.6	64.4
<b>April<sup>p</sup></b>	<b>478.0</b>	<b>302.1</b>	<b>10.6</b>	<b>165.3</b>	<b>106.2</b>	<b>43.9</b>	<b>75.2</b>	<b>55.1</b>	<b>184.4</b>	<b>137.9</b>	<b>112.2</b>	<b>65.2</b>
Average RSE (%) <sup>1</sup>	3	4	11	6	7	8	8	11	3	4	7	9

<sup>p</sup>Preliminary. <sup>f</sup>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.

<sup>1</sup>Average RSE for the latest 6-month period.

<sup>2</sup>See 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												
2008: <sup>f</sup> January	1,331	1,004	(S)	286	126	82	194	172	673	508	338	242
February	1,274	930	(S)	314	107	73	230	180	687	491	250	186
March	1,195	904	(S)	277	110	88	180	146	618	461	287	209
April	1,022	795	(S)	194	113	86	146	124	512	404	251	181
May	1,142	879	(S)	245	135	88	183	152	569	449	255	190
June	1,142	850	(S)	271	89	65	203	171	588	424	262	190
July	1,087	831	(S)	233	129	84	144	121	545	418	269	208
August	1,017	712	(S)	287	93	66	168	126	540	359	216	161
September	1,160	820	(S)	305	113	70	239	147	539	401	269	202
October	1,055	749	(S)	293	87	57	167	136	542	386	259	170
November	1,076	754	(S)	301	111	67	180	123	519	389	266	175
December	1,021	686	(S)	314	114	61	127	89	513	360	267	176
2009: <sup>f</sup> January	775	565	(S)	203	87	49	119	94	388	298	181	124
February	829	540	(S)	275	104	52	119	98	384	270	222	120
March	830	541	(S)	274	73	57	119	99	426	260	212	125
April	842	530	(S)	297	143	59	118	84	400	275	181	112
May	812	495	(S)	306	82	52	120	83	413	259	197	101
June	798	510	(S)	277	103	39	119	86	392	263	184	122
July	787	497	(S)	277	101	59	115	79	373	241	198	118
August	790	509	(S)	265	66	43	127	98	439	256	158	112
September	721	480	(S)	223	100	57	105	75	340	240	176	108
October	751	531	(S)	205	94	63	97	81	365	255	195	132
November	850	561	(S)	273	102	53	144	100	404	266	200	142
December	752	495	(S)	236	79	59	127	98	390	237	156	101
2010: January <sup>f</sup>	662	440	(S)	205	86	50	82	69	296	208	198	113
February <sup>f</sup>	668	455	(S)	204	85	51	87	66	328	234	168	104
March <sup>f</sup>	645	492	(S)	144	65	48	81	73	345	264	154	107
<b>April<sup>p</sup></b>	<b>769</b>	<b>564</b>	<b>(S)</b>	<b>192</b>	<b>98</b>	<b>61</b>	<b>114</b>	<b>82</b>	<b>411</b>	<b>311</b>	<b>146</b>	<b>110</b>
Average RSE (%) <sup>1</sup>	6	5	(X)	16	19	20	14	13	10	8	12	13
<b>Percent Change:</b>												
<i>April 2010 from March 2010</i>	<b>19.2%</b>	<b>14.6%</b>	(S)	<b>33.3%</b>	<b>50.8%</b>	<b>27.1%</b>	<b>40.7%</b>	<b>12.3%</b>	<b>19.1%</b>	<b>17.8%</b>	<b>-5.2%</b>	<b>2.8%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 13.8	± 13.1	(X)	± 45.0	± 60.8	± 39.5	± 49.1	± 24.4	± 16.8	± 14.8	± 20.9	± 29.6
<i>April 2010 from April 2009</i>	<b>-8.7%</b>	<b>6.4%</b>	(S)	<b>-35.4%</b>	<b>-31.5%</b>	<b>3.4%</b>	<b>-3.4%</b>	<b>-2.4%</b>	<b>2.8%</b>	<b>13.1%</b>	<b>-19.3%</b>	<b>-1.8%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 12.8	± 12.3	(X)	± 25.7	± 51.4	± 39.9	± 31.5	± 17.2	± 15.5	± 17.3	± 17.2	± 27.6

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												
2008	1,119.7	818.8	23.7	277.2	109.6	72.9	178.2	138.6	567.4	417.5	264.4	189.9
2009	794.4	520.1	14.5	259.8	94.2	53.8	119.2	89.3	393.5	259.0	187.5	118.1
RSE (%)	2	2	14	5	7	5	3	3	2	2	3	4
2009: First 4 months	238.7	158.1	3.7	76.9	28.7	14.6	33.3	25.9	118.7	82.5	58.1	35.1
2010: First 4 months	200.6	142.7	3.5	54.3	23.3	14.2	25.6	20.1	103.3	76.7	48.5	31.7
RSE (%)	3	2	29	9	8	8	8	9	5	4	7	5
<i>Year to Date Percent Change</i> <sup>3</sup>	<b>-16.0%</b>	<b>-9.7%</b>	<b>-4.7%</b>	<b>-29.3%</b>	<b>-18.9%</b>	<b>-3.1%</b>	<b>-23.1%</b>	<b>-22.2%</b>	<b>-13.0%</b>	<b>-7.0%</b>	<b>-16.5%</b>	<b>-9.8%</b>
<i>90% Confidence Interval</i> <sup>2</sup>	±4.8	±4.2	±51.1	±13.0	±20.7	±16.6	±8.9	±11.9	±7.3	±5.9	±11.4	±13.4
2008: January	93.5	69.0	3.1	21.4	8.7	5.4	12.9	11.3	48.4	36.0	23.6	16.4
February	87.0	63.2	2.1	21.7	7.2	4.9	15.2	11.8	48.1	34.5	16.5	12.1
March	89.8	69.0	1.0	19.8	7.0	5.4	12.6	10.2	47.1	35.9	23.1	17.5
April	79.6	62.0	2.5	15.0	8.6	6.5	11.2	9.5	40.6	32.3	19.0	13.6
May	96.5	73.6	1.5	21.4	11.5	7.4	15.2	12.5	48.5	38.0	21.3	15.6
June	99.7	73.6	1.9	24.2	7.6	5.5	17.3	14.5	51.4	36.6	23.4	16.9
July	91.5	69.2	2.0	20.3	11.1	7.2	11.6	9.6	45.7	34.7	23.0	17.7
August	94.5	62.3	1.9	30.2	8.9	6.1	16.0	11.5	50.0	30.9	19.6	13.8
September	104.2	75.3	3.0	25.9	10.4	6.7	22.1	14.3	47.2	35.5	24.5	18.8
October	94.1	68.5	1.1	24.5	7.8	5.3	15.6	12.9	48.0	35.0	22.8	15.3
November	91.5	66.8	1.6	23.1	9.4	6.1	16.2	11.9	43.3	33.3	22.5	15.5
December	97.8	66.3	2.0	29.5	11.4	6.4	12.3	8.7	49.0	34.7	25.1	16.6
2009: January	54.7	39.0	0.5	15.1	6.2	3.4	8.0	6.2	27.8	21.1	12.6	8.4
February	56.5	36.4	0.9	19.1	6.9	3.3	7.8	6.3	26.9	19.0	14.8	7.8
March	62.1	41.3	1.1	19.7	4.8	3.6	8.3	6.9	32.2	20.3	16.8	10.5
April	65.5	41.3	1.2	23.0	10.9	4.4	9.1	6.4	31.7	22.0	13.8	8.5
May	68.1	41.1	0.9	26.1	6.7	4.2	10.0	6.8	35.0	21.9	16.4	8.2
June	70.3	44.4	1.0	24.9	9.4	3.6	10.3	7.3	34.3	22.7	16.4	10.8
July	66.4	41.1	1.2	24.2	8.6	4.9	9.4	6.3	31.4	19.9	17.0	10.0
August	73.9	44.5	1.7	27.8	6.3	3.9	11.9	8.9	41.3	22.1	14.5	9.6
September	64.4	43.9	1.5	19.1	8.9	5.3	9.9	7.3	29.8	21.2	15.9	10.1
October	67.4	49.0	1.3	17.1	9.0	6.4	9.0	7.7	32.3	23.1	17.2	11.9
November	72.6	50.1	1.3	21.2	8.5	4.7	13.1	9.7	33.7	22.9	17.3	12.7
December	72.4	48.0	2.0	22.5	8.1	6.2	12.3	9.5	37.2	22.7	14.8	9.6
2010: January	46.3	30.0	1.3	15.1	5.8	3.2	5.5	4.5	21.2	14.7	13.9	7.6
February <sup>f</sup>	45.4	30.7	0.6	14.1	5.6	3.2	5.7	4.3	23.0	16.5	11.2	6.8
March <sup>f</sup>	48.8	37.8	0.6	10.4	4.3	3.0	5.7	5.1	26.5	20.7	12.4	9.0
<b>April<sup>p</sup></b>	<b>60.0</b>	<b>44.2</b>	<b>1.0</b>	<b>14.8</b>	<b>7.6</b>	<b>4.7</b>	<b>8.7</b>	<b>6.2</b>	<b>32.6</b>	<b>24.9</b>	<b>11.0</b>	<b>8.3</b>
Average RSE (%) <sup>1</sup>	6	5	46	16	19	20	14	13	10	8	12	13

<sup>p</sup>Preliminary. <sup>r</sup>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.

<sup>1</sup>Average RSE for the latest 6-month period.

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

<sup>3</sup>Computed using unrounded data.