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**U.S. Department of Housing and Urban Development**

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**NEW RESIDENTIAL CONSTRUCTION IN NOVEMBER 2016**

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

**BUILDING PERMITS**

Privately-owned housing units authorized by building permits in November were at a seasonally adjusted annual rate of 1,201,000. This is 4.7 percent ( $\pm 1.1\%$ ) below the revised October rate of 1,260,000 and is 6.6 percent ( $\pm 2.6\%$ ) below the November 2015 estimate of 1,286,000.

Single-family authorizations in November were at a rate of 778,000; this is 0.5 percent ( $\pm 1.4\%$ )\* above the revised October figure of 774,000. Authorizations of units in buildings with five units or more were at a rate of 384,000 in November.

**HOUSING STARTS**

Privately-owned housing starts in November were at a seasonally adjusted annual rate of 1,090,000. This is 18.7 percent ( $\pm 6.7\%$ ) below the revised October estimate of 1,340,000 and is 6.9 percent ( $\pm 7.3\%$ )\* below the November 2015 rate of 1,171,000.

Single-family housing starts in November were at a rate of 828,000; this is 4.1 percent ( $\pm 7.5\%$ )\* below the revised October figure of 863,000. The November rate for units in buildings with five units or more was 259,000.

**HOUSING COMPLETIONS**

Privately-owned housing completions in November were at a seasonally adjusted annual rate of 1,216,000. This is 15.4 percent ( $\pm 13.5\%$ ) above the revised October estimate of 1,054,000 and is 25.0 percent ( $\pm 15.0\%$ ) above the November 2015 rate of 973,000.

Single-family housing completions in November were at a rate of 774,000; this is 3.3 percent ( $\pm 8.3\%$ )\* above the revised October rate of 749,000. The November rate for units in buildings with five units or more was 432,000.

*New Residential Construction data for December 2016 will be released on Thursday, January 19, 2017, at 8:30 A.M. EST.*

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

*To learn more about this release and the other indicators the U.S. Census Bureau publishes, join us for the Investigating Economic Indicators Webinar Series. For more information, visit [www.census.gov/econ/webinar](http://www.census.gov/econ/webinar).*

*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, 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 two percent or less. Explanations of confidence intervals and sampling variability can be found on our web site listed above.

\* 90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

**Table 1. New Privately-Owned Housing Units Authorized in Permit-Issuing Places**

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

Period	United States				Northeast		Midwest		South		West	
	Total	In structures with --			Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2015: 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	1,188	727	35	426	87	54	208	113	576	390	317	170
February	1,162	733	33	396	125	52	186	121	566	384	285	176
March	1,077	725	34	318	101	52	183	120	540	387	253	166
April	1,130	741	32	357	103	56	195	113	558	396	274	176
May	1,136	731	28	377	96	51	177	112	545	399	318	169
June	1,153	738	29	386	108	58	172	112	585	396	288	172
July	1,144	711	29	404	98	51	189	107	587	390	270	163
August	1,152	736	33	383	106	52	194	115	579	402	273	167
September	1,225	742	36	447	133	53	182	116	590	403	320	170
October (r)	1,260	774	30	456	107	59	206	115	602	416	345	184
<b>November (p)</b>	<b>1,201</b>	<b>778</b>	<b>39</b>	<b>384</b>	<b>110</b>	<b>55</b>	<b>189</b>	<b>123</b>	<b>578</b>	<b>411</b>	<b>324</b>	<b>189</b>
Average RSE (%) <sup>1</sup>	2	2	7	2	3	4	4	5	2	2	2	3
<b>Percent Change:</b>												
<i>November 2016 from October 2016</i>	<i>-4.7%</i>	<i>0.5%</i>	<i>30.0%</i>	<i>-15.8%</i>	<i>2.8%</i>	<i>-6.8%</i>	<i>-8.3%</i>	<i>7.0%</i>	<i>-4.0%</i>	<i>-1.2%</i>	<i>-6.1%</i>	<i>2.7%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 1.1</i>	<i>± 1.4</i>	<i>± 15.0</i>	<i>± 1.8</i>	<i>± 4.3</i>	<i>± 6.7</i>	<i>± 3.3</i>	<i>± 2.9</i>	<i>± 1.8</i>	<i>± 1.4</i>	<i>± 1.8</i>	<i>± 2.4</i>
<i>November 2016 from November 2015</i>	<i>-6.6%</i>	<i>5.9%</i>	<i>34.5%</i>	<i>-26.4%</i>	<i>-11.3%</i>	<i>-3.5%</i>	<i>-9.6%</i>	<i>13.9%</i>	<i>-9.0%</i>	<i>3.8%</i>	<i>1.9%</i>	<i>8.6%</i>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 2.6</i>	<i>± 2.8</i>	<i>± 19.3</i>	<i>± 3.1</i>	<i>± 3.6</i>	<i>± 5.3</i>	<i>± 5.7</i>	<i>± 5.2</i>	<i>± 3.2</i>	<i>± 3.4</i>	<i>± 1.8</i>	<i>± 4.1</i>
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:	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 (%)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2015: Year to Date <sup>2</sup>	1,080.9	639.4	29.7	411.8	146.6	47.3	161.0	98.7	521.4	346.0	251.9	147.4
2016: Year to Date <sup>2</sup>	1,092.3	690.9	31.3	370.1	102.4	50.2	175.4	108.3	537.3	371.7	277.2	160.7
RSE (%)	2	2	3	1	2	3	3	4	1	2	2	2
<b>Year to Date Percent Change<sup>4</sup></b>	<b>1.1%</b>	<b>8.1%</b>	<b>5.4%</b>	<b>-10.1%</b>	<b>-30.2%</b>	<b>6.1%</b>	<b>8.9%</b>	<b>9.7%</b>	<b>3.1%</b>	<b>7.4%</b>	<b>10.0%</b>	<b>9.0%</b>
<i>90% Confidence Interval<sup>3</sup></i>	<i>± 0.7</i>	<i>± 0.7</i>	<i>± 6.1</i>	<i>± 1.1</i>	<i>± 1.1</i>	<i>± 2.3</i>	<i>± 3.7</i>	<i>± 1.6</i>	<i>± 0.6</i>	<i>± 0.7</i>	<i>± 0.7</i>	<i>± 1.4</i>
2015: 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	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	99.7	68.0	2.6	29.1	8.5	5.1	17.9	10.8	48.8	36.0	24.5	16.0
May	107.7	70.2	2.7	34.9	9.1	5.0	17.8	11.7	50.9	36.9	29.9	16.6
June	114.4	74.7	2.8	36.9	12.3	5.9	17.5	12.1	55.2	38.3	29.3	18.4
July	95.1	61.0	2.5	31.6	8.4	4.5	16.8	9.7	47.8	32.6	22.1	14.2
August	108.4	71.1	3.4	33.9	10.1	5.0	19.7	12.2	53.2	38.0	25.5	16.0
September	107.7	63.3	3.4	41.0	12.2	5.0	18.6	11.0	49.8	33.3	27.2	14.0
October (r)	100.7	61.6	2.5	36.6	8.8	5.2	19.1	10.4	46.7	32.1	26.0	14.0
<b>November (p)</b>	<b>90.2</b>	<b>55.8</b>	<b>3.0</b>	<b>31.3</b>	<b>8.8</b>	<b>4.4</b>	<b>14.8</b>	<b>9.1</b>	<b>41.7</b>	<b>29.1</b>	<b>24.9</b>	<b>13.2</b>
Average RSE (%) <sup>1</sup>	2	2	7	2	3	4	4	5	2	2	2	3

(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.

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

<sup>2</sup>Reflects revisions not distributed to months.

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

<sup>4</sup>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												
2015: 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	150	66	(S)	82	25	6	19	9	72	37	34	14
March	146	66	(S)	78	22	6	17	9	75	37	32	14
April	143	66	(S)	76	20	6	15	8	73	36	35	16
May	142	68	(S)	73	21	6	15	8	69	37	37	17
June	137	67	(S)	68	19	5	14	8	67	37	37	17
July	131	65	(S)	64	18	5	16	8	63	35	34	17
August	132	71	(S)	60	16	6	17	9	64	39	35	17
September (r)	137	69	(S)	67	16	6	18	10	69	37	34	16
October (r)	134	67	(S)	65	14	6	18	9	67	37	35	15
<b>November (p)</b>	<b>138</b>	<b>67</b>	<b>(S)</b>	<b>69</b>	<b>14</b>	<b>6</b>	<b>19</b>	<b>8</b>	<b>67</b>	<b>37</b>	<b>38</b>	<b>16</b>
Average RSE (%) <sup>1</sup>	5	6	(X)	9	19	18	13	12	8	8	10	14
<b>Percent Change:<sup>2</sup></b>												
<i>November 2016 from October 2016</i>	<b>3.0%</b>	<b>0.0%</b>	<b>(S)</b>	<b>6.2%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>5.6%</b>	<b>-11.1%</b>	<b>0.0%</b>	<b>0.0%</b>	<b>8.6%</b>	<b>6.7%</b>
<i>90% Confidence Interval<sup>3</sup></i>	<b>±3.4</b>	<b>±4.7</b>	<b>(X)</b>	<b>±5.6</b>	<b>±9.6</b>	<b>±11.1</b>	<b>±7.0</b>	<b>±15.6</b>	<b>±5.3</b>	<b>±7.5</b>	<b>±8.3</b>	<b>±9.7</b>
<i>November 2016 from November 2015</i>	<b>-3.5%</b>	<b>3.1%</b>	<b>(S)</b>	<b>-9.2%</b>	<b>-44.0%</b>	<b>0.0%</b>	<b>-5.0%</b>	<b>-11.1%</b>	<b>-4.3%</b>	<b>0.0%</b>	<b>35.7%</b>	<b>23.1%</b>
<i>90% Confidence Interval<sup>3</sup></i>	<b>±11.1</b>	<b>±9.7</b>	<b>(X)</b>	<b>±16.7</b>	<b>±18.0</b>	<b>±27.2</b>	<b>±27.7</b>	<b>±14.5</b>	<b>±16.4</b>	<b>±14.5</b>	<b>±24.0</b>	<b>±17.2</b>
Not seasonally adjusted												
2015: 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	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	151.5	70.1	1.8	79.5	21.8	6.0	19.3	10.6	76.1	38.8	34.3	14.7
April	144.4	68.2	1.2	75.0	19.4	6.2	15.9	8.2	72.3	37.7	36.9	16.1
May	145.1	70.4	1.5	73.3	20.7	6.4	15.0	9.0	68.9	37.9	40.5	17.0
June	146.1	72.8	1.8	71.5	21.0	5.4	13.9	9.0	70.6	39.3	40.6	19.2
July	130.9	64.9	1.7	64.3	18.4	5.2	15.2	7.7	63.2	35.1	34.1	16.8
August	132.9	71.6	1.5	59.8	16.7	5.4	17.5	9.3	64.5	39.8	34.3	17.0
September (r)	140.2	71.4	1.4	67.3	16.3	5.9	20.2	10.3	68.6	38.8	35.0	16.3
October (r)	128.8	63.9	1.5	63.3	13.0	5.4	19.3	8.6	64.4	35.8	32.1	14.1
<b>November (p)</b>	<b>129.7</b>	<b>62.7</b>	<b>2.0</b>	<b>65.0</b>	<b>12.4</b>	<b>5.2</b>	<b>18.7</b>	<b>7.3</b>	<b>63.3</b>	<b>34.9</b>	<b>35.3</b>	<b>15.3</b>
Average RSE (%) <sup>1</sup>	5	6	68	9	19	18	13	12	8	8	10	14

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

Z Relative standard error is less than 0.5 percent.

<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	Total	1 unit	Total	1 unit	Total	1 unit
		1 unit	2 to 4 units	5 units or more								
Seasonally adjusted annual rate												
2015: 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	1,128	775	(S)	335	148	64	155	129	579	425	246	157
February	1,213	845	(S)	356	80	57	211	161	612	429	310	198
March	1,113	751	(S)	353	154	58	159	116	540	400	260	177
April	1,155	764	(S)	378	119	55	203	130	596	423	237	156
May	1,128	737	(S)	386	81	56	191	108	587	412	269	161
June	1,195	763	(S)	414	113	71	190	114	589	410	303	168
July	1,218	769	(S)	442	134	59	157	108	635	426	292	176
August	1,164	724	(S)	422	134	52	168	111	561	375	301	186
September (r)	1,052	781	(S)	257	94	62	149	114	534	425	275	180
October (r)	1,340	863	(S)	462	167	66	204	121	625	460	344	216
<b>November (p)</b>	<b>1,090</b>	<b>828</b>	<b>(S)</b>	<b>259</b>	<b>80</b>	<b>61</b>	<b>175</b>	<b>145</b>	<b>567</b>	<b>439</b>	<b>268</b>	<b>183</b>
Average RSE (%) <sup>1</sup>	5	4	(X)	12	14	13	10	8	7	6	10	8
<b>Percent Change:</b>												
<i>November 2016 from October 2016</i>	<b>-18.7%</b>	<b>-4.1%</b>	<b>(S)</b>	<b>-43.9%</b>	<b>-52.1%</b>	<b>-7.6%</b>	<b>-14.2%</b>	<b>19.8%</b>	<b>-9.3%</b>	<b>-4.6%</b>	<b>-22.1%</b>	<b>-15.3%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 6.7	± 7.5	(X)	± 12.0	± 12.1	± 19.4	± 15.3	± 20.7	± 12.6	± 11.7	± 15.1	± 15.2
<i>November 2016 from November 2015</i>	<b>-6.9%</b>	<b>5.3%</b>	<b>(S)</b>	<b>-31.7%</b>	<b>-36.0%</b>	<b>-7.6%</b>	<b>3.6%</b>	<b>33.0%</b>	<b>-6.9%</b>	<b>3.8%</b>	<b>0.0%</b>	<b>-2.7%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 7.3	± 7.9	(X)	± 16.0	± 13.1	± 25.9	± 22.2	± 23.0	± 10.4	± 14.1	± 18.4	± 11.7
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: Year to Date	1,033.7	664.3	10.3	359.1	127.1	50.4	142.7	101.1	514.8	358.5	249.1	154.3
2016: Year to Date	1,083.4	728.1	11.1	344.3	109.8	55.9	165.5	113.7	544.5	392.4	263.6	166.1
RSE (%)	2	1	17	5	4	3	3	3	2	2	3	1
<b>Year to Date Percent Change<sup>3</sup></b>	<b>4.8%</b>	<b>9.6%</b>	<b>7.8%</b>	<b>-4.1%</b>	<b>-13.6%</b>	<b>10.9%</b>	<b>15.9%</b>	<b>12.4%</b>	<b>5.8%</b>	<b>9.5%</b>	<b>5.8%</b>	<b>7.6%</b>
<i>90% Confidence Interval<sup>2</sup></i>	± 2.5	± 2.2	± 27.3	± 5.8	± 6.4	± 5.4	± 7.3	± 4.6	± 3.7	± 3.6	± 3.8	± 3.5
2015: 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	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	90.7	62.2	0.7	27.8	11.9	4.3	11.4	8.0	45.7	34.6	21.8	15.2
April	106.2	72.5	1.1	32.6	10.8	5.3	19.3	13.0	54.1	39.2	22.0	15.0
May	105.0	70.2	0.5	34.3	7.5	5.3	18.6	11.1	54.1	38.5	24.9	15.2
June	111.6	75.0	1.6	35.0	10.8	7.2	18.6	12.2	54.1	38.9	28.2	16.7
July	115.2	72.6	0.7	41.8	12.7	5.6	15.7	11.1	58.3	38.5	28.4	17.4
August	102.8	66.5	1.5	34.8	11.6	4.9	15.5	10.8	49.6	34.3	26.1	16.6
September (r)	95.0	67.4	1.4	26.2	8.7	5.5	14.8	11.2	46.9	35.8	24.5	14.9
October (r)	115.7	72.7	1.3	41.7	15.3	6.2	19.2	11.7	52.5	37.6	28.7	17.2
<b>November (p)</b>	<b>82.8</b>	<b>60.7</b>	<b>0.2</b>	<b>21.9</b>	<b>6.5</b>	<b>4.9</b>	<b>14.1</b>	<b>11.6</b>	<b>42.0</b>	<b>31.2</b>	<b>20.2</b>	<b>13.0</b>
Average RSE (%) <sup>1</sup>	5	4	46	12	14	13	10	8	7	6	10	8

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

X Not applicable. Z Relative standard error is less than 0.5 percent.

<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												
2015: 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	976	421	(S)	544	181	49	130	70	428	209	237	93
February	987	428	(S)	549	181	49	136	74	431	212	239	93
March	991	427	(S)	554	187	49	131	73	430	209	243	96
April	995	430	(S)	555	187	49	134	74	432	212	242	95
May	1,009	429	(S)	570	190	50	136	72	436	211	247	96
June	1,011	428	(S)	572	187	50	136	71	439	211	249	96
July	1,027	430	(S)	586	191	50	135	70	446	212	255	98
August	1,032	427	(S)	594	191	49	136	70	445	208	260	100
September (r)	1,031	431	(S)	589	190	49	139	72	442	210	260	100
October (r)	1,054	442	(S)	600	194	51	143	73	449	213	268	105
<b>November (p)</b>	<b>1,044</b>	<b>445</b>	<b>(S)</b>	<b>588</b>	<b>189</b>	<b>52</b>	<b>142</b>	<b>74</b>	<b>443</b>	<b>212</b>	<b>270</b>	<b>107</b>
Average RSE (%) <sup>1</sup>	3	3	(X)	5	8	6	5	5	4	4	4	4
<b>Percent Change:</b>												
<i>November 2016 from October 2016</i>	<i>-0.9%</i>	<i>0.7%</i>	<i>(S)</i>	<i>-2.0%</i>	<i>-2.6%</i>	<i>2.0%</i>	<i>-0.7%</i>	<i>1.4%</i>	<i>-1.3%</i>	<i>-0.5%</i>	<i>0.7%</i>	<i>1.9%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 1.1</i>	<i>± 1.0</i>	<i>(X)</i>	<i>± 1.8</i>	<i>± 3.0</i>	<i>± 1.8</i>	<i>± 2.0</i>	<i>± 2.7</i>	<i>± 1.9</i>	<i>± 2.0</i>	<i>± 1.2</i>	<i>± 1.4</i>
<i>November 2016 from November 2015</i>	<i>8.3%</i>	<i>7.2%</i>	<i>(S)</i>	<i>9.3%</i>	<i>9.2%</i>	<i>8.3%</i>	<i>10.9%</i>	<i>7.2%</i>	<i>4.7%</i>	<i>3.4%</i>	<i>12.5%</i>	<i>15.1%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 5.0</i>	<i>± 2.8</i>	<i>(X)</i>	<i>± 8.7</i>	<i>± 22.6</i>	<i>± 8.5</i>	<i>± 7.6</i>	<i>± 6.1</i>	<i>± 5.4</i>	<i>± 5.3</i>	<i>± 6.1</i>	<i>± 7.0</i>
Not seasonally adjusted												
2015: 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	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	969.4	408.6	9.9	550.8	184.9	47.8	125.0	67.7	421.6	201.9	237.9	91.3
April	994.2	424.1	10.2	559.9	187.7	48.5	132.0	71.1	431.4	210.1	243.1	94.5
May	1,018.4	432.2	10.0	576.2	191.2	49.7	136.8	71.7	441.6	214.0	248.9	96.7
June	1,028.6	440.7	10.8	577.1	189.4	51.1	138.4	73.0	446.4	217.0	254.3	99.6
July	1,050.8	449.7	10.8	590.3	193.8	52.0	139.0	73.2	456.2	220.7	261.8	103.8
August	1,049.4	447.6	11.3	590.5	192.1	50.5	140.3	74.6	452.6	216.7	264.4	105.9
September (r)	1,051.6	450.7	11.4	589.5	191.2	50.3	143.5	76.2	450.9	218.9	266.0	105.3
October (r)	1,064.8	452.8	11.8	600.2	195.2	51.8	146.1	76.2	453.4	217.4	270.0	107.3
<b>November (p)</b>	<b>1,047.8</b>	<b>446.1</b>	<b>11.0</b>	<b>590.7</b>	<b>189.6</b>	<b>52.1</b>	<b>144.6</b>	<b>76.2</b>	<b>444.2</b>	<b>211.9</b>	<b>269.4</b>	<b>105.9</b>
Average RSE (%) <sup>1</sup>	3	3	13	5	8	6	5	5	4	4	4	4

(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.

<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												
2015: 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	1,056	691	(S)	348	98	60	144	103	539	383	275	145
February	1,025	732	(S)	272	80	57	140	91	529	388	276	196
March	1,063	730	(S)	324	110	65	170	118	553	403	230	144
April	952	708	(S)	235	85	57	149	118	500	381	218	152
May	1,015	724	(S)	282	69	47	173	125	538	394	235	158
June	1,129	755	(S)	365	126	62	187	139	567	393	249	161
July	1,070	741	(S)	322	95	49	172	123	526	408	277	161
August	1,034	747	(S)	279	128	63	151	103	539	421	216	160
September (r)	992	713	(S)	266	95	55	118	104	528	379	251	175
October (r)	1,054	749	(S)	299	80	47	186	118	529	422	259	162
<b>November (p)</b>	<b>1,216</b>	<b>774</b>	<b>(S)</b>	<b>432</b>	<b>123</b>	<b>46</b>	<b>189</b>	<b>128</b>	<b>699</b>	<b>440</b>	<b>205</b>	<b>160</b>
Average RSE (%) <sup>1</sup>	5	4	(X)	13	17	14	11	10	8	7	10	9
<b>Percent Change:</b>												
<i>November 2016 from October 2016</i>	<i>15.4%</i>	<i>3.3%</i>	<i>(S)</i>	<i>44.5%</i>	<i>53.8%</i>	<i>-2.1%</i>	<i>1.6%</i>	<i>8.5%</i>	<i>32.1%</i>	<i>4.3%</i>	<i>-20.8%</i>	<i>-1.2%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 13.5</i>	<i>± 8.3</i>	<i>(X)</i>	<i>± 45.0</i>	<i>± 60.0</i>	<i>± 34.6</i>	<i>± 27.0</i>	<i>± 20.5</i>	<i>± 20.6</i>	<i>± 12.4</i>	<i>± 17.8</i>	<i>± 15.0</i>
<i>November 2016 from November 2015</i>	<i>25.0%</i>	<i>20.6%</i>	<i>(S)</i>	<i>36.3%</i>	<i>16.0%</i>	<i>-14.8%</i>	<i>67.3%</i>	<i>52.4%</i>	<i>40.6%</i>	<i>20.9%</i>	<i>-20.2%</i>	<i>14.3%</i>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 15.0</i>	<i>± 10.7</i>	<i>(X)</i>	<i>± 44.6</i>	<i>± 54.5</i>	<i>± 30.2</i>	<i>± 50.0</i>	<i>± 24.1</i>	<i>± 26.6</i>	<i>± 17.7</i>	<i>± 12.5</i>	<i>± 17.8</i>
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: Year to Date	872.6	578.9	9.3	284.5	84.4	41.7	139.8	91.2	442.7	314.8	205.8	131.1
2016: Year to Date	956.4	663.6	9.6	283.2	90.7	49.8	146.8	104.6	497.1	363.4	221.8	145.9
RSE (%)	2	1	19	5	7	6	3	2	3	2	3	3
<b>Year to Date Percent Change<sup>3</sup></b>	<b>9.6%</b>	<b>14.6%</b>	<b>3.2%</b>	<b>-0.5%</b>	<b>7.5%</b>	<b>19.3%</b>	<b>5.1%</b>	<b>14.6%</b>	<b>12.3%</b>	<b>15.4%</b>	<b>7.8%</b>	<b>11.3%</b>
<i>90% Confidence Interval<sup>2</sup></i>	<i>± 3.6</i>	<i>± 3.4</i>	<i>± 26.0</i>	<i>± 8.9</i>	<i>± 18.3</i>	<i>± 10.0</i>	<i>± 7.0</i>	<i>± 5.4</i>	<i>± 5.1</i>	<i>± 4.5</i>	<i>± 6.1</i>	<i>± 7.0</i>
2015: 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	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	78.8	55.4	0.7	22.7	7.3	4.2	11.7	8.0	42.4	31.8	17.5	11.4
April	73.8	55.6	0.7	17.6	6.5	4.4	11.5	9.2	39.0	30.2	16.8	11.8
May	83.5	60.2	0.7	22.6	5.6	3.8	14.0	10.2	44.4	33.0	19.5	13.3
June	97.9	65.9	0.8	31.2	11.3	5.8	15.5	11.5	49.7	34.8	21.3	13.8
July	93.4	61.2	0.7	31.5	8.6	4.1	15.5	10.6	44.8	33.2	24.5	13.2
August	98.0	66.0	0.9	31.1	12.9	5.7	14.3	8.9	50.3	37.2	20.5	14.3
September (r)	90.2	63.7	1.3	25.3	9.3	5.5	11.3	9.9	46.9	32.7	22.8	15.5
October (r)	96.5	69.8	0.5	26.1	7.2	4.2	18.0	12.0	47.8	38.5	23.6	15.1
<b>November (p)</b>	<b>100.5</b>	<b>67.7</b>	<b>0.8</b>	<b>32.0</b>	<b>10.2</b>	<b>4.5</b>	<b>16.3</b>	<b>11.7</b>	<b>56.1</b>	<b>36.9</b>	<b>17.9</b>	<b>14.5</b>
Average RSE (%) <sup>1</sup>	5	4	45	13	17	14	11	10	8	7	10	9

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

X Not applicable. Z Relative standard error is less than 0.5 percent.

<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.