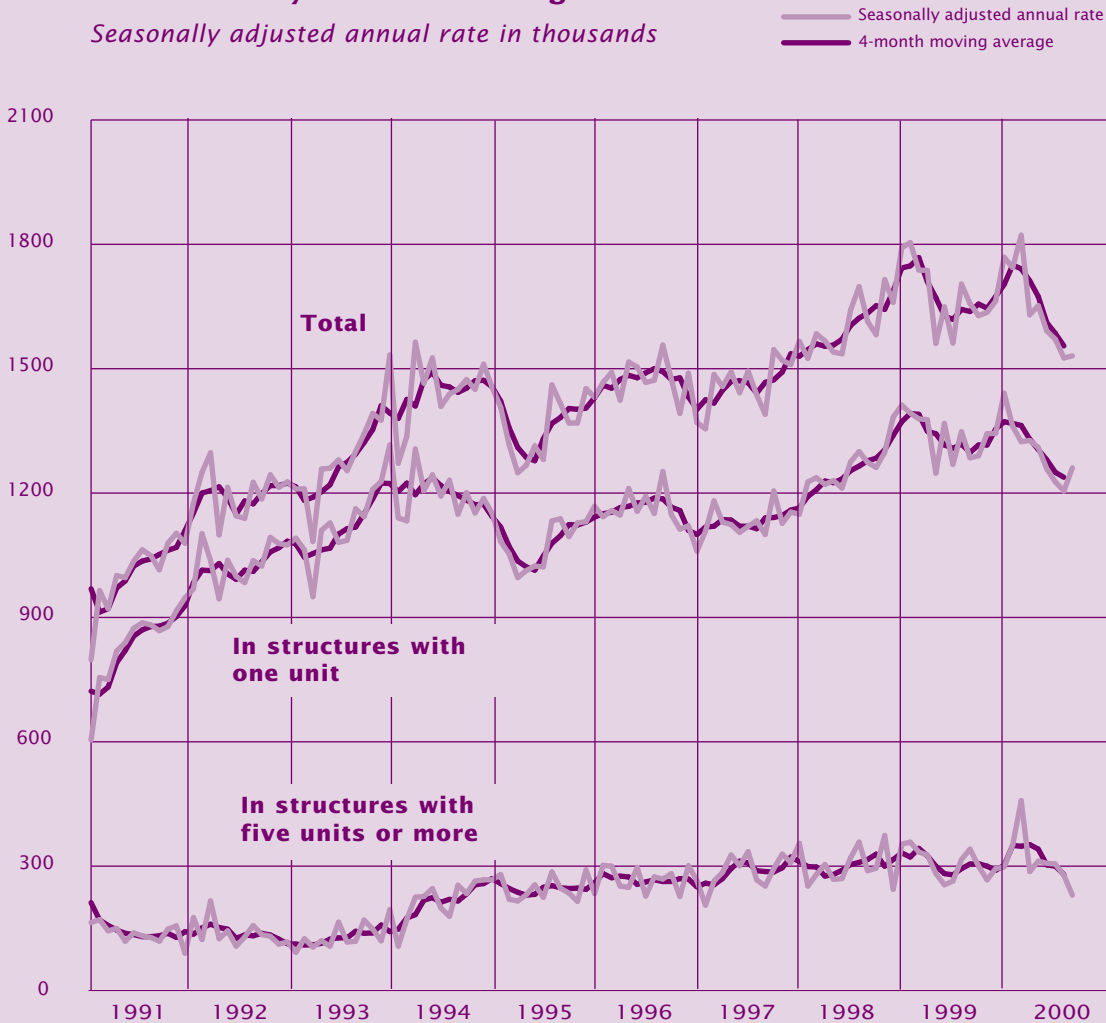


Housing Starts

New Privately-Owned Housing Units Started

Seasonally adjusted annual rate in thousands

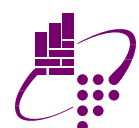


Note: Total includes units started in structures with two to four units.

Source: U.S. Census Bureau, Housing Starts.

Questions regarding these data may be directed to Residential Construction Branch, Manufacturing and Construction Division, telephone: 301-457-1321.

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HOUSING STARTS AND BUILDING PERMITS

Privately-owned housing starts in August 2000 were at a seasonally adjusted annual rate of 1,531,000; this is virtually unchanged (± 6) percent from the revised July rate of 1,526,000 but 8 (± 7) percent below the August 1999 figure of 1,657,000.

Single-family housing starts in August 2000 were at a rate of 1,261,000; this is 5 (± 6) percent above the July figure of 1,205,000. The August rate for units in buildings with five units or more was 230,000. The August rate for units in buildings with two to four units was 40,000.

During the first 8 months of this year, 1,100,800 housing units were started compared with 1,134,200 units started in the same period in 1999. This is a decrease of 3 (± 2) percent.

New privately-owned housing construction was authorized in August in the 19,000 permit-issuing places at a seasonally adjusted annual rate of 1,468,000 units; this is 3 (± 1) percent below the revised July rate of 1,511,000, and is 11 (± 1) percent below the August 1999 figure of 1,658,000.

Single-family authorizations in August 2000 were at a rate of 1,140,000; this is 2 (± 1) percent above the July figure of 1,117,000. Authorizations of units in buildings with five units or more were at a rate of 263,000 in August; this is 22 percent below the July figure of 339,000. The August rate of permit-authorized units in buildings with two to four units was 65,000.

During the first 8 months of this year, 1,077,300 housing units were authorized compared with the 1,142,100 units for the same period in 1999. This is a decrease of 6 (± 1) percent.

In interpreting changes in housing starts and building permits, note that month-to-month changes in seasonally adjusted statistics often show movements

which may be irregular. It may take 5 months to establish an underlying trend for total starts and 3 months for building permit authorizations.

The statistics in this report 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 average relative standard errors of preliminary data are shown in the tables. Whenever a statement such as "2 (± 3) percent above" appears in the text, this indicates the range (-1 to +5 percent) in which the actual percent change is likely to have occurred. All ranges given are 90-percent confidence intervals and account for only sampling variability. If a range contains zero, it is uncertain whether there was an increase or decrease; that is, the change is not statistically significant. For any comparison cited without a confidence interval, the change is statistically significant. The appendix to this report includes explanations of confidence intervals and sampling variability. On average, the preliminary seasonally adjusted estimates of total housing starts and building permits are revised about ± 1 percent.

HISTORICAL DATA

Historical data on housing starts and residential permit authorizations are available from Residential Construction Branch, Manufacturing and Construction Division, U.S. Census Bureau, Washington, DC 20233-6900. Telephone 301-457-1321.

A list of tables and special supplements is shown below:

Title	C20 issues				
	00-7	00-4	00-1	99-10	99-7
New privately-owned housing units started, by purpose of construction (quarterly and annual data).....	00-7	00-4	00-1	99-10	99-7
Total time from start of construction to completion of private residential buildings (annual data)	00-3	99-3	98-3	97-3	96-3
Total time from authorization of construction to start for private residential buildings (annual data)	00-3	99-3	98-3	97-3	96-3
New privately-owned housing units, by intended use and design at time of start (annual data)	00-2	99-2	98-2	97-2	96-2

Table 1. New Privately-Owned Housing Units Started

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

Period	Total	In structures with—				Inside MSAs ¹	Outside MSAs ¹	North-east	Midwest	South	West
		1 unit	2 units	3 and 4 units	5 units or more						
ANNUAL DATA											
1990	1,192.7	894.8	16.1	21.4	260.4	946.9	245.7	131.3	253.2	479.3	328.9
1991	1,013.9	840.4	15.5	20.1	137.9	789.2	224.7	112.9	233.0	414.1	254.0
1992	1,199.7	1,029.9	12.4	18.3	139.0	931.5	268.2	126.7	287.8	496.9	288.3
1993	1,287.6	1,125.7	11.1	18.3	132.6	1,031.9	255.8	126.5	297.7	561.8	301.7
1994	1,457.0	1,198.4	14.8	20.2	223.5	1,183.1	273.9	138.2	328.9	639.1	350.8
1995	1,354.1	1,076.2	14.3	19.4	244.1	1,106.4	247.6	117.7	290.1	615.0	331.3
1996	1,476.8	1,160.9	16.4	28.8	270.8	1,211.4	265.5	132.1	321.5	661.9	361.4
1997	1,474.0	1,133.7	18.1	26.4	295.8	1,221.3	252.7	136.8	303.6	670.3	363.3
1998	1,616.9	1,271.4	15.7	26.9	302.9	1,349.9	267.0	148.5	330.5	743.0	394.9
1999	1,666.5	1,334.9	13.4	18.5	299.7	1,404.5	261.9	153.7	356.4	760.3	396.1
MONTHLY DATA											
Not Seasonally Adjusted											
1999: January	108.0	82.1	0.7	2.0	23.3	95.6	12.4	7.9	13.5	57.3	29.2
February	112.2	89.1	0.7	0.8	21.6	97.4	14.8	9.6	16.5	62.1	24.1
March	149.3	122.9	1.4	1.4	23.6	124.9	24.5	12.1	29.2	73.1	34.9
April	146.5	118.8	1.8	1.2	24.8	122.0	24.5	12.1	32.6	64.9	36.9
May	155.6	130.4	1.1	1.1	23.0	131.3	24.3	14.7	35.7	66.9	38.3
June	152.4	127.9	1.2	1.8	21.5	124.9	27.5	16.0	38.1	63.9	34.4
July	155.2	123.4	1.2	2.6	28.0	130.2	25.0	17.3	31.3	66.6	39.9
August	155.0	119.7	1.2	1.6	32.5	131.3	23.7	16.5	33.5	68.0	37.0
September	143.3	112.5	0.9	2.6	27.4	119.1	24.2	12.3	34.5	62.8	33.7
October	145.4	115.8	1.4	1.1	27.0	123.8	21.6	12.3	37.5	64.9	30.7
November	127.9	102.1	0.9	1.2	23.7	105.1	22.7	12.5	30.0	54.5	30.9
December	115.7	90.2	0.9	1.2	23.4	99.1	16.6	10.6	23.8	55.1	26.1
2000: January	105.2	80.5	1.0	0.7	23.0	91.2	14.1	8.1	15.9	55.4	25.8
February	122.1	90.2	0.9	1.7	29.4	106.8	15.3	9.9	22.9	58.1	31.2
March	137.2	115.3	0.7	0.5	20.7	115.9	21.3	11.9	25.4	68.4	31.5
April	151.8	121.5	1.3	1.4	27.5	124.0	27.8	12.2	35.8	65.6	38.1
May	155.3	125.7	1.4	0.7	27.5	128.5	26.8	14.2	35.6	70.2	35.3
June ^r	148.5	118.7	1.0	3.2	25.6	124.1	24.4	14.2	31.4	68.2	34.6
July ^r	137.9	109.0	1.1	3.2	24.6	114.5	23.4	14.6	31.1	57.0	35.2
August ^p	142.8	118.0	1.1	2.6	21.2	118.9	23.9	14.1	30.2	63.3	35.2
Year to date: 1999	1,134.2	914.2	9.3	12.5	198.2	957.5	176.7	106.1	230.5	522.9	274.7
2000	1,100.8	878.9	8.4	14.1	199.5	924.0	176.8	99.3	228.2	506.3	266.9
Seasonally Adjusted Annual Rate											
1999: January	1,804	1,393	53		358	(NA)	(NA)	146	328	871	459
February	1,738	1,379	25		334	(NA)	(NA)	194	358	843	343
March	1,737	1,377	33		327	(NA)	(NA)	159	378	810	390
April	1,561	1,248	31		282	(NA)	(NA)	135	337	684	405
May	1,649	1,368	26		255	(NA)	(NA)	152	352	734	411
June	1,562	1,269	29		264	(NA)	(NA)	158	355	697	352
July	1,704	1,348	40		316	(NA)	(NA)	171	320	768	445
August	1,657	1,285	31		341	(NA)	(NA)	171	337	762	387
September	1,628	1,290	38		300	(NA)	(NA)	135	365	740	388
October	1,636	1,343	26		267	(NA)	(NA)	129	371	764	372
November	1,663	1,344	25		294	(NA)	(NA)	150	389	709	415
December	1,769	1,441	30		298	(NA)	(NA)	159	407	807	396
2000: January	1,744	1,361	32		351	(NA)	(NA)	153	381	821	389
February	1,822	1,324	40		458	(NA)	(NA)	189	471	748	414
March	1,630	1,327	16		287	(NA)	(NA)	155	330	772	373
April	1,652	1,310	30		312	(NA)	(NA)	140	370	710	432
May	1,591	1,258	26		307	(NA)	(NA)	148	345	737	361
June ^r	1,571	1,227	39		305	(NA)	(NA)	144	301	762	364
July ^r	1,526	1,205	43		278	(NA)	(NA)	143	322	669	392
August ^p	1,531	1,261	40		230	(NA)	(NA)	145	304	712	370
AVERAGE RELATIVE STANDARD ERRORS²											
Annual (percent)	1	1	7	11	3	1	3	3	2	1	1
Monthly (percent)	3	3	11	13	9	3	9	7	6	4	4
Year to date (percent)	1	1	8	12	4	1	3	4	3	2	1

NA Not available. P Preliminary. R Revised.

¹Metropolitan statistical areas.

²Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Year to date—Avg. RSE for the current period and the same period last year; Monthly—Avg. RSE for the latest 6-month period (January through June or July through December).

Table 2. **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—				Inside MSAs ¹	Outside MSAs ¹	Total	In structures with—		Total	In structures with—		Total	In structures with—		Total	In structures with—		
		1 unit	2 units	3 and 4 units	5 units or more				1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more	
ANNUAL DATA																				
1995	1,332.5	997.3	32.2	31.5	271.5	1,116.8	215.8	124.2	104.5	19.7	296.6	220.5	76.1	583.2	430.3	152.9	328.5	241.9	86.5	
1996	1,425.6	1,069.5	33.6	32.2	290.3	1,200.0	225.6	136.9	108.8	28.1	317.8	236.6	81.3	623.4	468.5	155.0	347.4	255.6	91.8	
1997	1,441.1	1,062.4	34.9	33.6	310.3	1,220.2	220.9	141.9	111.2	30.7	299.8	220.0	79.8	635.9	464.2	171.7	363.5	267.1	96.5	
1998	1,612.3	1,187.6	33.2	36.0	355.5	1,377.9	234.4	159.4	124.1	35.3	327.2	247.8	79.4	724.5	521.9	202.6	401.2	293.8	107.4	
1999	1,663.5	1,246.7	32.5	33.3	351.1	1,427.4	236.1	164.9	127.1	37.8	345.4	262.1	83.3	748.9	550.4	198.6	404.3	307.1	97.3	
MONTHLY DATA																				
Not Seasonally Adjusted																				
1998:	January	96.2	70.1	2.0	2.0	22.1	84.6	11.6	9.7	7.0	2.7	14.7	10.9	3.8	46.3	34.4	12.0	25.4	17.8	7.6
	February	107.4	78.1	2.3	2.6	24.4	93.5	13.9	8.9	7.2	1.8	19.7	14.3	5.4	51.2	37.5	13.7	27.5	19.1	8.4
	March	140.9	105.1	2.8	3.3	29.9	121.0	20.0	12.1	10.2	1.9	26.8	20.4	6.4	68.4	47.7	20.7	33.6	26.8	6.9
	April	146.3	113.6	2.7	2.7	27.3	123.3	23.0	13.2	11.4	1.7	31.0	25.2	5.8	63.6	48.0	15.6	38.5	29.0	9.5
	May	138.2	107.3	2.5	2.9	25.5	116.4	21.8	13.3	11.2	2.1	30.7	24.4	6.3	62.5	45.9	16.5	31.8	25.8	5.9
	June	153.4	115.8	3.2	4.3	30.1	129.7	23.7	16.0	12.8	3.2	31.6	25.2	6.4	65.0	48.6	16.4	40.8	29.2	11.6
	July	149.3	111.2	3.3	3.2	31.7	126.1	23.2	15.4	11.9	3.5	29.7	23.4	6.3	66.1	47.7	18.5	38.0	28.2	9.8
	August	144.7	104.4	3.1	3.0	34.1	122.8	21.9	14.3	11.1	3.2	28.9	21.8	7.1	67.1	46.5	20.6	34.4	25.1	9.4
	September	141.7	102.5	2.9	3.4	32.9	120.8	20.9	14.7	11.0	3.7	30.3	22.1	8.1	62.2	44.0	18.2	34.7	25.4	9.2
	October	149.8	103.8	3.0	3.7	39.3	126.8	23.1	15.7	11.1	4.6	32.4	23.6	8.8	65.8	44.0	21.9	35.9	25.1	10.7
	November	119.9	86.6	2.4	2.3	28.6	104.1	15.8	13.4	9.8	3.6	24.9	18.9	6.0	51.2	37.2	14.1	30.3	20.7	9.5
	December	124.5	89.0	3.1	2.6	29.8	108.8	15.7	12.7	9.5	3.2	26.5	17.6	8.9	55.1	40.6	14.5	30.2	21.3	8.8
1999:	January	105.7	74.2	2.1	2.2	27.1	94.8	10.9	9.2	6.8	2.4	13.6	10.3	3.3	55.3	37.7	17.6	27.7	19.4	8.2
	February	114.7	86.6	2.2	2.3	23.7	100.9	13.8	9.7	7.7	2.0	18.9	14.8	4.1	58.7	43.3	15.4	27.4	20.8	6.7
	March	154.6	118.9	3.0	3.0	29.8	132.6	22.0	14.4	10.7	3.7	32.0	24.2	7.7	70.4	54.2	16.2	37.9	29.8	8.0
	April	151.8	119.9	2.9	3.2	25.9	128.2	23.5	15.5	12.7	2.8	34.3	27.4	6.9	66.2	51.2	15.0	35.8	28.6	7.2
	May	145.1	115.9	2.7	2.2	24.3	122.7	22.4	14.7	12.6	2.1	33.4	25.5	7.9	60.5	49.2	11.3	36.5	28.7	7.8
	June	169.3	128.0	3.4	3.1	34.9	143.9	25.5	18.7	13.2	5.4	34.5	27.2	7.2	71.4	52.9	18.5	44.8	34.5	10.2
	July	149.1	114.6	2.6	2.6	29.2	127.7	21.4	15.1	12.3	2.8	30.4	24.6	5.8	66.3	49.1	17.3	37.2	28.6	8.6
	August	151.9	112.6	2.7	3.2	33.3	129.2	22.7	15.5	12.1	3.4	33.4	25.2	8.2	68.5	49.3	19.3	34.4	26.1	8.3
	September	137.3	103.1	3.2	2.6	28.3	115.9	21.4	13.4	10.4	3.0	32.2	24.0	8.2	58.3	43.9	14.4	33.4	24.8	8.6
	October	137.6	97.6	2.8	3.0	34.2	117.4	20.2	12.8	10.0	2.8	31.3	23.2	8.1	62.3	41.6	20.7	31.2	22.8	8.4
	November	125.6	90.3	2.6	3.1	29.6	107.1	18.6	13.6	9.6	4.0	29.4	20.0	9.4	55.0	40.0	15.0	27.6	20.6	7.0
	December	120.9	84.8	2.4	2.8	30.9	107.1	13.9	12.3	8.9	3.4	22.1	15.6	6.5	55.9	38.0	18.0	30.6	22.3	8.3
2000:	January	104.8	76.7	1.8	1.8	24.6	92.4	12.4	10.5	6.6	3.8	16.4	12.4	3.9	50.4	38.1	12.3	27.6	19.5	8.1
	February	115.1	85.9	2.5	2.2	24.5	100.4	14.7	9.1	6.7	2.5	20.4	14.9	5.5	56.5	43.9	12.6	29.1	20.5	8.6
	March	147.0	116.3	2.7	3.1	24.8	126.2	20.7	14.1	10.8	3.3	32.2	24.3	7.9	64.8	53.4	11.3	36.0	27.7	8.2
	April	135.1	104.1	2.4	2.5	26.0	115.1	20.0	14.2	10.2	4.0	31.6	24.6	6.9	56.3	43.3	13.0	33.1	26.0	7.1
	May	145.3	116.0	2.5	3.2	23.6	122.0	23.2	15.1	12.0	3.1	32.3	25.2	7.1	63.1	49.8	13.2	34.8	28.9	5.9
	June	151.9	112.4	3.1	3.0	33.4	129.7	22.2	15.7	11.4	4.3	30.2	23.5	6.7	65.1	49.0	16.2	40.9	28.6	12.3
	July ^r	128.3	96.4	2.2	2.2	27.5	108.0	20.3	13.9	10.2	3.8	27.7	20.9	6.8	54.5	41.5	13.0	32.2	23.8	8.4
	August ^p	139.5	109.0	2.8	3.3	24.4	118.2	21.3	13.3	10.4	2.9	30.1	22.9	7.2	59.4	47.7	11.7	36.6	27.9	8.7
Year to date:	1999	1,142.1	870.8	21.5	21.7	228.1	980.0	162.1	112.7	88.2	24.5	230.4	179.3	51.1	517.4	386.9	130.5	281.6	216.5	65.1
	2000 ²	1,077.3	822.6	20.1	21.7	213.0	921.3	156.0	107.7	80.1	27.6	221.7	169.6	52.2	475.7	368.9	106.8	272.2	204.0	68.2

See footnotes at end of table.

Table 2. New Privately-Owned Housing Units Authorized in Permit-Issuing Places—Con.

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

Period	United States							Northeast			Midwest			South			West		
	Total	In structures with—				Inside MSAs ¹	Outside MSAs ¹	Total	In structures with—		Total	In structures with—		Total	In structures with—		Total	In structures with—	
		1 unit	2 units	3 and 4 units	5 units or more				1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more		1 unit	2 units or more
MONTHLY DATA—Con.																			
Seasonally Adjusted Annual Rate																			
1998:	January	1,555	1,158	71	326	(NA)	(NA)	173	132	41	336	261	75	655	485	170	391	280	111
	February	1,647	1,191	77	379	(NA)	(NA)	170	142	28	373	268	105	703	498	205	401	283	118
	March	1,605	1,162	71	372	(NA)	(NA)	149	126	23	316	234	82	747	511	236	393	291	102
	April	1,547	1,157	57	333	(NA)	(NA)	140	118	22	304	239	65	690	502	188	413	298	115
	May	1,554	1,165	66	323	(NA)	(NA)	142	113	29	321	244	77	723	522	201	368	286	82
	June	1,551	1,148	73	330	(NA)	(NA)	155	122	33	314	234	80	687	505	182	395	287	108
	July	1,610	1,181	76	353	(NA)	(NA)	158	118	40	313	237	76	735	527	208	404	299	105
	August	1,654	1,196	72	386	(NA)	(NA)	157	124	33	309	237	72	790	544	246	398	291	107
	September	1,577	1,187	68	322	(NA)	(NA)	162	123	39	319	241	78	708	529	179	388	294	94
	October	1,719	1,217	70	432	(NA)	(NA)	174	123	51	338	255	83	789	536	253	418	303	115
	November	1,672	1,248	59	365	(NA)	(NA)	174	130	44	330	267	63	717	541	176	451	310	141
	December	1,742	1,317	75	350	(NA)	(NA)	179	137	42	408	302	106	750	573	177	405	305	100
1999:	January	1,745	1,269	79	397	(NA)	(NA)	167	132	35	323	259	64	806	561	245	449	317	132
	February	1,748	1,308	69	371	(NA)	(NA)	184	152	32	354	277	77	809	572	237	401	307	94
	March	1,681	1,255	65	361	(NA)	(NA)	170	129	41	354	266	88	748	554	194	409	306	103
	April	1,595	1,223	65	307	(NA)	(NA)	165	128	37	344	258	86	695	536	159	391	301	90
	May	1,639	1,253	60	326	(NA)	(NA)	161	131	30	344	253	91	716	555	161	418	314	104
	June	1,696	1,266	63	367	(NA)	(NA)	174	125	49	340	256	84	755	553	202	427	332	95
	July	1,673	1,263	64	346	(NA)	(NA)	161	127	34	335	256	79	769	561	208	408	319	89
	August	1,658	1,233	66	359	(NA)	(NA)	162	127	35	344	262	82	760	552	208	392	292	100
	September	1,553	1,200	65	288	(NA)	(NA)	153	118	35	343	263	80	681	530	151	376	289	87
	October	1,636	1,204	62	370	(NA)	(NA)	145	115	30	342	264	78	765	538	227	384	287	97
	November	1,678	1,238	68	372	(NA)	(NA)	171	123	48	372	269	103	742	551	191	393	295	98
	December	1,683	1,266	68	349	(NA)	(NA)	174	128	46	347	274	73	751	540	211	411	324	87
2000:	January	1,762	1,317	65	380	(NA)	(NA)	195	133	62	378	308	70	751	563	188	438	313	125
	February	1,661	1,223	67	371	(NA)	(NA)	162	124	38	360	264	96	732	549	183	407	286	121
	March	1,597	1,238	68	291	(NA)	(NA)	164	127	37	364	272	92	679	549	130	390	290	100
	April	1,559	1,164	58	337	(NA)	(NA)	162	114	48	342	252	90	664	505	159	391	293	98
	May	1,511	1,150	62	299	(NA)	(NA)	153	116	37	310	231	79	683	516	167	365	287	78
	June	1,528	1,127	61	340	(NA)	(NA)	150	106	44	311	224	87	675	514	161	392	283	109
	July ^f	1,511	1,117	55	339	(NA)	(NA)	156	112	44	316	227	89	666	504	162	373	274	99
	August ^p	1,468	1,140	65	263	(NA)	(NA)	135	107	28	298	230	68	646	508	138	389	295	94
AVERAGE RELATIVE STANDARD ERRORS³																			
Annual	(percent)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
Monthly	(percent)	1	1	3	3	2	3	2	2	4	1	1	4	1	1	2	1	1	1
Year to date	(percent)	(Z)	(Z)	2	3	(Z)	(Z)	2	1	5	1	1	2	1	1	2	1	1	1

NA Not available. ^pPreliminary. ^rRevised. X Not applicable. Z Less than 0.5 percent.

¹Metropolitan statistical areas.

²Reflects revisions not distributed to months.

³Average Relative Standard Errors (Avg. RSE): Annual—RSE for the latest year; Year to date—Avg. RSE for the current period and the same period last year; Monthly—Avg. RSE for the latest 6-month period (January through June or July through December).

Table 3. **New Privately-Owned Housing Units Authorized, but Not Started, in Permit-Issuing Places at End of Period**

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

Authorized, but not started at end of period	United States				Northeast				Midwest				South				West				
	Total	In structures with—			Total	In structures with—			Total	In structures with—			Total	In structures with—			Total	In structures with—			
		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more		1 unit	2 to 4 units	5 units or more	
END OF YEAR																					
16,000-Place Series																					
1980	173.6	70.1	15.3	88.2	26.0	12.3	1.2	12.6	17.5	6.8	2.9	7.8	88.5	32.9	6.5	49.1	41.6	18.1	4.8	18.7	
1981	145.5	60.1	10.7	74.7	23.3	11.5	0.9	10.8	10.0	5.0	1.7	3.2	77.5	29.8	4.9	42.8	34.7	13.8	3.1	17.9	
1982	167.8	66.9	11.6	89.3	19.4	9.4	1.0	9.0	10.4	4.5	1.7	4.2	100.3	38.5	5.9	55.9	37.7	14.5	2.9	20.2	
1983	178.0	68.9	13.0	96.1	21.9	12.6	1.1	8.2	12.2	5.2	1.8	5.1	104.2	33.6	6.8	63.8	39.8	17.4	3.3	19.0	
1984	192.5	66.2	10.2	116.1	23.2	10.8	1.2	11.2	14.0	5.1	1.5	7.5	109.4	34.5	4.8	70.1	45.8	15.7	2.7	27.4	
17,000-Place Series																					
1985	223.3	80.6	13.7	129.0	36.9	19.2	2.1	15.7	20.4	5.8	2.2	12.4	120.6	43.3	5.7	71.6	45.4	12.3	3.8	29.3	
1986	205.2	92.8	12.3	100.2	34.4	21.2	2.4	10.8	21.1	6.4	2.3	12.4	91.3	43.5	3.8	43.9	58.4	21.7	3.7	33.0	
1987	155.0	79.3	11.1	64.6	36.8	23.3	2.1	11.4	11.9	6.5	2.2	3.2	68.6	33.8	3.5	31.4	37.7	15.7	3.3	18.6	
1988	156.4	76.4	9.9	70.1	32.9	20.0	1.9	11.0	15.5	5.9	2.3	7.3	64.0	30.4	2.9	30.7	44.0	20.1	2.7	21.1	
1989	173.9	93.1	8.4	72.5	34.1	25.1	1.6	7.4	18.0	7.5	1.8	8.7	73.5	34.3	2.1	37.1	48.3	26.2	2.8	19.2	
1990	131.6	75.0	8.5	48.1	25.8	20.0	1.3	4.5	14.2	5.7	2.2	6.3	55.1	27.3	2.1	25.7	36.5	22.0	2.9	11.6	
1991	126.3	71.1	4.7	50.6	24.4	17.3	0.7	6.4	16.9	6.4	1.4	9.1	51.3	26.0	1.3	24.0	33.8	21.4	1.4	11.1	
1992	108.7	71.9	5.1	31.7	18.6	13.5	0.7	4.5	13.4	8.8	1.7	2.9	49.8	33.3	1.3	15.2	26.9	16.3	1.5	9.1	
1993	118.9	72.5	3.7	42.8	22.3	15.4	0.5	6.4	14.3	8.6	1.2	4.5	58.5	35.2	1.0	22.3	23.8	13.2	1.0	9.6	
1994	115.6	66.0	3.6	46.1	17.1	12.2	0.4	4.5	13.1	8.3	1.2	3.7	58.1	31.2	1.1	25.8	27.3	14.2	1.0	12.1	
19,000-Place Series																					
1995	142.2	80.1	4.5	57.6	18.3	13.5	0.5	4.3	18.7	12.8	1.4	4.5	71.6	36.7	1.3	33.6	33.5	17.1	1.2	15.2	
1996	126.4	67.5	4.8	54.2	16.0	9.0	0.6	6.4	16.6	10.6	1.7	4.2	68.1	32.3	1.3	34.4	25.8	15.5	1.2	9.2	
1997	111.1	63.6	3.7	43.8	11.3	7.1	0.4	3.8	14.1	9.2	1.3	3.6	58.7	32.0	1.2	25.5	26.9	15.2	0.8	10.8	
1998	137.1	79.5	3.1	54.5	16.0	10.2	0.5	5.3	18.2	11.8	1.1	5.3	75.9	41.4	0.8	33.7	27.1	16.2	0.7	10.2	
1999	138.9	79.3	3.9	55.7	15.7	9.0	0.6	6.1	16.5	11.4	1.2	3.9	79.3	40.5	1.2	37.5	27.4	18.4	1.0	8.1	
END OF MONTH																					
1999:	January	135.3	76.1	2.8	56.4	16.6	10.9	0.5	5.2	18.1	11.0	0.8	6.2	75.3	38.4	0.8	36.0	25.3	15.7	0.6	9.0
	February	137.2	78.5	3.3	55.4	16.2	11.5	0.6	4.2	20.5	12.2	0.9	7.3	73.3	37.7	1.0	34.6	27.2	17.2	0.7	9.3
	March	141.5	84.0	3.2	54.4	17.5	11.2	0.5	5.8	22.6	15.3	1.0	6.4	72.4	38.7	1.0	32.7	29.0	18.8	0.7	9.6
	April	148.3	94.8	2.8	50.7	19.7	13.4	0.4	5.8	25.5	20.0	0.8	4.7	75.5	43.6	0.9	31.0	27.6	17.9	0.6	9.2
	May	139.5	86.9	3.4	49.1	18.9	12.7	0.5	5.7	24.4	17.5	1.1	5.8	71.0	40.7	1.1	29.3	25.1	16.0	0.7	8.4
	June	157.0	96.2	3.6	57.2	20.5	12.4	0.5	7.6	21.1	15.6	1.2	4.2	81.3	46.2	1.1	33.9	34.2	22.0	0.7	11.5
	July	154.5	94.7	4.1	55.7	17.5	12.3	0.6	4.6	22.5	16.6	1.3	4.6	83.8	45.4	1.3	37.0	30.7	20.4	0.8	9.5
	August	150.1	92.1	5.0	53.1	15.7	11.2	0.8	3.8	22.3	16.6	1.4	4.2	84.8	45.5	1.8	37.5	27.3	18.8	1.0	7.6
	September	145.6	93.2	3.6	48.8	15.9	11.1	0.6	4.1	21.2	15.9	1.1	4.2	80.6	47.9	1.2	31.6	27.9	18.3	0.8	8.9
	October	133.5	80.4	3.3	49.8	14.6	10.3	0.5	3.9	16.0	12.5	1.1	2.4	75.9	40.7	1.1	34.1	27.0	16.9	0.7	9.4
	November	133.0	78.3	2.9	51.8	14.6	9.1	0.5	5.0	18.5	12.2	0.9	5.4	76.5	41.3	0.9	34.4	23.4	15.7	0.6	7.1
	December	138.9	79.3	3.9	55.7	15.7	9.0	0.6	6.1	16.5	11.4	1.2	3.9	79.3	40.5	1.2	37.5	27.4	18.4	1.0	8.1
2000:	January	137.3	79.3	3.0	55.0	17.3	9.4	0.5	7.5	16.3	11.1	0.9	4.3	75.8	41.2	0.9	33.7	27.9	17.7	0.8	9.5
	February	132.4	80.2	3.1	49.0	15.9	9.8	0.5	5.6	14.1	11.2	0.9	1.9	76.3	42.8	1.0	32.4	26.1	16.3	0.7	9.0
	March	150.9	93.6	3.3	54.0	17.3	11.3	0.5	5.5	22.3	16.3	1.0	5.0	80.1	48.4	1.1	30.7	31.2	17.7	0.7	12.8
	April	143.6	87.5	4.0	52.1	19.1	11.9	0.7	6.4	22.1	15.6	1.3	5.2	76.2	44.9	1.2	30.1	26.2	15.0	0.9	10.3
	May	136.4	88.5	5.9	42.0	18.6	11.4	1.0	6.1	20.2	15.5	1.8	2.8	72.0	44.0	1.8	26.2	25.6	17.5	1.2	6.9
	June ^a	144.4	90.2	6.4	47.8	20.4	11.8	1.1	7.4	23.0	16.4	2.1	4.5	69.1	41.7	1.9	25.5	31.9	20.2	1.3	10.4
	July ^b	138.5	85.4	4.8	48.4	18.8	11.7	0.9	6.3	20.8	14.7	1.6	4.5	70.3	41.7	1.3	27.3	28.6	17.3	1.0	10.3
	August ^b	137.3	86.4	4.2	46.6	17.4	11.1	0.7	5.6	20.2	14.7	1.3	4.2	69.6	42.3	1.2	26.2	30.1	18.4	1.0	10.7
AVERAGE RELATIVE STANDARD ERRORS¹																					
End of period . . . (percent) . .	3	4	8	5	13	20	19	4	8	8	12	25	4	4	15	7	6	8	15	9	

^aPreliminary. ^bRevised.

¹Average Relative Standard Errors: Average for the latest 6-month period (January through June or July through December).

Note: These backlog 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 from the backlog.

Table 4. New Privately-Owned Housing Units Started by Location and Type of Structure

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

Period	United States			Inside MSAs ¹			Outside MSAs ¹			Northeast			Midwest			South			West		
	Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—		Total ²	In structures with—	
		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more		1 unit	5 units or more
ANNUAL DATA																					
1980	1,292	852	331	914	563	271	379	289	59	125	87	30	218	142	56	643	428	165	306	196	80
1981	1,084	705	288	760	458	236	324	247	52	117	84	25	165	110	40	562	363	153	240	148	69
1982	1,062	663	320	785	452	274	277	211	46	117	79	31	149	99	38	591	357	189	205	127	61
1983	1,703	1,068	522	1,351	795	464	352	272	58	168	123	35	218	153	48	935	557	317	382	234	121
1984	1,750	1,084	544	1,415	830	491	335	254	53	204	158	35	243	167	60	866	528	274	436	230	175
1985	1,742	1,072	576	1,494	882	535	248	190	41	252	182	55	240	148	77	782	504	240	468	239	204
1986	1,805	1,179	542	1,546	970	508	259	209	34	294	228	50	296	188	91	733	504	201	483	261	200
1987	1,620	1,146	409	1,372	934	385	248	212	24	269	204	50	298	203	81	634	485	129	420	255	148
1988	1,488	1,081	348	1,243	874	323	245	207	25	235	181	42	274	194	66	575	443	115	404	264	125
1989	1,376	1,003	318	1,128	798	289	248	205	29	178	132	37	266	190	62	536	409	109	396	272	108
1990	1,193	895	260	947	685	233	246	210	27	131	104	21	253	193	50	479	371	99	329	226	91
1991	1,014	840	138	789	648	117	225	193	21	113	99	8	233	191	31	414	353	51	254	197	47
1992	1,200	1,030	139	932	793	117	268	237	22	127	112	11	288	236	42	497	438	50	288	244	36
1993	1,288	1,126	133	1,032	897	114	256	229	19	126	116	8	298	251	37	562	498	55	302	261	33
1994	1,457	1,198	224	1,183	958	200	274	241	23	138	123	12	329	268	50	639	522	107	351	286	54
1995	1,354	1,076	244	1,106	861	221	248	215	23	118	102	12	290	234	46	615	485	119	331	256	67
1996	1,477	1,161	271	1,211	936	242	265	225	29	132	112	15	321	254	51	662	524	125	361	271	79
1997	1,474	1,134	296	1,221	923	267	253	211	29	137	111	21	304	238	48	670	507	151	363	278	76
1998	1,617	1,271	303	1,350	1,036	280	267	235	23	148	122	21	330	273	45	743	574	155	395	303	83
1999	1,666	1,335	300	1,405	1,100	280	262	235	20	154	129	20	356	297	49	760	595	154	396	314	76
QUARTERLY DATA																					
1996:																					
1st quarter	303	240	57	253	198	52	49	42	6	21	18	2	53	43	8	145	117	27	84	62	20
2nd quarter	428	344	69	348	275	62	80	69	7	39	33	4	96	78	13	188	154	30	105	79	22
3rd quarter	410	324	75	332	257	66	78	67	9	38	33	4	99	78	17	176	139	34	97	74	20
4th quarter	335	252	69	278	206	62	58	47	8	34	27	5	74	55	14	152	115	34	76	55	17
1997:																					
1st quarter	297	238	51	255	202	47	42	36	4	26	20	5	49	40	6	143	115	26	80	63	15
2nd quarter	419	325	83	342	260	74	77	65	9	36	31	5	92	74	14	190	143	43	101	77	21
3rd quarter	400	315	75	328	252	68	72	62	7	40	33	6	88	72	12	177	134	39	96	75	18
4th quarter	357	257	86	296	209	78	62	48	8	35	28	6	75	52	16	161	115	43	87	62	22
1998:																					
1st quarter	325	258	57	279	219	52	46	39	5	28	22	5	55	45	7	157	125	29	84	66	16
2nd quarter	448	360	74	366	287	68	82	73	6	40	34	4	97	83	9	200	158	38	111	85	23
3rd quarter	445	348	86	369	281	80	76	67	7	41	35	5	92	76	13	201	153	44	111	84	24
4th quarter	399	305	86	336	250	79	63	55	6	39	31	7	86	68	15	185	138	44	89	68	20
1999:																					
1st quarter	370	294	68	318	248	64	52	46	4	30	24	5	59	52	5	193	149	41	88	69	17
2nd quarter	455	377	69	378	307	64	76	70	5	43	38	4	106	90	14	196	159	34	110	91	17
3rd quarter	453	356	88	381	291	82	73	64	6	46	36	8	99	81	14	197	152	42	111	86	23
4th quarter	389	308	74	328	254	69	61	55	5	35	31	4	91	74	15	175	136	36	88	67	19
2000:																					
1st quarter	365	286	73	314	242	68	51	44	5	30	22	7	64	52	11	182	142	38	89	70	17
2nd quarter	456	366	81	377	294	75	79	72	5	41	34	5	103	88	12	204	161	40	108	83	23
AVERAGE RELATIVE STANDARD ERRORS³																					
Annual (percent)	1	1	5	1	1	5	4	5	13	6	3	36	3	3	10	2	2	6	1	1	3
Quarterly (percent)	1	1	5	1	1	5	6	6	22	3	4	8	4	4	18	2	2	6	2	1	6

¹Revised.

¹Metropolitan statistical areas.

²Includes units started in structures with two to four units.

³Average Relative Standard Errors (Avg. RSE): Annual—Avg. RSE for the last 2 years; Quarterly—Avg. RSE for the latest 2-quarter period (quarter 1 through quarter 2 or quarter 3 through quarter 4).

Table 5. Seasonal Indexes Used to Adjust Housing Units Started

Period	United States implicit index ¹	In structures with—						All units			
		1 unit				2 to 4 units	5 units or more	North-east	Midwest	South	West
		North-east	Midwest	South	West						
2000											
May	117.1	124.0	128.9	116.8	116.2	98.0	107.6	115.6	123.7	114.0	117.1
June	113.4	123.3	126.7	110.0	115.7	127.0	100.7	120.6	127.9	109.5	116.1
July ^f	108.4	115.2	114.3	100.7	115.6	116.8	106.2	123.6	116.9	103.3	108.8
August ^p	111.9	122.5	115.2	110.3	109.4	109.0	110.3	116.1	119.7	106.9	114.5

^pPreliminary. ^fRevised.

¹The implicit seasonal index is the ratio of the unadjusted number of housing units started in the United States to the seasonally adjusted national total of housing units started. It provides an indication of the overall seasonality for the particular month.

Note: These seasonal indexes include trading-day adjustment factors.

Table 6. Seasonal Indexes Used to Adjust Housing Units Authorized in Permit-Issuing Places

Period	United States implicit index ¹	In structures with—						All units			
		1 unit				2 to 4 units	5 units or more	North-east	Midwest	South	West
		North-east	Midwest	South	West						
2000											
May	115.3	123.5	130.8	115.9	120.9	111.0	94.7	116.8	124.3	110.1	113.6
June	119.2	128.6	126.0	114.2	121.2	117.1	118.0	126.2	116.9	116.1	125.5
July ^f	101.9	109.3	110.4	99.0	104.4	95.7	97.3	106.7	104.7	98.0	103.4
August ^p	114.0	117.2	119.7	112.6	113.7	113.1	111.6	117.8	120.4	109.6	112.4

^pPreliminary. ^fRevised.

¹The implicit seasonal index is the ratio of the unadjusted number of housing units authorized by building permits in the United States to the seasonally adjusted national total of housing units authorized. It provides an indication of the overall seasonality for the particular month.

Note: These seasonal indexes include trading-day adjustment factors.