NEW CONSTRUCTION

[Billions of dollars; monthly data at seasonally adjusted annual rates]

Period	Total new construction expenditures	Private									Federal and State and local
		Total	Residential		Nonresidential						
			Total [1]	New housing	Total	Lodging	Office	Commercial (including farm)	Manufacturing	Other [2]	
1995	557.8	427.9	247.4	171.4	180.5	7.1	23.0	44.1	35.4	70.9	129.9
1996	615.9	476.6	281.1	191.1	195.5	10.9	26.5	49.4	38.1	70.6	139.3
1997	653.4	502.7	289.0	198.1	213.7	12.9	32.8	53.1	37.6	77.3	150.7
1998	705.7	551.4	314.6	224.0	236.8	14.8	40.4	55.7	40.5	85.4	154.3
1999	766.1	596.3	350.6	251.3	245.8	16.0	45.1	59.4	32.6	92.8	169.7
2000	828.2	642.6	374.5	265.0	268.2	16.3	52.4	64.1	31.8	103.6	185.5
2001	858.3	652.5	388.3	279.4	264.2	14.5	49.7	63.6	29.5	106.8	205.8
2002	871.3	651.7	421.9	298.8	229.8	10.5	35.3	59.2	16.4	108.4	219.6
2003	915.7	690.0	476.1	345.9	213.9	9.9	30.4	57.7	14.2	101.6	225.7
2004 r	999.8	766.7	544.3	409.4	222.4	11.7	32.2	61.2	14.7	102.6	233.0
2004: Jan	946.5	724.0	513.9	383.5	210.1	8.7	29.2	56.9	13.8	101.6	222.6
Feb	952.2	732.1	516.4	384.9	215.7	10.1	32.0	56.8	13.8	102.9	220.1
Mar	973.9	738.7	522.2	391.1	216.5	11.1	32.2	56.4	13.9	103.0	235.2
Apr	986.4	747.5	525.9	397.8	221.6	11.4	33.1	58.9	13.4	104.8	238.9
May	992.8	756.4	535.5	407.5	220.9	11.2	32.4	60.0	14.3	103.1	236.3
June	996.4	758.9	538.5	409.8	220.4	11.9	33.1	61.3	13.0	101.1	237.4
July	1,005.1	767.1	543.3	411.7	223.8	12.3	32.8	63.5	14.3	100.9	238.0
Aug	1,007.9	777.0	552.7	419.5	224.3	12.7	32.3	63.6	14.4	101.2	231.0
Sept	1,013.6	782.2	557.3	418.0	224.9	13.0	31.6	63.3	14.5	102.5	231.4
Oct	1,017.4	784.3	556.2	419.3	228.0	13.3	32.2	63.6	15.8	103.2	233.1
Nov r	1,027.6	791.4	563.5	422.0	227.9	12.9	32.1	63.3	17.0	102.7	236.2
Dec r	1,040.3	800.6	572.0	426.9	228.6	12.3	31.8	63.2	17.7	103.6	239.7
2005: Jan p	1,047.3	805.7	574.5	430.6	231.3	12.0	31.6	63.6	17.1	107.0	241.6

[1] Includes residential improvements, not shown separately.
[2] Includes health care, educational, communication, and power, among other categories not shown separately.

Source: Department of Commerce, Bureau of the Census.

NEW PRIVATE HOUSING AND VACANCY RATES

[Thousands of units or houses, except as noted]

Period	New private housing units						New private houses		Vacancy rate for rental housing units (percent) [3]
	Units started, by type of structure				Units authorized	Units completed	Houses sold	Houses for sale at end of period [2]	
	Total	1 unit	2–4 units [1]	5 units or more					
1995	1,354.1	1,076.2	33.8	244.1	1,332.5	1,312.6	667	370	7.6
1996	1,476.8	1,160.9	45.3	270.8	1,425.6	1,412.9	757	322	7.8
1997	1,474.0	1,133.7	44.5	295.8	1,441.1	1,400.5	804	281	7.7
1998	1,616.9	1,271.4	42.6	302.9	1,612.3	1,474.2	886	294	7.9
1999	1,640.9	1,302.4	31.9	306.6	1,663.5	1,604.9	880	308	8.1
2000	1,568.7	1,230.9	38.7	299.1	1,592.3	1,573.7	877	298	8.0
2001	1,602.7	1,273.3	36.6	292.8	1,636.7	1,570.8	908	308	8.4
2002	1,704.9	1,358.6	38.5	307.9	1,747.7	1,648.4	973	339	8.9
2003	1,847.7	1,499.0	33.5	315.2	1,889.2	1,678.7	1,086	370	9.8
2004 r	1,957.1	1,610.7	42.4	304.0	[4] 2,060.6	1,842.9	1,200	423	10.2
	Seasonally adjusted annual rates								
2004: Jan	1,934	1,565	30	339	r1,971	1,714	1,155	374	.....
Feb	1,895	1,521	30	344	r1,956	1,729	1,165	373	.....
Mar	2,000	1,624	33	343	r2,019	1,782	1,270	379	10.4
Apr	1,963	1,615	36	312	r2,043	1,944	1,176	384	.....
May	1,979	1,654	56	269	r2,111	1,928	1,244	385	.....
June	1,817	1,520	25	272	r1,981	1,865	1,198	383	10.2
July	1,985	1,661	64	260	r2,097	1,876	1,095	399	.....
Aug	2,018	1,685	67	266	r2,017	1,914	1,158	405	.....
Sept	1,905	1,549	31	325	r2,024	1,777	1,211	411	10.1
Oct	2,065	1,662	41	362	r2,056	1,833	r1,304	r412	.....
Nov r	1,805	1,486	39	280	2,072	1,735	1,153	419	.....
Dec r	2,063	1,713	49	301	2,069	1,930	1,218	423	10.0
2005: Jan p	2,159	1,760	44	355	2,132	1,915	1,106	438	.....

[1] Derived; seasonally adjusted monthly data for 2–4 units are no longer published.
[2] Seasonally adjusted.
[3] Revised series. Quarterly data entered in last month of quarter.
[4] Based on 20,000 permit-issuing places. Based on 19,000 places, the total for 2004 is 2,024.2 thousand units.

NOTE.—Beginning 2004, units authorized are for 20,000 permit-issuing places. For other data shown, units authorized are for 19,000 places.

Beginning 1999, housing starts, completions, and sales are not directly comparable with earlier data due to new estimation methods.

Source: Department of Commerce, Bureau of the Census.

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