

FOR RELEASE AT 8:30 AM EST, WEDNESDAY, FEBRUARY 18, 2026

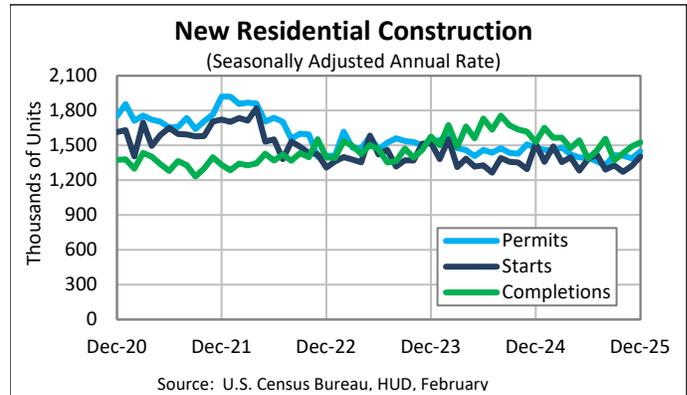
MONTHLY NEW RESIDENTIAL CONSTRUCTION, DECEMBER 2025

Release Number: CB26-28

Special Notice: The December New Residential Construction release also contains initial estimates for the month of November. Additional text has been added on pages 1-2 for Permits, Starts, and Completions to highlight the month-to-month change from October to November.

February 18, 2026 - The U.S. Census Bureau and the U.S. Department of Housing and Urban Development jointly announced the following new residential construction statistics for December 2025:

NEW RESIDENTIAL CONSTRUCTION DECEMBER 2025	
Building Permits:	1,448,000
Housing Starts:	1,404,000
Housing Completions:	1,525,000
Next Release:	TBD
Seasonally Adjusted Annual Rate (SAAR)	
Source: U.S. Census Bureau, HUD, February 18, 2026	



Building Permits

Privately-owned housing units authorized by building permits in December were at a seasonally adjusted annual rate of 1,448,000. This is 4.3 percent above the revised November rate of 1,388,000, but is 2.2 percent below the December 2024 rate of 1,480,000. Single-family authorizations in December were at a rate of 881,000; this is 1.7 percent below the revised November figure of 896,000. Authorizations of units in buildings with five units or more were at a rate of 515,000 in December.

Privately-owned housing units authorized by building permits in November were at a seasonally adjusted annual rate of 1,388,000. This is 1.6 percent below the revised October rate of 1,411,000.

An estimated 1,425,200 housing units were authorized by building permits in 2025. This is 3.6 percent below the 2024 figure of 1,478,000.

Housing Starts

Privately-owned housing starts in December were at a seasonally adjusted annual rate of 1,404,000. This is 6.2 percent (± 10.7 percent)* above the revised November estimate of 1,322,000, but is 7.3 percent (± 14.0 percent)* below the December 2024 rate of 1,514,000. Single-family housing starts in December were at a rate of 981,000; this is 4.1 percent (± 13.9 percent)* above the revised November figure of 942,000. The December rate for units in buildings with five units or more was 402,000.

Privately-owned housing starts in November were at a seasonally adjusted annual rate of 1,322,000. This is 3.9 percent (± 12.8 percent)* above the revised October estimate of 1,272,000.

An estimated 1,358,700 housing units were started in 2025. This is 0.6 percent (± 3.2 percent)* below the 2024 figure of 1,367,100.

Data Inquiries

Economic Indicators Division, Residential Construction Branch
301-763-5160
eid.rcb.customer.service@census.gov

Media Inquiries

Public Information Office
301-763-3030
pio@census.gov



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



Housing Completions

Privately-owned housing completions in December were at a seasonally adjusted annual rate of 1,525,000. This is 2.3 percent (± 11.8 percent)* above the revised November estimate of 1,490,000, but is 0.1 percent (± 10.2 percent)* below the December 2024 rate of 1,527,000. Single-family housing completions in December were at a rate of 1,023,000; this is 0.1 percent (± 13.8 percent)* below the revised November rate of 1,024,000. The December rate for units in buildings with five units or more was 483,000.

Privately-owned housing completions in November were at a seasonally adjusted annual rate of 1,490,000. This is 4.2 percent (± 12.6 percent)* above the revised October estimate of 1,430,000.

An estimated 1,497,800 housing units were completed in 2025. This is 7.9 percent (± 4.5 percent) below the 2024 figure of 1,626,900.

The January report is scheduled for release on TBD. View the full schedule in the Economic Briefing Room:

www.census.gov/economic-indicators/. The full text and tables for this release can be found at

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 Table 1 in this release are based on a non-probability sample and not subject to sampling error. They are, however, still subject to nonsampling error. The total quantity response rate for these estimates is 82.6%. The statistics in Tables 2-5 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 (± 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 1.9 percent or less. Explanations of confidence intervals and sampling variability can be found on our website.

www.census.gov/construction/nrc/methodology.html

The Census Bureau has reviewed this data product to ensure appropriate access, use, and disclosure avoidance protection of the confidential source data (Disclosure Review Board (DRB) approval number: CBDRB-FY25-0286).

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/

###

* 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

Media Inquiries

Public Information Office
301-763-3030
pio@census.gov



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



New Privately-Owned Housing Units Authorized in Permit-Issuing Places

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

Table 1a - Seasonally adjusted annual rate

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
2024												
December	1,480	989	57	434	144	60	221	126	804	591	311	212
2025												
January	1,460	988	56	416	133	60	220	132	796	567	311	229
February	1,454	992	58	404	117	61	239	127	803	591	295	213
March	1,481	972	58	451	119	69	209	129	834	570	319	204
April	1,422	923	61	438	136	60	194	125	762	541	330	197
May	1,394	899	53	442	123	56	217	126	742	529	312	188
June	1,393	866	50	477	103	55	218	122	775	517	297	172
July	1,362	875	55	432	125	56	221	123	742	521	274	175
August	1,330	858	52	420	121	56	202	126	699	508	308	168
September	1,415	880	56	479	147	58	203	131	756	510	309	181
October (r)	1,411	878	55	478	147	61	198	123	729	508	337	186
November (p)	1,388	896	56	436	117	57	197	123	747	528	327	188
December (p)	1,448	881	52	515	169	61	210	122	716	500	353	198
Percent Change ¹												
<i>Dec. 2025 from Nov. 2025</i>	4.3%	-1.7%	-7.1%	18.1%	44.4%	7.0%	6.6%	-0.8%	-4.1%	-5.3%	8.0%	5.3%
<i>Dec. 2025 from Dec. 2024</i>	-2.2%	-10.9%	-8.8%	18.7%	17.4%	1.7%	-5.0%	-3.2%	-10.9%	-15.4%	13.5%	-6.6%

Table 1b - 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
2024 Annual	1,478.0	981.9	54.5	441.6	142.0	59.1	203.7	125.0	805.0	583.3	327.3	214.5
2025 Annual (p)	1,425.2	909.6	55.1	460.4	131.0	58.7	209.8	125.1	763.4	534.0	321.0	191.8
Year to year percent change¹	-3.6%	-7.4%	1.1%	4.3%	-7.7%	-0.8%	3.0%	0.1%	-5.2%	-8.5%	-1.9%	-10.6%
2024												
December	112.9	67.8	4.0	41.1	13.5	4.3	14.2	7.5	60.0	41.1	25.2	14.9
2025												
January	111.5	73.1	4.2	34.2	9.8	4.4	12.9	7.3	66.0	44.8	22.8	16.6
February	106.4	73.9	4.0	28.5	7.6	4.1	14.2	7.6	62.8	46.4	21.9	15.7
March	124.2	84.5	4.9	34.9	10.3	5.5	16.9	10.6	70.1	50.5	26.9	17.9
April	129.9	88.3	5.7	36.0	10.8	5.5	18.3	12.6	71.1	51.6	29.8	18.6
May	124.9	84.1	4.9	36.0	10.8	5.2	20.8	12.4	65.2	48.8	28.1	17.7
June	128.5	79.9	4.3	44.3	10.1	5.1	20.8	11.8	70.0	46.8	27.6	16.1
July	121.5	79.0	4.8	37.7	10.9	5.0	20.0	11.7	66.2	46.5	24.4	15.8
August	113.9	72.4	4.4	37.1	10.6	4.9	18.4	11.2	59.3	42.2	25.7	14.1
September	118.2	73.4	4.8	40.0	12.1	5.1	19.0	12.4	61.5	41.1	25.6	14.8
October (r)	125.0	76.4	5.3	43.3	12.1	5.5	20.4	12.1	63.1	42.9	29.4	15.8
November (p)	94.1	58.5	3.9	31.7	9.0	4.0	13.8	8.1	47.4	34.1	23.8	12.2
December (p)	116.9	63.6	3.9	49.3	16.2	4.6	14.2	7.6	56.0	36.5	30.5	15.0

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

¹ Computed using unrounded data

Note: Year-to-date permits estimates reflect revisions not distributed to months.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Construction, February 18, 2026.

Additional information on the survey methodology may be found at <www.census.gov/construction/nrc/methodology.html>.

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
2024												
December	276	142	S	129	31	12	25	12	152	85	68	33
2025												
January	283	146	S	132	34	14	24	11	161	87	64	34
February	277	140	S	133	32	13	26	13	162	83	57	31
March	268	146	S	118	24	13	27	14	166	91	51	28
April	268	147	S	117	23	12	23	13	167	92	55	30
May	269	145	S	120	22	11	24	13	169	92	54	29
June	263	140	S	120	17	9	26	11	168	93	52	27
July	253	136	S	114	17	9	23	12	162	88	51	27
August	248	134	S	111	19	8	22	12	157	87	50	27
September (r)	253	142	S	107	19	9	21	14	164	92	49	27
October (r)	256	140	S	112	19	9	21	12	163	90	53	29
November (p)	260	142	S	114	19	8	23	14	161	89	57	31
December (p)	256	135	S	117	20	8	23	14	153	82	60	31
Average RSE (%) ¹	6	7	X	10	27	18	11	9	7	8	12	15
Percent Change ²												
Dec. 2025 from Nov. 2025	-1.5%	-4.9%	S	2.6%	5.3%	0.0%	0.0%	0.0%	-5.0%	-7.9%	5.3%	0.0%
90 percent confidence interval ³	± 4.0	± 4.2	X	± 6.6	± 18.1	± 17.0	± 10.2	± 12.3	± 4.5	± 6.2	± 8.6	± 8.5
Dec. 2025 from Dec. 2024	-7.2%	-4.9%	S	-9.3%	-35.5%	-33.3%	-8.0%	16.7%	0.7%	-3.5%	-11.8%	-6.1%
90 percent confidence interval ³	± 9.0	± 9.5	X	± 16.1	± 18.9	± 22.7	± 23.4	± 24.4	± 11.6	± 13.1	± 13.6	± 16.6

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
2024												
December	273.6	134.5	4.9	134.2	31.4	11.3	21.8	9.5	151.5	81.7	68.9	31.9
2025												
January	285.7	144.8	5.1	135.8	34.6	13.4	24.0	10.4	162.0	87.0	65.1	34.1
February	278.8	139.5	4.4	134.9	33.9	13.0	27.9	12.8	159.8	82.4	57.1	31.2
March	271.1	146.8	3.9	120.4	24.8	13.0	27.4	14.9	167.8	90.4	51.2	28.4
April	274.9	151.9	4.4	118.6	22.3	12.1	26.6	15.6	170.7	93.1	55.4	31.2
May	272.7	150.7	4.1	117.9	22.4	12.0	24.9	13.7	171.0	95.4	54.3	29.6
June	264.6	142.4	3.2	119.0	17.8	9.1	24.4	11.9	171.1	93.9	51.3	27.6
July	249.4	137.8	3.0	108.5	17.0	8.3	21.3	11.8	160.1	90.5	50.8	27.2
August	245.4	134.4	3.3	107.7	18.3	7.6	21.1	12.2	156.6	87.8	49.5	26.9
September (r)	249.2	140.0	4.2	105.1	17.5	8.5	22.0	14.2	161.5	91.2	48.2	26.1
October (r)	259.5	144.0	4.0	111.5	17.4	8.4	21.5	12.6	167.0	93.6	53.6	29.3
November (p)	249.5	133.7	3.6	112.1	17.9	7.6	20.8	12.0	153.5	84.7	57.2	29.4
December (p)	254.5	129.5	3.9	121.2	20.7	7.3	20.7	11.6	152.1	79.3	61.0	31.3
Average RSE (%) ¹	6	7	65	10	27	18	11	9	7	8	12	15

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

¹ Average relative standard error 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 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, February 18, 2026.

Additional information on the survey methodology may be found at www.census.gov/construction/nrc/methodology.html.

New Privately-Owned Housing Units Started

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

Table 3a - Seasonally adjusted annual rate

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
2024												
December	1,514	1,078	S	406	148	63	204	153	883	639	279	223
2025												
January	1,358	1,000	S	334	94	47	179	133	698	546	387	274
February	1,490	1,098	S	364	135	89	127	98	820	646	408	265
March	1,355	948	S	393	148	66	223	129	696	530	288	223
April	1,398	948	S	432	183	74	232	160	746	537	237	177
May	1,282	949	S	313	104	67	183	138	699	533	296	211
June	1,382	925	S	433	173	61	191	153	707	513	311	198
July	1,420	951	S	449	99	51	235	117	844	596	242	187
August	1,291	869	S	411	98	65	221	130	666	492	306	182
September (r)	1,328	836	S	481	166	52	198	117	649	467	315	200
October (r)	1,272	894	S	353	144	68	203	141	667	513	258	172
November (p)	1,322	942	S	365	144	69	173	132	762	579	243	162
December (p)	1,404	981	S	402	152	71	177	124	741	584	334	202
Average RSE (%) ¹	6	5	X	15	19	21	15	13	8	8	13	14
Percent Change ²												
Dec. 2025 from Nov. 2025	6.2%	4.1%	S	10.1%	5.6%	2.9%	2.3%	-6.1%	-2.8%	0.9%	37.4%	24.7%
90 percent confidence interval ³	± 10.7	± 13.9	X	± 26.7	± 25.0	± 40.9	± 28.1	± 26.1	± 15.5	± 20.0	± 24.7	± 36.6
Dec. 2025 from Dec. 2024	-7.3%	-9.0%	S	-1.0%	2.7%	12.7%	-13.2%	-19.0%	-16.1%	-8.6%	19.7%	-9.4%
90 percent confidence interval ³	± 14.0	± 11.3	X	± 51.9	± 48.9	± 75.6	± 39.7	± 32.1	± 13.3	± 13.6	± 42.6	± 24.2

Table 3b - 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
2024 Annual	1,367.1	1,012.9	18.0	336.2	125.6	70.3	184.9	131.5	754.4	589.4	302.3	221.8
2025 Annual (p)	1,358.7	943.0	19.1	396.6	136.6	64.4	198.2	133.2	723.9	542.6	300.0	202.9
RSE (%)	2	1	28	6	3	4	4	3	2	2	4	4
Year to year percent change²	-0.6%	-6.9%	6.1%	18.0%	8.7%	-8.4%	7.2%	1.3%	-4.0%	-7.9%	-0.8%	-8.5%
90 percent confidence interval ³	± 3.2	± 2.3	± 15.5	± 12.5	± 12.5	± 10.6	± 9.6	± 4.8	± 3.9	± 3.4	± 6.0	± 5.5
2024												
December	108.0	74.9	2.2	30.8	10.8	4.3	13.1	9.2	65.2	46.7	18.9	14.7
2025												
January	95.0	68.3	1.8	24.9	6.5	3.0	9.6	6.2	51.8	40.5	27.0	18.6
February	109.8	79.8	2.1	28.0	8.6	5.1	6.9	4.7	63.8	50.4	30.6	19.6
March	112.9	80.7	1.1	31.1	11.7	5.2	16.7	9.2	60.0	46.9	24.6	19.4
April	127.6	87.3	1.6	38.7	16.5	6.8	21.4	15.0	67.1	48.4	22.6	17.2
May	117.8	87.7	1.8	28.3	9.3	6.0	19.1	15.0	62.0	47.0	27.4	19.7
June	129.1	88.9	2.1	38.1	15.6	5.8	19.5	16.1	65.4	48.3	28.6	18.7
July	129.4	87.3	1.8	40.3	9.4	5.1	22.6	12.0	74.9	52.6	22.5	17.6
August	112.2	76.6	0.9	34.7	8.6	5.8	19.7	12.0	57.2	42.5	26.7	16.2
September (r)	114.1	71.4	1.0	41.7	14.6	4.7	18.0	11.0	54.5	38.7	27.0	17.0
October (r)	107.5	74.6	2.2	30.7	12.7	6.1	20.1	14.7	53.6	40.2	21.2	13.7
November (p)	100.9	71.0	1.1	28.7	11.6	5.7	13.0	9.8	58.1	43.7	18.2	11.8
December (p)	102.2	69.4	1.6	31.2	11.5	5.2	11.7	7.5	55.4	43.3	23.6	13.4
Average RSE (%) ¹	6	5	42	15	19	21	15	13	8	8	13	14

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

¹ Average relative standard error 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 percent confidence intervals

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Construction, February 18, 2026.

Additional information on the survey methodology may be found at <www.census.gov/construction/nrc/methodology.html>.

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
2024												
December	1,427	641	S	769	218	63	178	84	658	334	373	160
2025												
January	1,402	638	S	746	213	63	176	85	645	329	368	161
February	1,408	644	S	745	215	64	179	86	649	333	365	161
March	1,401	633	S	749	229	64	178	85	634	324	360	160
April	1,393	631	S	743	231	65	184	88	627	319	351	159
May	1,366	626	S	721	224	65	184	89	614	315	344	157
June	1,348	626	S	703	223	65	175	91	610	315	340	155
July	1,343	624	S	698	219	64	177	91	616	317	331	152
August	1,313	609	S	684	213	63	171	91	605	308	324	147
September (r)	1,323	603	S	700	216	62	182	92	599	302	326	147
October (r)	1,310	596	S	694	217	62	185	93	584	296	324	145
November (p)	1,297	591	S	686	213	62	185	92	580	293	319	144
December (p)	1,277	587	S	670	206	63	181	89	571	291	319	144
Average RSE (%) ¹	4	4	X	6	4	8	7	6	4	5	7	12
Percent Change ²												
Dec. 2025 from Nov. 2025	-1.5%	-0.7%	S	-2.3%	-3.3%	1.6%	-2.2%	-3.3%	-1.6%	-0.7%	0.0%	0.0%
90 percent confidence interval ³	± 1.1	± 1.4	X	± 1.9	± 2.3	± 2.5	± 2.3	± 2.7	± 1.5	± 2.4	± 1.7	± 3.1
Dec. 2025 from Dec. 2024	-10.5%	-8.4%	S	-12.9%	-5.5%	0.0%	1.7%	6.0%	-13.2%	-12.9%	-14.5%	-10.0%
90 percent confidence interval ³	± 4.1	± 4.0	X	± 6.2	± 7.1	± 11.4	± 10.8	± 10.6	± 4.3	± 5.1	± 10.2	± 7.1

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
2024												
December	1,404.3	623.5	17.4	763.5	216.4	62.3	177.7	84.2	643.8	321.9	366.4	155.0
2025												
January	1,382.4	623.1	17.8	741.5	211.6	62.2	172.8	82.5	634.9	320.8	363.1	157.6
February	1,388.8	626.8	18.5	743.5	212.1	61.9	173.5	80.4	642.3	327.1	360.9	157.4
March	1,387.8	618.9	19.0	749.9	228.2	63.0	173.0	79.8	629.3	318.5	357.4	157.5
April	1,392.6	628.1	19.4	745.2	231.3	65.1	180.8	84.3	628.8	319.5	351.7	159.2
May	1,370.0	628.0	19.5	722.5	224.9	65.2	183.6	87.9	616.9	317.2	344.7	157.8
June	1,362.9	638.1	19.2	705.6	224.3	65.5	177.2	93.2	617.7	321.4	343.8	158.0
July	1,360.5	640.2	20.8	699.5	220.4	65.1	180.0	93.4	623.9	324.9	336.3	156.8
August	1,329.2	624.5	20.0	684.6	213.8	63.8	175.2	94.7	612.4	315.4	327.8	150.7
September (r)	1,336.6	618.2	19.6	698.8	216.4	63.2	185.7	95.7	605.4	308.8	329.1	150.5
October (r)	1,322.5	605.3	20.1	697.1	219.3	63.3	191.2	98.8	586.9	298.0	325.1	145.2
November (p)	1,299.4	593.9	19.9	685.5	213.9	63.2	189.3	96.7	578.1	291.3	318.2	142.7
December (p)	1,254.9	569.2	19.5	666.1	204.6	62.7	179.6	88.5	558.3	279.5	312.3	138.5
Average RSE (%) ¹	4	4	20	6	4	8	7	6	4	5	7	12

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

¹ Average relative standard error 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 percent confidence intervals

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Construction, February 18, 2026.

Additional information on the survey methodology may be found at <www.census.gov/construction/nrc/methodology.html>.

New Privately-Owned Housing Units Completed

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

Table 5a - Seasonally adjusted annual rate

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
2024												
December	1,527	928	S	574	132	76	202	150	763	497	430	205
2025												
January	1,651	1,003	S	630	146	47	208	118	848	580	449	258
February	1,565	1,022	S	530	129	83	130	111	870	554	436	274
March	1,566	1,048	S	497	145	62	198	116	860	638	363	232
April	1,475	964	S	500	146	63	174	127	802	577	353	197
May	1,542	1,056	S	468	162	70	181	135	795	592	404	259
June	1,385	920	S	442	152	69	228	126	707	516	298	209
July	1,455	1,006	S	442	122	60	213	138	769	580	351	228
August	1,556	1,064	S	473	130	71	239	125	801	620	386	248
September (r)	1,372	944	S	413	148	65	158	113	761	557	305	209
October (r)	1,430	1,028	S	389	117	59	167	127	846	623	300	219
November (p)	1,490	1,024	S	451	131	72	176	142	845	616	338	194
December (p)	1,525	1,023	S	483	206	53	219	179	795	588	305	203
Average RSE (%) ¹	6	6	X	15	21	22	13	14	8	9	10	11
Percent Change ²												
Dec. 2025 from Nov. 2025	2.3%	-0.1%	S	7.1%	57.3%	-26.4%	24.4%	26.1%	-5.9%	-4.5%	-9.8%	4.6%
90 percent confidence interval ³	± 11.8	± 13.8	X	± 40.5	± 82.3	± 32.7	± 33.5	± 28.9	± 14.9	± 18.1	± 21.3	± 31.5
Dec. 2025 from Dec. 2024	-0.1%	10.2%	S	-15.9%	56.1%	-30.3%	8.4%	19.3%	4.2%	18.3%	-29.1%	-1.0%
90 percent confidence interval ³	± 10.2	± 12.9	X	± 26.1	± 38.9	± 24.7	± 27.9	± 28.1	± 15.9	± 18.8	± 14.1	± 25.9

Table 5b - 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
2024 Annual	1,626.9	1,018.6	16.6	591.7	133.8	65.8	222.5	135.5	882.3	590.7	388.3	226.6
2025 Annual (p)	1,497.8	1,010.1	16.0	471.8	145.1	64.6	193.7	131.4	806.1	588.6	352.9	225.5
RSE (%)	3	2	29	7	6	6	5	6	3	3	5	4
Year to year percent change²	-7.9%	-0.8%	-4.0%	-20.3%	8.5%	-1.8%	-12.9%	-3.1%	-8.6%	-0.4%	-9.1%	-0.5%
90 percent confidence interval ³	± 4.5	± 2.8	± 20.4	± 9.6	± 11.2	± 11.0	± 9.5	± 7.3	± 5.9	± 3.7	± 9.0	± 7.1
2024												
December	142.8	89.8	2.2	50.8	12.5	7.6	19.0	14.3	71.8	48.3	39.5	19.6
2025												
January	113.5	68.5	1.2	43.7	10.1	3.2	13.9	7.7	58.6	40.0	30.8	17.6
February	113.1	76.4	0.9	35.8	8.8	5.7	8.8	7.5	64.8	43.4	30.8	19.8
March	128.2	87.6	1.6	39.0	10.6	4.1	14.9	8.5	74.2	56.8	28.4	18.1
April	118.3	78.7	0.9	38.7	11.1	4.7	13.6	9.9	65.7	48.3	27.9	15.8
May	131.7	89.1	1.5	41.1	14.3	6.2	15.3	11.2	67.6	49.8	34.6	21.8
June	121.8	78.6	2.2	41.0	13.8	6.1	20.6	11.1	60.7	43.0	26.6	18.3
July	126.9	85.5	0.6	40.8	10.9	5.2	18.9	11.9	66.7	49.3	30.4	19.1
August	140.2	93.2	1.8	45.2	12.3	6.6	21.8	11.0	70.1	52.9	35.9	22.8
September (r)	115.1	78.7	1.3	35.1	12.3	5.2	14.2	10.4	62.8	45.4	25.8	17.7
October (r)	123.2	89.1	1.1	33.0	10.8	5.9	15.0	11.6	70.5	51.6	26.8	19.9
November (p)	120.9	85.8	1.1	34.0	10.6	6.1	15.4	12.9	68.4	51.1	26.6	15.7
December (p)	145.0	98.9	1.7	44.3	19.6	5.6	21.3	17.6	75.9	56.9	28.2	18.9
Average RSE (%) ¹	6	6	41	15	21	22	13	14	8	9	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

¹ Average relative standard error 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 percent confidence intervals

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, New Residential Construction, February 18, 2026.

Additional information on the survey methodology may be found at <www.census.gov/construction/nrc/methodology.html>.