

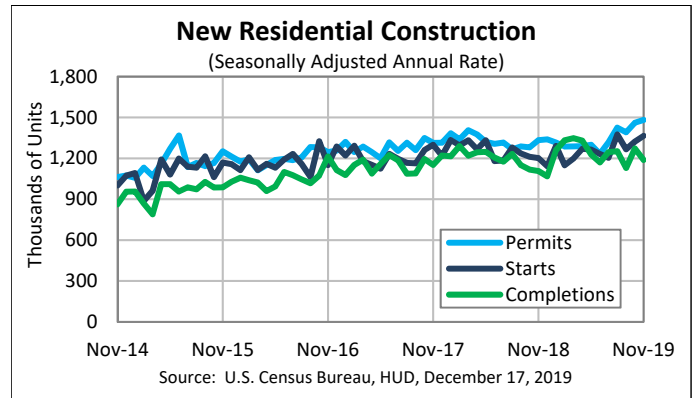
FOR RELEASE AT 8:30 AM EST, TUESDAY, DECEMBER 17, 2019

## MONTHLY NEW RESIDENTIAL CONSTRUCTION, NOVEMBER 2019

Release Number: CB19-185

**December 17, 2019** - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential construction statistics for November 2019:

NEW RESIDENTIAL CONSTRUCTION NOVEMBER 2019	
Building Permits:	1,482,000
Housing Starts:	1,365,000
Housing Completions:	1,188,000
Next Release: January 17, 2020	
Seasonally Adjusted Annual Rate	
Source: U.S. Census Bureau, HUD, December 17, 2019	



### Building Permits

Privately-owned housing units authorized by building permits in November were at a seasonally adjusted annual rate of 1,482,000. This is 1.4 percent ( $\pm 1.4$  percent)\* above the revised October rate of 1,461,000 and is 11.1 percent ( $\pm 1.8$  percent) above the November 2018 rate of 1,334,000. Single-family authorizations in November were at a rate of 918,000; this is 0.8 percent ( $\pm 1.3$  percent)\* above the revised October figure of 911,000. Authorizations of units in buildings with five units or more were at a rate of 524,000 in November.

### Housing Starts

Privately-owned housing starts in November were at a seasonally adjusted annual rate of 1,365,000. This is 3.2 percent ( $\pm 10.0$  percent)\* above the revised October estimate of 1,323,000 and is 13.6 percent ( $\pm 12.8$  percent) above the November 2018 rate of 1,202,000. Single-family housing starts in November were at a rate of 938,000; this is 2.4 percent ( $\pm 5.8$  percent)\* above the revised October figure of 916,000. The November rate for units in buildings with five units or more was 404,000.

### Housing Completions

Privately-owned housing completions in November were at a seasonally adjusted annual rate of 1,188,000. This is 6.6 percent ( $\pm 8.9$  percent)\* below the revised October estimate of 1,272,000, but is 7.3 percent ( $\pm 14.8$  percent)\* above the November 2018 rate of 1,107,000. Single-family housing completions in November were at a rate of 883,000; this is 3.6 percent ( $\pm 10.0$  percent)\* below the revised October rate of 916,000. The November rate for units in buildings with five units or more was 295,000.

#### Data Inquiries

Economic Indicators Division, Residential Construction Branch  
301-763-5160  
[eid.rcb.customer.service@census.gov](mailto:eid.rcb.customer.service@census.gov)

#### Media Inquiries

Public Information Office  
301-763-3030  
[pio@census.gov](mailto:pio@census.gov)



U.S. Department of Commerce  
U.S. CENSUS BUREAU  
[census.gov](http://census.gov)



The December report is scheduled for release on January 17, 2020. View the full schedule in the Economic Briefing Room: <[www.census.gov/economic-indicators/](http://www.census.gov/economic-indicators/)>. The full text and tables for this release can be found at <[www.census.gov/construction/nrc/](http://www.census.gov/construction/nrc/)>.

## 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 three months to establish an underlying trend for building permit authorizations, six months for total starts, and six 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 ( $\pm 3.2$  percent) above” appears in the text, this indicates the range (-0.7 to +5.7 percent) in which the actual percentage change is likely to have occurred. All ranges given for percentage 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 percentage changes shown in the tables. On average, the preliminary seasonally adjusted estimates of total building permits, housing starts and housing completions are revised 2.3 percent or less. Explanations of confidence intervals and sampling variability can be found on our website. <[www.census.gov/construction/nrc/how\\_the\\_data\\_are\\_collected/](http://www.census.gov/construction/nrc/how_the_data_are_collected/)>

## API

The Census Bureau’s application programming interface lets developers create custom apps to reach new users and makes key demographic, socio-economic and housing statistics more accessible than ever before. <[www.census.gov/developers/](http://www.census.gov/developers/)>

## FRED Mobile App



Receive the latest updates on the nation’s key economic indicators by downloading the FRED App <<https://fred.stlouisfed.org/fred-mobile/>> for both Apple and Android devices. FRED, the signature database of the Federal Reserve Bank of St. Louis, now incorporates the Census Bureau’s 13 economic indicators.

###

\* The 90 percent confidence interval includes zero. In such cases, there is insufficient statistical evidence to conclude that the actual change is different from zero.

### Data Inquiries

Economic Indicators Division, Residential Construction Branch  
301-763-5160  
[eid.rcb.customer.service@census.gov](mailto:eid.rcb.customer.service@census.gov)

### Media Inquiries

Public Information Office  
301-763-3030  
[pio@census.gov](mailto:pio@census.gov)



U.S. Department of Commerce  
U.S. CENSUS BUREAU  
[census.gov](http://census.gov)





## 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.)

**Table 2a - Seasonally adjusted**

Period	United States				Northeast		Midwest		South		West	
	Total	1 unit	2 to 4 units	5 units or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
<b>2018</b>												
November .....	179	99	S	78	13	7	26	11	98	61	42	20
December .....	192	103	S	87	13	7	29	12	97	61	53	23
<b>2019</b>												
January .....	196	95	S	99	13	6	29	11	97	55	57	23
February .....	190	96	S	92	14	7	26	11	94	55	56	23
March .....	181	89	S	89	15	6	29	11	86	49	51	23
April .....	176	87	S	87	13	6	26	11	88	49	49	21
May .....	173	88	S	83	13	6	24	11	88	49	48	22
June .....	161	88	S	70	13	7	19	11	81	49	48	21
July .....	167	86	S	79	14	6	15	9	87	49	51	22
August .....	166	85	S	79	12	6	13	7	91	51	50	21
September (r) .....	172	85	S	85	11	5	14	8	92	50	55	22
October (r) .....	185	87	S	96	16	6	14	9	98	50	57	22
<b>November (p)</b> .....	<b>188</b>	<b>89</b>	<b>S</b>	<b>97</b>	<b>17</b>	<b>7</b>	<b>15</b>	<b>9</b>	<b>100</b>	<b>51</b>	<b>56</b>	<b>22</b>
Average RSE (%) <sup>1</sup> .....	5	5	X	8	12	14	13	14	7	7	10	11
Percent Change <sup>2</sup>												
<b>Nov. 2019 from Oct. 2019</b> .....	<b>1.6%</b>	<b>2.3%</b>	<b>S</b>	<b>1.0%</b>	<b>6.3%</b>	<b>16.7%</b>	<b>7.1%</b>	<b>0.0%</b>	<b>2.0%</b>	<b>2.0%</b>	<b>-1.8%</b>	<b>0.0%</b>
90 percent confidence interval <sup>3</sup> .....	± 4.2	± 4.7	X	± 6.5	± 10.7	± 19.4	± 13.4	± 10.1	± 6.0	± 6.2	± 5.1	± 7.1
<b>Nov. 2019 from Nov. 2018</b> .....	<b>5.0%</b>	<b>-10.1%</b>	<b>S</b>	<b>24.4%</b>	<b>30.8%</b>	<b>0.0%</b>	<b>-42.3%</b>	<b>-18.2%</b>	<b>2.0%</b>	<b>-16.4%</b>	<b>33.3%</b>	<b>10.0%</b>
90 percent confidence interval <sup>3</sup> .....	± 8.7	± 8.7	X	± 16.3	± 33.8	± 23.0	± 17.3	± 29.1	± 12.1	± 12.3	± 11.7	± 15.6

**Table 2b - Not seasonally adjusted**

Period	United States				Northeast		Midwest		South		West	
	Total	1 unit	2 to 4 units	5 units or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
<b>2018</b>												
November .....	170.4	94.8	2.2	73.5	11.7	6.2	25.1	10.0	92.6	59.3	41.1	19.3
December .....	188.1	96.9	1.8	89.3	13.2	6.2	25.5	10.0	96.1	58.4	53.3	22.4
<b>2019</b>												
January .....	194.4	93.8	1.8	98.8	13.0	5.6	27.1	9.9	97.0	55.2	57.3	23.0
February .....	188.7	94.4	2.0	92.3	14.7	6.9	25.1	9.7	93.5	54.7	55.5	23.1
March .....	184.4	92.5	2.5	89.4	14.9	6.4	30.9	12.0	86.8	51.0	51.7	23.1
April .....	178.8	88.5	2.3	88.1	13.2	5.8	27.5	12.1	87.4	49.8	50.8	20.9
May .....	178.4	93.4	1.9	83.1	13.8	6.5	25.8	12.5	87.4	51.1	51.5	23.3
June .....	167.1	90.5	2.9	73.7	15.0	7.2	18.5	11.6	84.1	49.1	49.6	22.6
July .....	169.1	88.3	2.4	78.4	15.2	7.0	14.8	9.2	89.0	49.8	50.1	22.4
August .....	167.5	87.1	2.2	78.2	11.8	6.4	13.1	7.9	91.9	51.7	50.7	21.1
September (r) .....	167.0	81.1	2.0	83.9	11.0	5.1	13.4	7.9	90.6	47.9	51.9	20.1
October (r) .....	180.9	85.2	2.4	93.3	15.0	5.9	14.2	8.5	98.4	49.6	53.4	21.2
<b>November (p)</b> .....	<b>178.4</b>	<b>83.2</b>	<b>2.1</b>	<b>93.1</b>	<b>15.7</b>	<b>6.1</b>	<b>14.3</b>	<b>7.4</b>	<b>95.4</b>	<b>49.2</b>	<b>53.1</b>	<b>20.5</b>
Average RSE (%) <sup>1</sup> .....	5	5	29	8	12	14	13	14	7	7	10	11

p Preliminary

r Revised

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 relative standard error 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 percent 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.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Construction, December 17, 2019.

Additional information on the survey methodology may be found at <[www.census.gov/construction/nrc/how\\_the\\_data\\_are\\_collected/](http://www.census.gov/construction/nrc/how_the_data_are_collected/)>.



## New Privately-Owned Housing Units Under Construction at End of Period

(Thousands of Units. Detail may not add to total because of rounding.)

**Table 4a - Seasonally adjusted**

Period	United States				Northeast		Midwest		South		West	
	Total	1 unit	2 to 4 units	5 units or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
<b>2018</b>												
November .....	1,143	531	S	600	187	62	153	81	464	242	339	146
December .....	1,154	540	S	602	188	63	155	82	478	251	333	144
<b>2019</b>												
January .....	1,163	545	S	605	191	65	157	83	485	254	330	143
February .....	1,150	541	S	597	190	65	154	81	483	254	323	141
March .....	1,131	534	S	587	181	65	146	78	481	255	323	136
April .....	1,123	529	S	583	182	66	140	75	479	252	322	136
May .....	1,129	523	S	595	182	64	139	75	487	251	321	133
June .....	1,139	522	S	606	178	61	147	75	488	251	326	135
July .....	1,138	519	S	608	177	60	145	75	486	247	330	137
August .....	1,145	516	S	619	178	59	145	75	494	245	328	137
September (r) .....	1,156	522	S	623	178	58	147	77	501	249	330	138
October (r) .....	1,158	522	S	625	179	56	149	77	499	250	331	139
<b>November (p)</b> .....	<b>1,170</b>	<b>526</b>	<b>S</b>	<b>632</b>	<b>178</b>	<b>56</b>	<b>148</b>	<b>77</b>	<b>508</b>	<b>251</b>	<b>336</b>	<b>142</b>
Average RSE (%) <sup>1</sup> .....	3	3	X	6	6	7	5	4	4	5	6	5
Percent Change <sup>2</sup>												
<b>Nov. 2019 from Oct. 2019</b> .....	<b>1.0%</b>	<b>0.8%</b>	<b>S</b>	<b>1.1%</b>	<b>-0.6%</b>	<b>0.0%</b>	<b>-0.7%</b>	<b>0.0%</b>	<b>1.8%</b>	<b>0.4%</b>	<b>1.5%</b>	<b>2.2%</b>
90 percent confidence interval <sup>3</sup> .....	± 0.8	± 1.0	X	± 1.3	± 1.9	± 3.1	± 2.1	± 1.7	± 1.5	± 1.8	± 1.3	± 1.8
<b>Nov. 2019 from Nov. 2018</b> .....	<b>2.4%</b>	<b>-0.9%</b>	<b>S</b>	<b>5.3%</b>	<b>-4.8%</b>	<b>-9.7%</b>	<b>-3.3%</b>	<b>-4.9%</b>	<b>9.5%</b>	<b>3.7%</b>	<b>-0.9%</b>	<b>-2.7%</b>
90 percent confidence interval <sup>3</sup> .....	± 3.0	± 3.1	X	± 5.0	± 9.6	± 8.8	± 7.6	± 5.6	± 4.3	± 4.6	± 4.8	± 6.0

**Table 4b - Not seasonally adjusted**

Period	United States				Northeast		Midwest		South		West	
	Total	1 unit	2 to 4 units	5 units or more	Total	1 unit	Total	1 unit	Total	1 unit	Total	1 unit
<b>2018</b>												
November .....	1,152.0	536.1	12.4	603.5	188.8	63.1	156.9	84.4	464.9	241.6	341.4	147.0
December .....	1,127.5	517.4	12.3	597.8	186.8	62.4	152.8	80.5	462.4	236.9	325.4	137.7
<b>2019</b>												
January .....	1,135.9	518.5	13.2	604.2	190.1	63.9	151.9	78.4	472.0	241.1	321.9	135.1
February .....	1,124.3	515.7	12.4	596.2	187.9	62.9	147.7	75.1	472.6	243.9	316.2	133.7
March .....	1,109.1	512.9	10.1	586.2	178.3	62.4	139.9	71.8	473.4	247.9	317.5	130.8
April .....	1,116.8	522.4	11.0	583.4	181.2	64.7	136.2	71.2	478.0	251.2	321.4	135.4
May .....	1,136.2	526.2	11.3	598.7	182.7	63.9	138.1	73.8	491.9	254.4	323.5	134.2
June .....	1,151.1	532.8	10.9	607.3	178.6	61.4	147.8	76.0	495.9	258.0	328.8	137.4
July .....	1,160.5	540.9	10.5	609.1	178.9	61.9	148.9	78.4	496.6	257.5	336.1	143.0
August .....	1,162.7	537.7	10.4	614.6	178.3	60.4	148.8	79.1	501.8	254.1	333.8	144.1
September (r) .....	1,175.9	542.7	11.1	622.0	179.6	59.5	150.1	80.5	509.3	258.0	336.9	144.7
October (r) .....	1,174.1	537.0	11.4	625.6	180.6	57.4	153.1	81.1	505.1	255.6	335.3	143.0
<b>November (p)</b> .....	<b>1,179.8</b>	<b>531.7</b>	<b>11.9</b>	<b>636.2</b>	<b>179.7</b>	<b>57.1</b>	<b>152.5</b>	<b>81.1</b>	<b>509.3</b>	<b>250.5</b>	<b>338.3</b>	<b>143.0</b>
Average RSE (%) <sup>1</sup> .....	3	3	16	6	6	7	5	4	4	5	6	5

p Preliminary

r Revised

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 relative standard error 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 percent confidence intervals

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Construction, December 17, 2019.

Additional information on the survey methodology may be found at <[www.census.gov/construction/nrc/how\\_the\\_data\\_are\\_collected/](http://www.census.gov/construction/nrc/how_the_data_are_collected/)>.

