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NEW RESIDENTIAL CONSTRUCTION IN JANUARY 2013

The U.S. Census Bureau and the Department of Housing and Urban Development jointly announced the following new residential construction statistics for January 2013:

BUILDING PERMITS

Privately-owned housing units authorized by building permits in January were at a seasonally adjusted annual rate of 925,000. This is 1.8 percent ($\pm 0.9\%$) above the revised December rate of 909,000 and is 35.2 percent ($\pm 1.5\%$) above the January 2012 estimate of 684,000.

Single-family authorizations in January were at a rate of 584,000; this is 1.9 percent ($\pm 0.8\%$) above the revised December figure of 573,000. Authorizations of units in buildings with five units or more were at a rate of 311,000 in January.

HOUSING STARTS

Privately-owned housing starts in January were at a seasonally adjusted annual rate of 890,000. This is 8.5 percent ($\pm 11.3\%$)* below the revised December estimate of 973,000, but is 23.6 percent ($\pm 13.4\%$) above the January 2012 rate of 720,000.

Single-family housing starts in January were at a rate of 613,000; this is 0.8 percent ($\pm 11.7\%$)* above the revised December figure of 608,000. The January rate for units in buildings with five units or more was 260,000.

HOUSING COMPLETIONS

Privately-owned housing completions in January were at a seasonally adjusted annual rate of 724,000. This is 6.0 percent ($\pm 7.2\%$)* above the revised December estimate of 683,000 and is 33.6 percent ($\pm 17.1\%$) above the January 2012 rate of 542,000.

Single-family housing completions in January were at a rate of 565,000; this is 7.0 percent ($\pm 8.1\%$)* above the revised December rate of 528,000. The January rate for units in buildings with five units or more was 152,000.

New Residential Construction data for February 2013 will be released on Tuesday, March 19, 2013, at 8:30 A.M. EDT.

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

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									
2012: January February March April May June July August September October November December (r) 2013: January (p) Average RSE (%) ¹ Percent Change: January 2013 from December 2012 90% Confidence Interval ³ January 2013 from January 2012 90% Confidence Interval ³	Seasonally adjusted annual rate												
	684	452	20	212	78	37	101	75	377	245	128	95	
	707	478	25	204	82	46	119	79	361	260	145	93	
	769	466	22	281	81	44	130	84	371	241	187	97	
	723	475	22	226	88	45	114	76	359	248	162	106	
	784	490	22	272	78	43	119	82	412	255	175	110	
	760	491	21	248	82	43	119	81	381	256	178	111	
	811	511	29	271	91	42	114	83	404	267	202	119	
	801	511	27	263	83	40	123	88	409	267	186	116	
	890	550	27	313	88	44	145	94	451	287	206	125	
	868	566	24	278	81	45	148	98	452	302	187	121	
	900	568	28	304	79	43	158	94	466	301	197	130	
	909	573	28	308	99	48	141	102	447	298	222	125	
	925	584	30	311	109	46	143	101	452	304	221	133	
	1	1	8	1	3	2	2	2	1	1	1	1	
	Not seasonally adjusted												
	624.1	418.5	21.6	184.0	68.5	39.0	102.7	70.5	320.7	227.1	132.2	81.9	
	815.5	514.2	24.7	276.6	84.3	43.4	130.6	87.5	415.6	270.5	185.1	112.7	
	1	1	4	(Z)	3	2	1	1	1	(Z)	1	2	
	30.7%	22.9%	14.6%	50.3%	23.1%	11.3%	27.1%	24.1%	29.6%	19.1%	40.0%	37.7%	
	± 1.1	± 1.0	± 6.7	± 1.5	± 4.6	± 6.4	± 1.8	± 2.2	± 0.7	± 0.9	± 2.1	± 2.7	
	46.3	29.9	1.3	15.1	4.8	2.2	5.0	3.3	28.4	18.3	8.2	6.1	
	51.9	35.1	1.7	15.2	5.5	2.7	6.5	4.6	28.9	21.1	11.1	6.8	
	67.4	42.2	2.0	23.2	5.8	3.6	10.3	7.3	34.3	22.5	17.0	8.9	
	62.5	43.9	1.8	16.8	7.6	4.0	10.6	7.8	30.5	22.4	13.7	9.6	
	75.4	49.6	2.0	23.8	7.3	4.4	12.3	9.1	38.6	24.9	17.2	11.3	
	73.8	47.6	2.0	24.3	8.8	4.1	11.4	8.2	35.4	24.0	18.2	11.2	
72.1	46.8	2.5	22.8	8.1	4.0	10.9	8.1	35.9	23.8	17.2	10.9		
77.7	49.4	2.6	25.8	7.7	3.8	12.6	9.0	39.1	25.4	18.4	11.1		
71.4	43.0	2.1	26.3	7.3	3.7	12.9	8.1	35.2	21.5	16.0	9.7		
75.3	49.2	2.3	23.8	7.6	4.2	15.6	9.9	36.5	24.7	15.6	10.3		
66.5	40.1	2.2	24.2	6.1	3.3	12.5	6.9	33.8	21.2	14.1	8.8		
65.1	36.1	2.0	27.0	7.8	3.1	8.7	5.3	32.7	19.6	16.0	8.0		
65.5	40.5	2.0	23.0	7.3	2.9	7.2	4.7	35.5	23.7	15.4	9.2		
1	1	8	1	3	2	2	2	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.

¹ Average RSE for the latest 6-month period.

² Reflects revisions not distributed to months.

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

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								
	Not seasonally adjusted											
2012: January	75.0	39.9	1.6	33.5	8.1	5.0	5.6	3.7	41.4	21.1	20.0	10.1
February	78.7	44.2	1.9	32.6	9.8	5.1	6.7	4.5	41.1	23.5	21.1	11.1
March	87.6	45.2	2.0	40.4	8.4	5.2	8.4	5.2	44.4	23.6	26.4	11.3
April	80.6	44.2	2.0	34.5	8.8	5.1	7.2	5.3	39.9	22.8	24.8	11.1
May	85.8	45.1	1.6	39.2	8.0	4.9	8.5	5.7	43.6	23.5	25.7	11.0
June	84.7	43.5	1.5	39.8	8.5	5.6	9.3	4.9	43.3	22.2	23.6	10.7
July	87.5	42.1	1.5	44.0	8.9	5.2	8.7	4.7	48.2	22.6	21.7	9.6
August	94.5	46.4	1.8	46.4	9.1	5.4	8.7	5.2	53.2	24.8	23.6	10.9
September	93.3	42.4	2.2	48.7	8.4	4.9	8.3	5.3	53.0	21.6	23.5	10.6
October	89.9	42.6	2.0	45.3	8.0	5.3	8.5	5.0	52.3	22.7	21.0	9.7
November (r)	90.1	43.9	2.6	43.6	8.4	5.0	8.6	4.5	51.2	24.8	21.9	9.5
December (r)	92.7	43.5	2.5	46.6	8.1	4.5	6.4	4.6	54.2	25.1	24.0	9.3
2013: January (p)	96.3	44.9	2.8	48.6	9.4	4.5	8.1	4.9	54.5	25.7	24.4	9.9
Average RSE (%) ¹	6	6	21	9	17	21	12	11	7	9	14	17
Percent Change: ²												
January 2013 from December 2012	3.9%	3.2%	10.6%	4.3%	15.6%	-1.1%	25.6%	5.8%	0.7%	2.6%	1.6%	5.9%
90% Confidence Interval ³	± 3.7	± 4.3	± 25.8	± 5.9	± 16.3	± 14.5	± 15.1	± 17.5	± 4.4	± 5.0	± 7.0	± 11.0
January 2013 from January 2012	28.4%	12.8%	73.6%	44.8%	16.3%	-9.4%	44.8%	33.3%	31.7%	21.8%	22.0%	-2.6%
90% Confidence Interval ³	± 10.6	± 10.8	± 58.3	± 20.5	± 23.0	± 18.0	± 36.9	± 30.9	± 17.5	± 17.0	± 19.3	± 15.5

(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.

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								
2012: January February March April May June July August September October November (r) December (r) 2013: January (p) Average RSE (%) ¹ Percent Change: January 2013 from December 2012 90% Confidence Interval ² January 2013 from January 2012 90% Confidence Interval ² 2011: 2012: (r) RSE (%) Year to Year Percent Change ³ 90% Confidence Interval ² 2012: January February March April May June July August September October November (r) December (r) 2013: January (p) Average RSE (%) ¹	Seasonally adjusted annual rate											
	720	511	(S)	193	74	44	106	82	403	290	137	95
	718	470	(S)	240	66	50	99	87	419	253	134	80
	706	481	(S)	215	87	45	116	88	354	249	149	99
	747	504	(S)	234	80	48	125	91	395	265	147	100
	706	513	(S)	178	76	43	108	86	365	276	157	108
	754	531	(S)	215	78	48	98	87	366	276	212	120
	728	506	(S)	211	86	41	111	77	348	278	183	110
	750	538	(S)	205	74	47	130	89	376	293	170	109
	843	590	(S)	245	77	48	147	107	418	306	201	129
	889	589	(S)	281	78	41	156	109	438	289	217	150
	841	570	(S)	261	68	48	154	96	451	297	168	129
	973	608	(S)	352	116	55	190	103	464	317	203	133
	890	613	(S)	260	75	50	95	93	483	331	237	139
	5	4	(X)	12	16	14	13	13	7	5	8	9
	-8.5%	0.8%	(S)	-26.1%	-35.3%	-9.1%	-50.0%	-9.7%	4.1%	4.4%	16.7%	4.5%
	± 11.3	± 11.7	(X)	± 21.2	± 28.9	± 43.6	± 11.8	± 29.8	± 17.3	± 13.4	± 21.4	± 17.2
	23.6%	20.0%	(S)	34.7%	1.4%	13.6%	-10.4%	13.4%	19.9%	14.1%	73.0%	46.3%
	± 13.4	± 11.2	(X)	± 42.4	± 50.3	± 44.1	± 20.2	± 22.1	± 15.8	± 13.5	± 40.9	± 24.2
	Not seasonally adjusted											
	608.8	430.6	10.9	167.3	67.7	41.2	100.9	74.3	307.8	229.3	132.5	85.7
	779.9	534.6	11.1	234.2	79.7	46.5	128.1	92.0	397.7	282.1	174.4	113.9
	1	1	14	3	3	5	2	4	2	2	2	2
	28.1%	24.1%	1.7%	40.0%	17.7%	12.7%	27.0%	23.8%	29.2%	23.0%	31.7%	32.9%
	± 2.6	± 2.6	± 23.6	± 8.3	± 7.3	± 9.7	± 5.1	± 4.8	± 4.7	± 3.9	± 6.3	± 4.8
	47.2	33.1	1.1	13.0	4.6	2.6	5.3	3.7	28.4	20.7	9.0	6.1
	49.7	32.2	0.6	16.9	3.8	2.7	5.0	4.1	31.1	19.5	9.8	5.9
58.0	40.2	0.8	17.1	7.0	3.7	8.4	6.1	30.2	21.8	12.4	8.5	
66.8	46.6	0.7	19.5	7.1	4.4	11.3	8.5	35.0	24.2	13.4	9.5	
67.8	50.1	1.3	16.3	7.4	4.4	11.4	9.4	33.4	25.3	15.5	11.0	
74.7	54.4	0.7	19.6	7.7	5.0	10.5	9.5	35.9	27.7	20.5	12.2	
69.2	49.4	1.0	18.7	8.1	4.1	11.3	8.3	32.0	25.8	17.7	11.2	
69.0	49.3	0.7	19.0	6.9	4.4	12.9	9.1	33.3	25.6	15.8	10.2	
75.8	51.4	0.8	23.6	6.9	4.1	13.6	9.8	37.5	26.7	17.8	10.8	
77.0	50.3	1.7	25.1	7.1	3.8	15.0	10.8	37.3	24.0	17.7	11.7	
62.2	40.1	0.8	21.3	5.1	3.5	12.1	7.4	33.0	20.5	11.9	8.7	
62.5	37.5	0.9	24.2	8.0	3.8	11.2	5.3	30.4	20.3	12.9	8.0	
58.5	39.6	1.1	17.7	4.7	3.0	4.2	4.1	34.0	23.6	15.6	8.9	
5	4	33	12	16	14	13	13	7	5	8	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.

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								
2012: January February March April May June July August September October November (r) December (r) 2013: January (p) Average RSE (%) ¹ Percent Change: January 2013 from December 2012 90% Confidence Interval ² January 2013 from January 2012 90% Confidence Interval ²	Seasonally adjusted											
	443	241	(S)	191	90	36	69	46	182	111	102	48
	450	243	(S)	196	89	37	70	47	188	111	103	48
	459	245	(S)	204	90	37	69	47	191	111	109	50
	464	247	(S)	207	89	37	70	47	197	113	108	50
	474	252	(S)	212	89	36	71	48	202	115	112	53
	486	258	(S)	219	89	35	70	48	207	118	120	57
	491	263	(S)	219	88	35	69	48	211	122	123	58
	497	267	(S)	222	91	36	69	49	216	124	121	58
	512	272	(S)	232	91	36	73	50	222	126	126	60
	520	275	(S)	236	90	34	76	51	225	128	129	62
	534	280	(S)	245	90	34	81	53	233	130	130	63
	549	282	(S)	258	92	34	86	52	239	132	132	64
	557	284	(S)	264	92	34	86	52	244	133	135	65
	2	3	(X)	3	5	6	4	7	3	4	3	5
	1.5%	0.7%	(S)	2.3%	0.0%	0.0%	0.0%	0.0%	2.1%	0.8%	2.3%	1.6%
	± 1.0	± 1.3	(X)	± 1.4	± 2.3	± 4.2	± 1.5	± 2.5	± 1.5	± 1.8	± 2.0	± 1.9
	25.7%	17.8%	(S)	38.2%	2.2%	-5.6%	24.6%	13.0%	34.1%	19.8%	32.4%	35.4%
	± 3.9	± 4.4	(X)	± 7.4	± 6.5	± 9.2	± 7.9	± 7.3	± 8.4	± 5.8	± 11.8	± 14.1
	Not seasonally adjusted											
426.8	227.7	10.4	188.7	87.7	34.6	66.1	43.4	174.0	104.2	99.0	45.4	
435.1	230.2	10.5	194.4	86.1	34.9	65.3	42.6	182.6	106.4	101.0	46.2	
449.3	236.5	10.2	202.6	88.7	35.5	64.8	43.3	189.4	109.6	106.4	48.0	
462.1	245.0	10.4	206.6	88.7	36.6	68.0	45.1	197.6	113.7	107.9	49.6	
478.1	255.1	10.2	212.8	89.6	36.4	70.4	47.1	205.0	117.9	113.1	53.6	
496.2	265.7	9.1	221.5	90.1	35.3	72.2	49.9	212.2	122.5	121.8	58.0	
503.7	275.5	8.6	219.6	89.4	36.0	71.4	50.5	216.4	127.3	126.5	61.7	
508.6	279.8	7.8	221.0	92.0	37.3	72.1	51.9	219.9	128.7	124.5	61.9	
523.5	283.8	8.1	231.5	91.6	36.6	75.6	52.7	227.6	131.7	128.8	62.9	
528.8	282.7	9.1	237.0	91.2	34.8	79.0	54.2	227.3	129.9	131.3	63.8	
535.2	278.6	9.0	247.7	90.4	34.2	82.3	54.1	232.8	128.3	129.8	62.1	
530.0	265.7	8.8	255.5	90.7	33.4	83.5	50.0	228.6	122.2	127.1	60.0	
538.4	267.5	9.4	261.5	90.4	32.7	82.7	49.1	235.2	125.0	130.1	60.7	
2	3	13	3	5	6	4	7	3	4	3	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.

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.

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								
2012: January February March April May June July August September October November (r) December (r) 2013: January (p) Average RSE (%) ¹ Percent Change: January 2013 from December 2012 90% Confidence Interval ² January 2013 from January 2012 90% Confidence Interval ²	Seasonally adjusted annual rate											
	542	394	(S)	140	89	37	87	65	275	220	91	72
	572	432	(S)	136	79	40	97	79	283	229	113	84
	587	440	(S)	136	71	44	121	79	284	227	111	90
	663	490	(S)	170	80	44	106	90	325	246	152	110
	605	469	(S)	121	80	49	103	88	299	247	123	85
	623	475	(S)	131	72	57	107	75	319	253	125	90
	673	466	(S)	198	90	42	135	87	312	243	136	94
	682	492	(S)	181	63	41	119	80	331	262	169	109
	659	514	(S)	140	76	50	110	94	331	264	142	106
	739	531	(S)	203	64	55	118	93	408	267	149	116
	670	515	(S)	146	71	47	94	81	344	263	161	124
	683	528	(S)	147	57	47	109	102	355	270	162	109
	724	565	(S)	152	75	59	87	81	377	299	185	126
	6	5	(X)	17	17	19	11	12	9	7	10	10
	6.0%	7.0%	(S)	3.4%	31.6%	25.5%	-20.2%	-20.6%	6.2%	10.7%	14.2%	15.6%
	± 7.2	± 8.1	(X)	± 21.8	± 36.4	± 40.7	± 11.2	± 12.3	± 10.0	± 11.2	± 14.8	± 13.2
	33.6%	43.4%	(S)	8.6%	-15.7%	59.5%	0.0%	24.6%	37.1%	35.9%	103.3%	75.0%
	± 17.1	± 20.8	(X)	± 31.4	± 31.1	± 68.8	± 21.4	± 34.8	± 30.6	± 31.1	± 41.7	± 37.2
	Not seasonally adjusted											
	584.9	446.6	8.4	129.9	72.5	44.0	103.0	75.9	295.5	235.6	113.9	91.2
	650.0	483.3	8.7	157.9	74.7	46.8	110.7	85.4	325.0	250.6	139.5	100.5
	2	2	18	4	6	6	3	5	2	2	4	4
	11.1%	8.2%	3.4%	21.6%	3.0%	6.4%	7.5%	12.5%	10.0%	6.4%	22.5%	10.3%
	± 4.6	± 3.5	± 28.6	± 17.1	± 14.4	± 12.4	± 6.2	± 6.8	± 6.7	± 4.9	± 8.2	± 6.4
	36.4	26.0	0.6	9.8	5.8	2.2	5.8	4.3	18.8	14.9	6.0	4.7
	39.0	29.4	0.3	9.3	5.3	2.6	6.4	5.2	19.9	16.2	7.4	5.4
44.4	33.6	0.8	9.9	4.8	2.9	8.4	5.3	22.1	17.9	9.1	7.6	
52.3	37.6	0.3	14.5	6.1	3.0	8.3	6.9	26.1	19.4	11.9	8.3	
50.0	39.3	1.2	9.5	6.8	4.4	8.5	7.4	24.5	20.4	10.1	7.1	
55.1	42.4	1.4	11.2	7.2	5.9	9.0	6.3	27.9	22.3	10.9	7.9	
58.2	38.3	0.9	19.0	8.0	3.4	11.8	7.2	26.7	20.1	11.7	7.7	
64.8	43.3	1.0	20.5	6.1	3.6	11.3	7.0	30.9	23.1	16.5	9.7	
58.7	46.6	0.4	11.7	6.6	4.5	10.3	9.0	28.7	23.1	13.0	10.0	
67.7	50.1	0.4	17.2	6.3	5.5	11.3	9.2	36.6	24.7	13.5	10.7	
57.8	45.6	0.7	11.5	6.2	4.3	8.9	7.8	28.7	22.4	14.0	11.1	
65.6	51.0	0.7	13.8	5.4	4.5	10.6	10.0	34.1	26.1	15.4	10.4	
47.6	37.8	0.4	9.4	4.8	3.8	5.6	5.2	25.2	20.4	12.1	8.5	
6	5	44	17	17	19	11	12	9	7	10	10	

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

X Not applicable.

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.