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NONFARM HOUSING STARTS 1889-1958

Evolution of the statistical series
Type of structure
Private and public ownership
Location of the housing
Construction cost

Bulletin No. 1260
UNITED STATES DEPARTMENT OF LABOR
James P. Mitchell, Secretary
BUREAU OF LABOR STATISTICS
Ewan Clague, Commissioner



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PREFACE

This bulletin was planned as a handbook for users of housing statistics and presents detailed estimates of new permanent nonfarm dwelling units started during the 70-year period, 1889-1958. The statistical tables provide a gage of the level and trend of dwelling unit construction during the entire seven decades. For parts of this period, they distinguish between single-family houses and multifamily structures and include information on the location, ownership (whether private or public), and construction costs of new housing.

The statistical presentation is confined to estimates of housing starts. However, since building permits provide the principal source data for housing starts, the history of the building permit reporting system is reviewed from its modest beginning in 1920 when annual reports were obtained from about 200 large cities, to mid-1959, when approximately 7,300 permit-issuing places reported monthly to the Bureau of Labor Statistics. The derivation of housing starts estimates is outlined in a series of separate time periods which mark significant changes in estimating procedures. The reliability and coverage of the series and the work done by private groups and individuals outside the Bureau in developing the concepts and historical estimates of housing starts are described briefly.

Without the cooperation of many private and public groups, it would not have been possible to bring the nonfarm housing starts series to the place of prominence it holds in the Nation's body of economic intelligence. The voluntary cooperation of local building permit officials, the financial aid received from other Government agencies, and the special studies made by private groups using the Bureau's building permit data, were all important contributions.

This bulletin is a final report of the work done by the Division of Construction Statistics, of the U.S. Department of Labor's Bureau of Labor Statistics, in the development of the nonfarm housing starts series. Effective July 1, 1959, the responsibility for the compilation and publication of housing starts statistics was transferred to the Bureau of the Census of the U.S. Department of Commerce.

The bulletin was prepared by Mary F. Carney. Numerous people in the Bureau of Labor Statistics contributed to the development of housing starts estimates and to instituting and continuously extending the underlying building permit system since 1920. Herman B. Byer, H. E. Riley, Arnold E. Chase, Marvin Wilkerson, and Henry F. Haase had primary responsibility for these estimates at various developmental stages of the program.

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NONFARM HOUSING STARTS, 1889-1958

Evolution of the Statistical Series

INTRODUCTION

For almost 40 years, the Bureau of Labor Statistics was responsible for compiling and estimating statistics on the volume of new nonfarm dwelling unit construction in the United States. Like most statistical series, the development of the Nonfarm Housing Starts series paralleled the expansion of source data, as well as the growing experience with the statistics and the application of scientific estimating and tabulating methods. Continuity in the housing starts series and the development of historical estimates for earlier years were possible because the primary source of information was the local building permit, and because the Bureau's permit reports from the beginning showed the number of new dwelling units authorized. Briefly, in deriving the housing starts series various adjustments were made in the number of units for which building permits were issued to allow for canceled or lapsed permits and delays in starting construction after the permit was obtained.

Improvements in the housing starts series and expansions in the amount and variety of data produced were geared to meet users' needs, within the resources available. Over the years, the series was used as an indicator of the economic and social health of the Nation and for market analysis. The legislative and executive branches of the Federal Government used the housing starts statistics in determining national policy with respect to the kinds of legislation and regulations that affect not only the quantity and quality of housing, but also rent levels, the availability and prices of materials and equipment, consumer credit and mortgage financing, and the volume of employment--both directly in the building trades and in related and supporting industries.

BUILDING PERMITS

Initiation of Building Permit Reporting

To meet the needs of a congressional committee investigating housing, and of other groups interested in finding a solution to the acute housing shortage that developed during and after World War I, the Bureau began in 1920 to collect data from local officials who issued building permits.

Prior to that time, building permit information had been collected from about 200 principal cities by the U.S. Geological Survey, whose primary interest was in the kinds of materials used in new residential and nonresidential building (that is, whether the structures were built of wood, brick, stone, or concrete).¹ Their annual reports did not show the number of new dwelling units provided.

Learning that the Geological Survey was about to drop its program, the BLS arranged in 1920 to continue the building permit reporting system as an important source of economic intelligence on building activity. Plans were devised to acquire and publish facts on the value, number, and intended use of new nonresidential buildings, and the value and number of new family dwelling units being provided.

¹ The Geological Survey's objective presumably was to relate materials use and requirements to the availability of raw materials in or near each of the urban areas of the time.

At the beginning, Bureau agents were sent to the cities to compile the building permit data, because only a few cities were making reports on building construction and each of these used a different reporting form. Much of the early survey and investigative work was accomplished through the cooperation of local building inspectors of the Building Officials' Conference of America. Subsequently, a reporting form designed by the Bureau was adopted by almost all cities, and, since 1930, data from all reporting places have been collected by mail on uniform schedules. The reporting form is used also by those States and other groups that have cooperated with the Bureau in collecting the raw building permit data, and it has been adopted by many localities for their own use.

In 1920, the BLS received building permit reports from 189 of the 287 cities in the United States that had populations of 25,000 or more. The following year, coverage was increased to 257 of such cities, and by 1932, reports were being received from almost all (360 out of a total of 376) cities of this population size.

During the period 1921-28, data were collected and published annually for 257 identical cities, and semiannually for cities having populations of 100,000 or more. The Bureau publications showed the quantity and value of various types of new nonresidential structures authorized by local building permits; the number and value of new dwelling units provided (by type of structure); and the value of additions, alterations, and repairs to existing buildings. The reports included information on publicly financed projects, which was derived from notifications of construction contracts awarded by public agencies.

Beginning in September 1929, the BLS initiated monthly collection and publication of these statistics for all cities with 25,000 or more population. Cities were added to the published list whenever Census reports showed that their populations had reached that figure.²

Between 1929 and 1933, the coverage of building permit reports was extended to include all cities (about 820) having populations of 10,000 and over. A further expansion, begun in 1936, brought in all urban places, that is, all incorporated cities having populations of 2,500 or more. After this extension, more than 1,700 localities were reporting, and the number was increased to 2,400 by January 1938, when building permit coverage included places with populations of 1,000 or more.³

Special Building Permit Studies

Meantime, the Bureau conducted a variety of special studies that widened the scope and improved the usefulness of the building statistics.

A comprehensive Building Permit Survey, undertaken in 1935, was designed to provide (1) complete data from permits issued during 1928-35 in all cities of 10,000 or more population, and (2) historical annual data for years prior to 1920 for as many as possible of the large cities included in Bureau reports after 1920.⁴ For the latter group, data were obtained from 1870 in some cases and from 1890 for 25 cities, and the number of localities having information available for later years increased steadily--to 344 for the year 1920. Subsequently, the survey was extended to cover building during the 1936-38 period in 884 cities having 10,000 or more population.

² Building permit statistics for the 257 identical cities having populations of 25,000 or more are available annually for the period 1921-48. See *Building Construction in Principal Cities of the United States, 1921-48*, and *Trends in Building Permit Activity* (BLS Bull. 1243, May 1959).

³ Incorporated places of less than 2,500 population, as well as unincorporated places excluding farms, were designated as rural nonfarm on the basis of definitions established for the 1930 Census.

⁴ The Building Permit Survey was conducted with the cooperation of 3 other Federal agencies--the Federal Housing Administration, the Home Loan Bank Board, and the Works Progress Administration. WPA funds financed the study.

Publication of detailed results of the Building Permit Survey began in 1937, and was completed for the large cities, but the study was terminated (in 1940) before data could be tabulated and published for the smaller cities. Both published and unpublished data (which included cost classification by type of material) were used later, however, in developing historical estimates of housing starts, and in other public and private research projects in the field of building construction, including capital formation and the financing of residential construction.

In addition, sample surveys of building permit use, begun in the late 1920's and conducted periodically since then, noted the extent to which building permits failed to result in construction (lapse or cancellation of a permit), the time lag between permit issuance and start of construction, how long it took to complete various types of structures, and the gap between permit valuations and actual construction costs. The range of information covered in individual surveys varied with the needs of a given period, but there was continuous inquiry into the lag and lapse rate of permits issued for dwelling units, and the ratio of construction costs to permit valuations.⁵

Another special study, the Defense Housing Survey, covered residential building operations during 1940, 1941, and 1942 in 148 defense-connected areas.⁶ This survey produced the Bureau's first comprehensive data on the relationship of housing activity in urban and rural parts of metropolitan areas, and was used in refining the procedures for estimating nonfarm housing volume. It permitted also an analysis of the size of builders' operations during the period. Survey data given to defense agencies were used to determine the amount and kinds of shelter needed for war workers.

Urban and Rural Nonfarm Estimates

Up to 1938, the Bureau's published reports on residential construction dealt only with information received from reporting cities. However, the steady expansion in coverage, coupled with continuous reporting of data for 257 identical cities, made it possible to prepare estimates of the number of dwelling units provided in the entire urban area of the United States. This was done by relating per capita building rates to variations in population growth in reporting urban cities, and applying the resulting ratios to population changes in nonreporting urban cities. The new statistical series, beginning with quarterly data for 1936-37, was first published by the BLS in January 1938.⁷

The National Bureau of Economic Research had prepared similar estimates for 1936, and they also compiled annual estimates back to 1920, covering housing activity in rural nonfarm as well as in urban areas. In developing their estimates, the NBER used the BLS historical statistics for the 257 identical cities as well as the enlarged body of building permit data for incorporated and unincorporated places--which they related to changes in population and family formation and other factors.⁸

⁵ Results of some of the building permit use studies were published in separate reports and bulletins that are included among the selected references beginning on p. 36.

⁶ The Defense Housing Survey was conducted at the request of the Office of the Defense Housing Coordinator. Survey objectives are described in *Activities of the Bureau of Labor Statistics in World War II (Historical Reports of War Administration, Bureau of Labor Statistics, No. 1, June 1947, p. 49)*.

⁷ See *Volume of Residential Construction, 1929-37* (in *Monthly Labor Review*, January 1938, p. 248).

⁸ See *Number of Dwelling Units Built in Urban and Nonfarm Areas, 1920-36* (in *Monthly Labor Review*, January 1938, p. 254); and *Non-farm Residential Construction 1920-36* (National Bureau of Economic Research, Bull. 65, September 15, 1937).

The BLS continued to compile and publish the series established by the NBER, which provided a total estimate of nonfarm housing built in the United States. Subsequently, in 1941-42, substantial upward revisions were made in the data when information from the 1940 Census became available. The urban estimates for the 1930's were adjusted to conform to revised definitions of urban areas, and to take account of population shifts between rural nonfarm and urban localities. At the same time, entirely new estimates of rural nonfarm housing activity were developed--on the basis of "year-built" data from the 1940 Census of Housing.⁹

There were few changes between 1940 and 1953 in the BLS method of deriving estimates of new urban dwellings, but successive changes occurred in the estimating procedures for the rural nonfarm segment.

For the private urban total, building permit data from reporting cities (generally representing 85 percent of the urban population) were expanded to represent all urban areas by "matching" nonreporting to reporting urban places on the basis of city population size and location (within States and inside or outside metropolitan areas), and applying trend ratios for reporting places to nonreporting places. Public housing figures obtained from appropriate agencies were added to the private urban and rural nonfarm estimates to arrive at the total nonfarm housing estimate.

For the private rural nonfarm segment, estimates for 1940-42 were derived by projecting data from the 1940 Census of Housing on the basis of urban-rural nonfarm ratios found in the BLS Defense Housing Survey. From 1943 until the fall of 1946, the rural nonfarm estimates were projected on the basis of trend in reporting places, and were adjusted, when necessary, for consistency with urban trends. Data from building priorities granted during World War II provided a check against gross error.¹⁰

ESTIMATING NONFARM HOUSING STARTS

The estimates described above represented the total number of nonfarm dwelling units authorized, or scheduled to be started, in urban and rural nonfarm places. Until the close of World War II, it was assumed there was no appreciable difference between the number of units scheduled and the number actually started. However, the sharp uptrend in building activity at that time met with critical shortages of materials and labor, resulting both in abandonment of intentions to build and delays in starts on a sizable amount of construction. The need for a current and realistic measure of homebuilding activity led to the development of nonfarm housing starts estimates, beginning in 1945. Preliminary estimates were released about 15 days after the close of a given month, and the revised estimates were issued 3 months later--a practice followed thereafter.

The 1946-47 Revision

Between 1945 and the fall of 1947, the Bureau took several steps to improve the accuracy of its housing starts statistics. The number of monthly building permit reporters was increased to nearly 5,200 (including 2,513 cities and 2,660 rural nonfarm places); a consistent periodic check of building permit use was introduced; and (in October 1946) a field canvass of nonfarm housing being built in a selected sample of nonpermit-issuing places was initiated. Much of this work was made possible by financial assistance from the National Housing Agency, which

⁹ See *Housing and the Increase in Population* (in *Monthly Labor Review*, April 1942, p. 869), and *Building Construction, 1941* (BLS Bull. 713, June 1942), p. 17.

¹⁰ In the spring of 1942, all housing was placed under a Federal priorities system in order to reduce pressure on the materials markets and, at the same time, insure an adequate provision of dwelling units in defense areas.

desired improved housing statistics generally and complete data for a number of individual areas in particular. The program involved a comprehensive study of housing activity in 90 sample areas, comprised of industrial and nonindustrial counties.¹¹

After some adjustments, a procedure was put into effect in October 1947 which retained the permit basis for obtaining the urban estimate, but divided the rural nonfarm estimate into two segments--one representing all permit-issuing places and the other, all nonpermit places. Briefly, preliminary estimates of nonfarm housing starts were derived from (1) permit reports regularly received early in the month, and (2) data from a sample of permit and nonpermit places. Final estimates were based on virtually complete building permit returns, plus data from a considerably broadened sample of nonpermit places, and the tabulating procedures were much more detailed for all segments of the total housing starts figure.

In both the preliminary and final estimates, the building permit information was converted into dwelling units started during a given month, by application of factors derived from the Bureau's building permit use studies. An allowance was made for units never started (lapsed or canceled permits), and the current "starts pattern" was applied to the balance of the units authorized. The "starts pattern" represented the rate at which dwelling units were started in the month of permit issuance or in succeeding months.

For rural places without permit systems, the preliminary nonfarm housing starts estimate was derived by projecting the previous month's figure--using the trend shown by permit-issuing places. The revised estimate for this segment was based on the complete count of nonfarm units begun in a selected sample of 96 counties. These counties were surveyed continuously, but on a cycle basis, that is, each county was visited once in each quarter and at each visit the number of units begun in each of the 3 previous months was ascertained. Then, the weight given each sample county (for the estimating cell it represented) was applied to the units reported for the county, and the weighted figures were added to give the total estimate for rural nonpermit-issuing places. The weight for each county was the relationship of the number of dwelling units standing in 1940 in the rural nonfarm permit-issuing parts of a county, to the number of 1940 rural nonfarm dwelling units in the entire cell represented by the county.¹²

Seasonally Adjusted Estimates

In the summer of 1952, the Bureau inaugurated the publication of seasonally adjusted estimates of nonfarm housing starts. At that time, consumer demand for mortgage credit was under the restraining influence of Regulation X and the companion curbs imposed in October 1950, under provisions of the Defense Production Act of 1950.¹³ Amendments to this act,

¹¹ This program and later studies permitted publication of estimates for individual metropolitan areas. See *Housing Volume and Construction Cost of 1-Family Houses* (Supplement to *Construction*, U.S. Department of Labor, Bureau of Labor Statistics, May 1951).

¹² A complete description of techniques used in compiling the preliminary and revised nonfarm housing starts estimates, and in selecting the sample of 96 counties, is delineated in *Estimating National Housing Volume* (BLS Bull. 993), Ch. III, pp. 13-19.

¹³ Regulation X was an anti-inflation measure designed to restrict the volume of mortgage credit for conventionally financed real estate, including residential construction, by setting maximum loan-to-value limits. Similar restrictive measures applied to housing mortgages coming under programs of the Federal Housing Administration, Veterans Administration, and the Department of Agriculture. When Regulation X was under consideration, and later when its effects were being assessed, the BLS provided early and unpublished results of special surveys, including those on home financing in metropolitan areas, and the size of homebuilders' operations. See *Housing in Metropolitan Areas, 1949-51* (BLS Bull. 1115, September 1952), and *Structure of the Residential Building Industry in 1949* (BLS Bull. 1170, November 1954).

The real estate credit provisions of the Defense Production Act expired as of June 30, 1953, after suspension of Regulation X and related mortgage credit curbs in the fall of 1952.

in 1952, provided for relaxation of housing credit controls if the seasonally adjusted annual rate of housing starts was below 1,200,000 for 3 consecutive months, and, conversely, for continuation or reimposition of controls if the rate held at or above the 1.2-million level for a 3-month period. In Executive Order 10373 (which amended Executive Order 10161), responsibility for preparing the seasonally adjusted estimates was delegated to the Secretary of Labor, and the function of determining housing credit control policy (using the Bureau's housing data) was delegated to the President of the Board of Governors of the Federal Reserve System, subject to concurrence of the Housing and Home Finance Administrator.

Because these Federal credit control determinations were to be based on month-to-month levels of total housing starts volume, the BLS compiled annual rate estimates of public as well as private starts. With the expiration of Regulation X in June 1953, monthly estimates of the annual rate of public starts were discontinued, since the wide fluctuations in public housing starts were related primarily to legislative actions and administrative decisions. Seasonally adjusted data on the private segment, however, were retained as an integral part of the nonfarm housing starts series.

To derive the seasonal index of private starts, one of the standard techniques was used: a ratio of starts for each month to a 12-month moving average. Twelve-month moving averages were computed, centered about each month in the period January 1940 through December 1951. Ratios were then computed by dividing the actual starts figure by the corresponding 12-month moving average for each month of the period. The monthly ratios for each of the years 1942 and 1945 were eliminated because of developments associated with World War II in 1942, and its cessation in 1945. In addition, extreme monthly ratios (those abnormally high or low) were eliminated for other years. The monthly ratios remaining were then averaged and monthly indexes computed. The seasonally adjusted annual rate of private starts for any month was obtained by dividing the private starts estimate for that month by the respective seasonal index, and multiplying the result by 12.¹⁴

Meantime, a major revision of the housing starts series was underway, and as additional data became available, it was apparent that a real shift in the basic seasonal pattern had occurred. Starts after 1951 tended to show a "flatter" pattern, with more homebuilding activity in the fall and winter months than existed previously. This resulted partly from new construction techniques and practices, and from shifts in the geographical distribution of new housing. Consequently, considerable work was done to see if an index more representative of the seasonal swing of later postwar years could be derived, and separate treatment was given to starts data for the periods 1946-50 and 1951-55.

After derivation and study of a tentative index, a new BLS interim index was introduced in May 1956. The housing starts data were processed also through the Census Bureau's Univac electronic computer seasonal index procedure, which permitted several elaborate smoothing adjustments in the basic ratio-to-moving-average results to produce a moving seasonal adjustment. Seasonally adjusted data were revised for 1946-53 (using the Univac procedure), and thereafter a BLS interim shifting-base index was used for seasonal adjustment of current data pending the final Univac revision. For example, 1952-56 data were used for BLS interim adjustment of 1957 starts, and 1953-57 data for adjustment of 1958 starts. The final Univac revision of 1954 data was done in 1956, 1955 data in 1957, and so on.¹⁵

¹⁴ See Method of Compiling Seasonally Adjusted Annual Rates of Housing Starts (in Construction, August 1952, pp. 3-8).

¹⁵ See Technical Note: Revised BLS Seasonal Index of Private Nonfarm Housing Starts (in Monthly Labor Review, August 1956, pp. 938-940).

The 1954 Revision

A major revision in the nonfarm housing starts series, completed in mid-1954, took into account the vast changes in population and housing distribution that occurred between 1940 and 1950, and the extensive spread of building permit systems. Following a thorough statistical analysis, the series was improved by (1) development of a new sample design and an up-to-date sample of nonpermit-issuing places, using results of the 1950 Census plus information from the Bureau's studies of housing built in selected metropolitan areas during 1949-51; and (2) a major expansion of the number of building permit reporters, to cover virtually all places known to issue building permits.

In preparation for establishment of the permit-issuing universe, an intensive effort was made to identify building permit issuing localities and to solicit monthly reports from them. As a result, almost 2,000 new places were added to the Bureau's reporting group, bringing the total number of reporters to about 7,000 by mid-1954.¹⁶ After this expansion, coverage of the building permit universe included localities accounting for 80 percent of the total nonfarm population (based on 1950 Census data), 94 percent of the nonfarm population residing in the 168 metropolitan areas, and 53 percent of nonfarm population in nonmetropolitan places.¹⁷ Comparable figures prior to the 1954 revision were 68 percent, 81 percent, and 46 percent, respectively.

With this improvement in building permit coverage, the Bureau increased from 75 to 85 percent that portion of the private starts figure that was based on direct reports, and reduced the area of estimation (the derived nonpermit segment) from 25 to 15 percent of the private total.

The need for redesigning the sample portion of the private housing starts estimate stemmed from increases in the number of communities beginning to issue permits (compared with 1947), and the shifts in population after 1940 (the previous 96-county sample design was based on 1940 population distribution). The primary sampling unit was changed from a single county basis to a group of contiguous counties containing a number of nonpermit-issuing minor civil divisions. The sample of places inaugurated in 1954 consisted of 53 such clusters of counties, which included 131 individual counties, 29 metropolitan areas, and 1,200 separate localities. The revised sample design, a product of scientific sampling technology, permitted more efficient operations and a greater degree of accuracy than the sample used previously.

In selecting the sample, intensive analysis of housing activity data for a large number of areas indicated that a ratio type of estimate for the nonpermit segment, based on the relationship between the volume of housing starts in the nonpermit parts of an area and the volume of units authorized in the permit parts, would be more efficient than an independent estimate for this segment. Thus, the following procedure was put into effect.

Within each sample area, separate totals were obtained for all units authorized by building permits and all units started in nonpermit parts of the sample area. Each of these totals was then weighted by the reciprocal of the probability used in selecting the sample area. These weighted quantities were then combined for all 53 sample areas and an overall ratio of nonpermit

¹⁶ Early in 1959, the Bureau was receiving reports regularly from about 7,350 building-permit-issuing places, including 6,050 cities and towns, 1,080 townships, and 220 counties. More than 4,000 of these reports came from places located outside the 168 metropolitan areas.

¹⁷ As a byproduct of the expanded building permit coverage, the Bureau's Building Permit Activity reports were enlarged to provide detailed building statistics for a number of individual metropolitan areas, showing the volume of various types of new building inside and outside the central cities. See *Building in Metropolitan Areas* (in *Monthly Labor Review*, June 1957, pp. 689-696), and *Suburban and Central City Building in Metropolitan Areas, 1957* (in *Construction Review*, May 1958, pp. 13-16).

starts to permit authorizations was obtained. This ratio was applied to the estimate for the entire permit universe to obtain the estimate of total units started in the nonpermit universe. The final step meant adding the starts data for the permit and nonpermit universes to obtain the estimate of total private nonfarm housing starts. To this was added the dwelling units in new public projects, which were reported by the agencies administering public housing programs.¹⁸

The revised techniques used the same two basic sources of data as before--reports of building permits issued and field surveys in a sample of nonpermit-issuing localities, and the latter continued to be canvassed on the cycle basis described earlier. The building permit data were adjusted to take account of permits not used, the delay between permit issuance and the start of construction, and the differences between permit valuation and actual construction costs. Also, as before, tabulation of the revised, or final, housing starts estimate was done in much more detail than the preliminary estimate, and was based on virtually complete building permit returns, plus complete data from the sample areas used in deriving the nonpermit segment.

The 1954 revision brought certain changes, however, in the classification of some of the data, and permitted publication of more detail than was feasible in previous periods. The former classification of urban or rural nonfarm was abandoned because of the problem of resolving differences between the geographic boundaries used for building permit systems and the urban areas as defined in the 1950 Census.¹⁹ Instead, housing starts are classified as metropolitan or nonmetropolitan. (See Definitions, p. 12.) As a result of improved methodology, it became possible to publish starts estimates on a regional basis (the four broad Census regions), and for a group of selected States. More detail by type of structure became available--that is, unit volume in 2-4 and 5-or-more-family structures, as well as a continuation of former classification of new units in 1-family, 2-family, and 3-or-more-family structures.

Preliminary reports included private or public ownership, the seasonally adjusted annual rate figure, and metropolitan-nonmetropolitan data, and at the time of the final estimate (3 months later), information was available on the regional and State location, the type of structure, and the average construction cost of privately owned units.

Public Housing Starts

The public housing figures incorporated in the Bureau's nonfarm housing starts series represent an actual count of starts as reported by the Federal Public Housing Administration, other Federal agencies (e.g., Defense Department, Atomic Energy Commission, and the Bureau of Reclamation), and State and local housing authorities. The BLS kept progress records of starts in programs underway, and made continual checks on the completeness and accuracy of the reports.

Publicly owned housing was not identified separately in the nonfarm housing starts series until 1935. The volume of permanent public units built before that time probably was insignificant, and resulted chiefly from intermittent emergency programs devised to meet specific needs during defense, war, and economic depression periods. Housing provided under most of the

¹⁸ The methodology introduced by the BLS in 1954, including the sampling plan, is described fully in *Estimating National Housing Volume* (BLS Bull. 1168), Ch. 2, pp. 8-15.

¹⁹ The 1950 urban category includes not only incorporated places of 2,500 or more population, but also a large number of unincorporated specially delineated localities, and the densely settled but unincorporated fringes adjacent to large cities. These unincorporated areas were defined on the basis of housing or population density and their boundaries in general are not political but follow such identifiable physical characteristics as streets, roads, railroads, streams, etc. On the other hand, building permit systems usually cover entire political subdivisions: cities, villages, townships, counties, etc.; it is not possible to obtain reports which segregate building activity by urban and nonurban areas within such subdivisions.

Federal emergency programs, including those of World War II, consisted largely of units in temporary and converted structures, and, therefore, would not have been included in the nonfarm housing starts series.²⁰

Reliability of the Estimates

After the 1954 revision, approximately 85 percent of the total private nonfarm housing starts estimate was derived from building permits, and, since this segment consisted largely of reported data, it contained little estimation. It was subject to some nonsampling errors because of incorrect reporting by building officials, and possible omission of some construction. Extensive work with local permit data by the Bureau has, however, failed to uncover any serious reporting inaccuracies, and a limited number of permit adequacy checks have indicated that only a negligible percentage of new dwelling units were started in permit areas without a permit being taken out. In addition, the Bureau maintained a continuing program to help reporting officials submit accurate and consistent reports.

The sampling error in the nonpermit segment is estimated at 5 to 7 percent, depending on the size of the monthly figure. It is possible that a larger error in this segment arose out of simple failure to locate all of the new housing built within the sample areas. In an attempt to overcome this problem, the Bureau's field supervisors conducted periodic quality control checks of work done by local field agents. The resources available for this purpose were inadequate, however, to permit these checks to be made as frequently or thoroughly as they should have been.

Study of the revisions that occurred between the preliminary and the final estimates showed that they were caused primarily by the difference between the final nonpermit estimate based on complete field survey data, and the projected figure used for the preliminary nonpermit estimate.

Limitations on Coverage

Several influences have combined to limit the coverage of the official housing starts series to new nonfarm dwelling units. Some of the limitations grew out of the use of building permits as the principal source of information, and others reflected the demand for specific types of housing information and the uses to which it was put.

Over the years from 1920, it would have been prohibitively expensive to obtain the needed statistics on the amount of housing being provided without depending on the readily available building permits as a source. Otherwise, a costly canvassing of a large sample of land areas or individual builders would have been necessary. The large majority of new dwelling units have been 1-family houses, and until the mass-production phenomena of recent years, these homes were constructed mostly by small volume builders scattered throughout the United States.²¹

Building permits usually are required where building codes and zoning regulations have been adopted. For the most part, this excludes strictly rural areas, so that development of the

²⁰ For example, the public war housing program of the U.S. Department of Labor's earlier Bureau of Industrial Housing and Transportation, initiated in 1918; the subsistence housing provided under the Public Works Program in the 1930's; and the public war housing and veterans' reuse housing programs authorized in 1945 under the Lanham Act. Of the 628,263 units provided in the latter program, 70 percent were temporary. All of the emergency programs were destined for liquidation through disposal of the Federal Government's holdings. See Housing and Home Finance Agency, Third Annual Report, 1949, pp. 319-321.

²¹ See Structure of the Residential Building Industry in 1949 (BLS Bull. 1170), and Builders of One-Family Houses, 1955-56 (in Construction Review, August-September 1958, pp. 5-15).

housing starts series was limited to nonfarm housing. Although building permits usually are required for the remodeling or conversion of existing structures, especially when an additional dwelling unit is being created, this requirement is known to be widely evaded. It was not, therefore, possible to use building permits as a reliable source of information to estimate the number of dwelling units provided through conversion. Thus, the housing starts series reflects the extent of activity in the production of new housing only.

The development stages of the housing starts statistics coincided also with the major types of demand for specific housing data and the uses to which the figures were put. Some of these, for example, were: the formulation of Government housing and mortgage credit policy, market analysis, and to help measure economic progress.²²

Until recently, users' interest in the Bureau's homebuilding statistics centered around the number of families being provided for in standard living quarters through new construction. The implications were (1) that there was little social or economic concern with the living arrangements of single individuals or nonfamily groups unless they occupied standard family dwellings, and (2) that living quarters not providing complete housekeeping facilities, or not affording suitable shelter for comfortable year-round living should not be counted. Consequently, types of facilities normally intended for transient, seasonal, or nonhousekeeping use were excluded from the housing starts series, as were substandard, temporary, or makeshift quarters. (See Definitions, p. 12.)

On the other hand, the censuses of housing, with less restricted definitions, covered existing as well as new housing and counted almost any shelter where people lived as a dwelling unit, because it is desirable to know about all types of living accommodations in use, whatever their type and quality. For example, in the Bureau of the Census 1956 National Housing Inventory, trailers, boats, tents, and railroad cars were included in the dwelling unit inventory if they were occupied as living quarters at the time the count was made.²³

Because of the differences in coverage, definitions, and survey objectives, the BLS nonfarm housing starts statistics are not directly comparable with BLS building permit data on residential construction or data from the various censuses of housing.

HISTORICAL ESTIMATES

As noted earlier, the Bureau's building permit statistics provided a principal source of data for deriving historical estimates of homebuilding volume. The first estimates of total nonfarm dwelling units built were made by David L. Wickens and Ray R. Foster, and were published by the National Bureau of Economic Research in 1937. They were annual estimates of the number of urban and rural nonfarm dwelling units constructed during 1920-36.²⁴ The spade work done in these studies, and the techniques developed, had a marked influence on the extension and revision of the housing estimates, both backward and forward in time from the decade of the 1920's.

²² Use of the housing starts series as the basis for estimating a part of gross private domestic investment in the national product account also has affected its coverage. The starts series excludes house trailers, mobile homes, and houseboats because they are covered under personal consumption expenditures and would be duplicated if included also under investment.

²³ See 1956 National Housing Inventory, Characteristics of the 1956 Inventory, United States and Regions, Vol. III, Pt. 1, p. 2.

²⁴ Non-Farm Residential Construction, 1920-36 (Bull. 65, National Bureau of Economic Research, September 16, 1937). The detailed statistics and methodology are given in Residential Real Estate (a study of real estate financing and economic stability, published by the NBER in 1941).

Annual estimates of the number of nonfarm dwelling units built prior to 1920 were first made by Lowell W. Chawner, and were published by the National Resources Committee in 1939.²⁵ They were followed closely by different estimates prepared by the Bureau of Labor Statistics and published in 1942, and still different estimates prepared by Miles L. Colean that were published by the Twentieth Century Fund in 1944.²⁶

The estimates most widely accepted for the years 1889-1919 were compiled by David M. Blank (published by the National Bureau of Economic Research in 1954), who used the BLS building permit data as his basic source material.²⁷ He also developed and used more refined estimating techniques than any previously employed in making estimates for the years prior to 1920. For his use, additional unpublished data from the BLS special Building Permit Survey conducted during the 1930's were made available under special arrangements by the Bureau of Labor Statistics to the National Bureau of Economic Research. The BLS adopted the Blank series for 1889-1919 as the official series for those years. The Wickens-Foster estimates for the 1920's were adopted as the official estimates for that period, except that the BLS shifted data for satellite places of less than 2,500 population to a rural nonfarm from an urban classification.

²⁵ Residential Building (Housing Monograph Series No. 1, National Resources Committee, 1939).

²⁶ Building Construction, 1941 (BLS Bull. 713, June 1942), and American Housing (The Twentieth Century Fund, 1944).

²⁷ The Volume of Residential Construction, 1889-1950 (Technical Paper No. 9, Studies in Capital Formation and Financing, National Bureau of Economic Research, Inc., 1954).

DEFINITIONS

The following definitions were observed by the Bureau of Labor Statistics in classifying, tabulating, and reporting the accompanying statistics on the volume of new permanent nonfarm dwelling units put under construction in the United States during a given period of time.

Housing Start. Construction of a housing unit is considered to have started when ground is broken, that is, when excavation is begun for the basement or foundation. In the case of a project consisting of single-family houses, the count of starts for a given period covers only those units for which excavation is begun during the period. All of the units in an apartment structure are considered as started when excavation is begun for the structure.

Seasonally Adjusted Annual Rate. An adjustment of the actual number of housing starts each month to eliminate the normal seasonal variation, leaving only the fluctuations that result from other causes. The adjusted monthly figures are converted to annual rates to permit comparison of the rate for a particular month with actual annual totals.

Dwelling Unit. A room or group of rooms, intended as separate living quarters for a housekeeping unit, and containing permanent cooking facilities, that is, the minimum built-in facilities essential to housekeeping.²⁸ The dwelling unit figures include prefabricated housing, if permanent. They exclude units resulting from conversion (that is, the creation of additional units through structural alterations or changes in the use of existing structures); and types of facilities normally intended for transient or nonhousekeeping use, such as hotels, motels, cabins, dormitories, clubhouses, and barracks. Units in apartment hotels are excluded unless most of the space in the structure is devoted to housekeeping units. Excluded also are all temporary dwellings (such as those built for temporary use during war and defense periods), mobile housing or trailers, and houseboats.

One-Family House. A dwelling unit intended for one family, which has a separate entrance from the outside, an individual heating plant, separating walls which reach from the ground to the roof, and which can be sold independently of adjoining or nearby units. A one-family house may be detached, semidetached, or one of a continuous row of attached houses.

Multifamily Structure. One building containing any combination of two or more dwelling units (with or without commercial space for stores or offices) that have some common facility such as entrance from the outside, stairway, heating plant, or basement. The units may be arranged side by side, one above the other, or in any other manner. The dwelling units are classified by type of structure according to the number of units in a building, as follows: 2-to-4-family, 3-or-more-family, and 5-or-more family structures. A single dwelling unit that comprises part of a structure having commercial space is classified with 2-family structures.

Urban and Rural Nonfarm Location. Place of residence as defined by the Bureau of the Census. The 1920-29 housing starts data are classified according to the definitions established for the 1930 Census, and the 1930-53 data according to the 1940 Census definitions. For the earlier period, "urban" comprised all incorporated places having populations of 2,500 or more. The definition was expanded in the 1940 Census to include a small number of places, usually minor civil divisions, that were classified as urban under a special rule. Urban housing was related to definite geographic areas, while rural nonfarm housing reflected intended use.

²⁸ The definition of a dwelling unit, the common denominator of housing data, has varied between different agencies and sometimes between different time periods (e.g., decennial censuses) and usually has been developed to suit the objectives of specific surveys or agencies. The Bureau of Labor Statistics definition in the Nonfarm Housing Starts Series is designed to reflect the extent of activity in the construction of new housing only.

Metropolitan Area. The 168 Standard Metropolitan Areas as defined by the Bureau of the Budget and used in the 1950 Census of Population and Housing. Except in New England, a standard metropolitan area is defined as a county or a group of contiguous counties which contains at least one city of 50,000 inhabitants or more. Contiguous counties to the one containing such a city are included in a standard metropolitan area if, according to certain criteria, they are essentially metropolitan in character and are socially and economically integrated with the central city. In New England, where the city and town are administratively more important than the county, they were the units used in defining standard metropolitan areas.

Housing started outside the 168 standard metropolitan areas is classified as nonmetropolitan.

Geographic Region. The regional groupings are those used by the Bureau of the Census, as follows:

Northeast: Connecticut, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, and Vermont.

North Central: Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Missouri, Nebraska, North Dakota, Ohio, South Dakota, and Wisconsin.

South: Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia.

West: Arizona, California, Colorado, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming.

Privately Owned Housing Starts. Dwelling units built and owned by private individuals or organizations, including those started under Federal Government programs for insurance or guarantee of mortgage loans, and those receiving such public aid as tax exemptions and donations of land.

Federal Government Programs. Covers new privately owned nonfarm housing built under inspection procedures of the Federal Housing Administration or the Veterans Administration. The inspection procedures involve adherence to established minimum property requirements, or standards, as a condition of eligibility for an FHA-insured or VA-guaranteed mortgage.²⁹

Wherry Housing. Privately owned and operated dwelling units built, under a special FHA mortgage-insurance program, at or near military or Federal atomic energy installations for voluntary rental occupancy by military and defense-connected personnel.³⁰ In some cases, agreements between the owner and the occupant entitled the occupant to acquire ownership of the premises subsequently. (See also Capehart housing on page 14.)

²⁹ These agencies do not build dwelling units and, except for a relatively small direct loan program conducted by the VA, they do not make mortgage loans; they do insure or guarantee the holder of an approved mortgage against default.

³⁰ The Wherry housing program was authorized in Title VIII of the 1949 amendments to the National Housing Act (in Public Law 211, 81st Congress, approved August 8, 1949). In the 1955 amendments (Public Law 345, 84th Congress, approved August 11, 1955), the Capehart program was authorized in sec. 803 of a new Title VIII. See Review of Military Housing Programs, Senate Report No. 231 (85th Congress, 1st session), April 12, 1957, of the Committee on Banking and Currency.

All Other Privately Owned. Conventionally financed housing, that is, units started without Federal mortgage assistance. This category represents the residual after deducting private starts under the FHA-VA inspection procedures from the BLS total of private housing starts.

Publicly Owned Housing. Dwelling units owned by Federal, State, or local government bodies, for which construction was financed by the use of public funds (including appropriated funds and funds derived from the sale of bonds to private groups), and, in some cases, through the medium of Government-insured mortgages held by private groups until amortized.

Federally Owned Housing. Mainly dwelling units built at military and Atomic Energy Commission installations, and a small number of units at national parks, reclamation projects, and other federally owned projects.

Capehart Military Housing. Dwelling units privately built at military installations under a special program in which the mortgages are insured by the FHA and mortgage payments are guaranteed by the Defense Department. The defense agency also inspects the units while under construction; acquires the builders' capital stock in completed projects; acquires control of each dwelling unit as completed; and maintains, operates, and assigns the housing to military and defense-connected personnel. The FHA-insured mortgages are amortized by use of the living quarters allowances of military personnel and the rental payments of civilian personnel.

State and Locally Owned Housing. Dwelling units built under the auspices and programs of State and local public housing bodies, including units begun under Federal aid programs. The latter helped provide low-rent housing for low-income families, for students and faculty at colleges, and for personnel at hospitals and other institutions. Similar type programs, including also housing for veterans and the elderly, were in many cases financed entirely by the State and local public housing agencies.

Federally Aided Low-Rent Housing. Dwelling units for low-income families built by local housing authorities with Federal aid. The Federal aid involves (1) capital loans to local authorities to help plan and build the housing and (2) annual cash contributions (Federal subsidy) which represents the difference between operating costs and the rents which low-income families can afford to pay.

Table 1: New nonfarm dwelling units started: Totals, annually, 1889-1958; by type of structure, annually, 1900-58

Year	Number of new dwelling units (in thousands)					Percent of new dwelling units in--			
	All types of structures	1-family houses	Multifamily structures			1-family houses	Multifamily structures		
			All	2-family	3-or-more family		All	2-family	3-or-more family
1889.....	342.0	--	--	--	--	--	--	--	--
1890.....	328.0	--	--	--	--	--	--	--	--
1891.....	298.0	--	--	--	--	--	--	--	--
1892.....	381.0	--	--	--	--	--	--	--	--
1893.....	267.0	--	--	--	--	--	--	--	--
1894.....	265.0	--	--	--	--	--	--	--	--
1895.....	309.0	--	--	--	--	--	--	--	--
1896.....	257.0	--	--	--	--	--	--	--	--
1897.....	292.0	--	--	--	--	--	--	--	--
1898.....	262.0	--	--	--	--	--	--	--	--
1899.....	282.0	--	--	--	--	--	--	--	--
1900.....	189.0	123.0	66.0	31.0	35.0	65.1	34.9	16.4	18.5
1901.....	275.0	177.0	98.0	32.0	66.0	64.4	35.6	11.6	24.0
1902.....	240.0	171.0	69.0	32.0	37.0	71.3	28.7	13.3	15.4
1903.....	253.0	175.0	78.0	30.0	48.0	69.2	30.8	11.8	19.0
1904.....	315.0	207.0	108.0	45.0	63.0	65.7	34.3	14.3	20.0
1905.....	507.0	336.0	171.0	64.0	107.0	66.3	33.7	12.6	21.1
1906.....	487.0	316.0	171.0	69.0	102.0	64.9	35.1	14.2	20.9
1907.....	432.0	291.0	141.0	59.0	82.0	67.4	32.6	13.6	19.0
1908.....	416.0	286.0	130.0	65.0	65.0	68.8	31.2	15.6	15.6
1909.....	492.0	328.0	164.0	73.0	91.0	66.7	33.3	14.8	18.5
1910.....	387.0	251.0	136.0	57.0	79.0	64.9	35.1	14.7	20.4
1911.....	395.0	249.0	146.0	62.0	84.0	63.0	37.0	15.7	21.3
1912.....	426.0	258.0	168.0	71.0	97.0	60.6	39.4	16.7	22.7
1913.....	421.0	264.0	157.0	72.0	85.0	62.7	37.3	17.1	20.2
1914.....	421.0	263.0	158.0	71.0	87.0	62.5	37.5	16.9	20.6
1915.....	433.0	262.0	171.0	73.0	98.0	60.5	39.5	16.9	22.6
1916.....	437.0	267.0	170.0	69.0	101.0	61.1	38.9	15.8	23.1
1917.....	240.0	166.0	74.0	31.0	43.0	69.2	30.8	12.9	17.9
1918.....	118.0	91.0	27.0	13.0	14.0	77.1	22.9	11.0	11.9
1919.....	315.0	239.0	76.0	36.0	40.0	75.9	24.1	11.4	12.7
1920.....	247.0	202.0	45.0	24.0	21.0	81.8	18.2	9.7	8.5
1921.....	449.0	316.0	133.0	70.0	63.0	70.4	29.6	15.6	14.0
1922.....	716.0	437.0	279.0	146.0	133.0	61.0	39.0	20.4	18.6
1923.....	871.0	513.0	358.0	175.0	183.0	58.9	41.1	20.1	21.0
1924.....	893.0	534.0	359.0	173.0	186.0	59.8	40.2	19.4	20.8
1925.....	937.0	572.0	365.0	157.0	208.0	61.0	39.0	16.8	22.2
1926.....	849.0	491.0	358.0	117.0	241.0	57.8	42.2	13.8	28.4
1927.....	810.0	454.0	356.0	99.0	257.0	56.0	44.0	12.2	31.7
1928.....	753.0	436.0	317.0	78.0	239.0	57.9	42.1	10.4	31.7
1929.....	509.0	316.0	193.0	51.0	142.0	62.1	37.9	10.0	27.9
1930.....	330.0	227.0	103.0	29.0	74.0	68.8	31.2	8.8	22.4
1931.....	254.0	187.0	67.0	22.0	45.0	73.6	26.4	8.7	17.7
1932.....	134.0	118.0	16.0	7.0	9.0	88.1	11.9	5.2	6.7
1933.....	93.0	76.0	17.0	5.0	12.0	81.7	18.3	5.4	12.9
1934.....	126.0	109.0	17.0	5.0	12.0	86.5	13.5	4.0	9.5
1935.....	221.0	183.0	38.0	8.0	30.0	82.8	17.2	3.6	13.6
1936.....	319.0	244.0	75.0	14.0	61.0	76.5	23.5	4.4	19.1
1937.....	336.0	267.0	69.0	16.0	53.0	79.5	20.5	4.8	15.8
1938.....	406.0	317.0	89.0	18.0	71.0	78.1	21.9	4.4	17.5
1939.....	515.0	399.0	116.0	29.0	87.0	77.5	22.5	5.6	16.9
1940.....	602.6	485.7	116.9	37.3	79.6	80.6	19.4	6.2	13.2
1941.....	706.1	603.5	102.6	34.3	68.3	85.5	14.5	4.8	9.7
1942.....	356.0	292.8	63.2	20.1	43.1	82.2	17.8	5.6	12.1
1943.....	191.0	143.6	47.4	17.8	29.6	75.2	24.8	9.3	15.5
1944.....	141.8	117.7	24.1	10.6	13.5	83.0	17.0	7.5	9.5

See note at end of table.

Table 1: New nonfarm dwelling units started: Totals, annually, 1889-1958; by type of structure, annually, 1900-58--Continued

Year	Number of new dwelling units (in thousands)					Percent of new dwelling units in--			
	All types of structures	1-family houses	Multifamily structures			1-family houses	Multifamily structures		
			All	2-family	3-or-more family		All	2-family	3-or-more family
1945.....	209.3	184.6	24.7	8.8	15.9	88.2	11.8	4.2	7.6
1946.....	670.5	590.0	80.5	24.3	56.2	88.0	12.0	3.6	8.4
1947.....	849.0	740.2	108.8	33.9	74.9	87.2	12.8	4.0	8.8
1948.....	931.6	766.6	165.0	46.9	118.1	82.3	17.7	5.0	12.7
1949.....	1,025.1	794.3	230.8	36.5	194.3	77.5	22.5	3.6	18.9
1950.....	1,396.0	1,154.1	241.9	44.8	197.1	82.7	17.3	3.2	14.1
1951.....	1,091.3	900.1	191.2	40.4	150.8	82.5	17.5	3.7	13.8
1952.....	1,127.0	942.5	184.5	45.9	138.6	83.6	16.4	4.1	12.3
1953.....	1,103.8	937.8	166.0	41.5	124.5	85.0	15.0	3.7	11.3
1954.....	1,220.4	1,077.9	142.5	34.2	108.3	88.3	11.7	2.8	8.9
1955.....	1,328.9	1,194.4	134.5	32.8	101.7	89.9	10.1	2.5	7.6
1956.....	1,118.1	989.7	128.4	30.9	97.5	88.5	11.5	2.8	8.7
1957.....	1,041.9	872.7	169.2	33.3	135.9	83.8	16.2	3.2	13.0
1958.....	1,209.4	975.1	234.3	38.9	195.4	80.6	19.4	3.2	16.2
				2-to-4 family	5-or-more family			2-to-4 family	5-or-more family
1954.....	1,220.4	1,077.9	142.5	51.9	90.6	88.3	11.7	4.3	7.4
1955.....	1,328.9	1,194.4	134.5	49.2	85.3	89.9	10.1	3.7	6.4
1956.....	1,118.1	989.7	128.4	46.4	82.0	88.5	11.5	4.2	7.3
1957.....	1,041.9	872.7	169.2	51.8	117.4	83.8	16.2	5.0	11.3
1958.....	1,209.4	975.1	234.3	62.9	171.4	80.6	19.4	5.2	14.2

Note: Because of rounding, sum of items may not equal totals.

Table 2: New nonfarm dwelling units started: Private and public ownership, by type of structure, annually, 1935-58

Year	Number of new dwelling units (in thousands)									
	Total, private and public	Private					Public			
		Total pri- vate ^{1/}	1- family houses	Multifamily structures			Total pub- lic ^{2/}	1- family houses	Multifamily structures ^{3/}	
				All	2- family	3- or-more family			All	3- or-more family
1935.....	221.0	215.7	182.2	33.5	7.7	25.8	5.3	0.8	4.5	4.2
1936.....	319.0	304.2	238.5	65.7	13.3	52.4	14.8	5.5	9.3	8.6
1937.....	336.0	332.4	265.8	66.6	15.3	51.3	3.6	1.2	2.4	1.7
1938.....	406.0	399.3	316.4	82.9	18.0	64.9	6.7	.6	6.1	6.1
1939.....	515.0	458.4	373.0	85.4	19.7	65.7	56.6	26.0	30.6	21.3
1940.....	602.6	529.6	447.6	82.0	25.6	56.4	73.0	38.1	34.9	23.2
1941.....	706.1	619.5	533.2	86.3	28.4	57.9	86.6	70.3	16.3	10.4
1942.....	356.0	301.2	252.3	48.9	17.5	31.4	54.8	40.5	14.3	11.7
1943.....	191.0	183.7	136.3	47.4	17.8	29.6	7.3	7.3	(4)	(4)
1944.....	141.8	138.7	114.6	24.1	10.6	13.5	3.1	3.1	(4)	(4)
1945.....	209.3	208.1	184.6	23.5	8.8	14.7	1.2	(4)	1.2	1.2
1946.....	670.5	662.5	590.0	72.5	24.3	48.2	8.0	(4)	8.0	8.0
1947.....	849.0	845.6	740.2	105.4	33.9	71.5	3.4	(4)	3.4	3.4
1948.....	931.6	913.5	763.2	150.3	46.3	104.0	18.1	3.4	14.7	14.1
1949.....	1,025.1	988.8	792.4	196.4	34.7	161.7	36.3	1.9	34.4	32.6
1950.....	1,396.0	1,352.2	1,150.7	201.5	42.3	159.2	43.8	3.4	40.4	37.9
1951.....	1,091.3	1,020.1	892.2	127.9	40.4	87.5	71.2	7.8	63.4	63.4
1952.....	1,127.0	1,068.5	939.1	129.4	45.9	83.5	58.5	3.4	55.1	55.1
1953.....	1,103.8	1,068.3	932.8	135.5	41.5	94.0	35.5	5.0	30.5	30.5
1954.....	1,220.4	1,201.7	1,077.3	124.4	34.2	90.2	18.7	.6	18.1	18.1
1955.....	1,328.9	1,309.5	1,190.0	119.5	32.8	86.7	19.4	4.4	15.0	15.0
1956.....	1,118.1	1,093.9	980.7	113.2	30.9	82.3	24.2	9.0	15.2	15.2
1957.....	1,041.9	992.8	840.2	152.6	33.1	119.5	49.1	32.5	16.6	16.4
1958.....	1,209.4	1,141.5	932.5	209.0	38.9	170.1	67.9	42.5	25.4	25.3
					2-to-4 family	5- or-more family				5- or-more family
1954.....	1,220.4	1,201.7	1,077.3	124.4	51.5	72.9	18.7	.6	18.1	17.7
1955.....	1,328.9	1,309.5	1,190.0	119.5	49.1	70.4	19.4	4.4	15.0	14.9
1956.....	1,118.1	1,093.9	980.7	113.2	45.9	67.3	24.2	9.0	15.2	14.7
1957.....	1,041.9	992.8	840.2	152.6	51.1	101.5	49.1	32.5	16.6	15.9
1958.....	1,209.4	1,141.5	932.5	209.0	60.8	148.2	67.9	42.5	25.4	23.3

^{1/} Includes 82,595 privately owned low-cost units built during 1949-56, under the Wherry amendment to the National Housing Act, for voluntary rental occupancy by military and defense-connected personnel. See table 14 (p. 31). See also, definitions (p. 12) for description of Wherry housing program.

^{2/} Includes 62,090 publicly owned units (mainly 1-family houses) built during 1956-58, under the Capehart amendment to the National Housing Act, for assigned occupancy by military personnel. See tables 15 and 17 (pp. 32 and 34, respectively). See also, definitions (p. 12), for description of Capehart housing program.

^{3/} The number of units in 2-family and 2-to-4 family structures was too small to show separately.

^{4/} Fewer than 50 units.

Note: Because of rounding, sum of items may not equal totals.

Table 3: New nonfarm dwelling units started: Totals, monthly, 1939-58; and by private and public ownership, monthly, 1940-58

Year	Number of new dwelling units (in thousands)												Annual total
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
Total--Private and public													
1939.....	32.3	30.7	42.9	42.9	53.3	45.9	44.2	51.2	42.4	42.9	45.1	41.2	515.0
1940.....	27.0	34.8	46.8	56.5	57.7	50.0	57.4	56.5	57.8	66.0	48.5	43.6	602.6
1941.....	41.2	43.7	59.6	74.5	69.7	73.7	73.6	69.6	65.0	56.1	46.6	32.8	706.1
1942.....	32.8	51.3	51.6	48.8	25.9	23.0	22.3	23.4	22.8	22.2	16.7	15.2	356.0
1943.....	9.5	10.2	17.4	15.3	19.6	17.7	17.6	20.1	16.3	18.3	15.9	13.1	191.0
1944.....	12.2	11.8	14.0	13.0	15.4	15.2	13.0	11.5	9.6	9.7	9.2	7.2	141.8
1945.....	7.0	7.9	10.6	12.4	14.6	18.6	17.0	17.1	20.1	25.6	29.3	29.1	209.3
1946.....	37.5	42.4	62.0	67.0	67.1	64.1	62.6	65.4	57.6	57.8	47.7	39.3	670.5
1947.....	39.3	42.8	56.0	67.1	72.9	77.2	81.1	86.3	93.8	94.0	79.7	58.8	849.0
1948.....	53.5	50.1	76.4	99.5	100.3	97.8	95.0	86.7	82.3	73.4	63.7	52.9	931.6
1949.....	50.0	50.4	69.4	88.3	95.4	95.5	96.1	99.0	102.9	104.3	95.5	78.3	1,025.1
1950.....	78.7	82.9	117.3	133.4	149.1	144.3	144.4	141.9	120.6	102.5	87.3	93.6	1,396.0
1951.....	85.9	80.6	93.8	96.2	101.0	132.5	90.5	89.1	96.4	90.0	74.5	60.8	1,091.3
1952.....	64.9	77.7	103.9	106.2	109.6	103.5	102.6	99.1	100.8	101.0	86.1	71.5	1,127.0
1953.....	72.1	79.2	105.8	111.4	108.3	104.6	96.7	93.2	95.1	90.1	81.5	65.8	1,103.8
1954.....	66.4	75.2	95.2	107.7	108.5	116.5	116.0	114.3	115.7	110.7	103.6	90.6	1,220.4
1955.....	87.6	89.9	113.8	132.0	137.6	134.5	122.7	124.7	114.9	105.8	89.2	76.2	1,328.9
1956.....	75.1	78.4	98.6	111.4	113.7	107.4	101.1	103.9	93.9	93.6	77.4	63.6	1,118.1
1957.....	64.2	65.8	87.0	93.7	103.0	99.9	97.8	100.0	91.9	97.0	78.2	63.4	1,041.9
1958.....	67.9	66.1	81.4	99.1	108.5	112.9	112.8	124.0	121.0	115.0	109.4	91.2	1,209.4
Private													
1940.....	24.1	30.9	43.7	52.4	53.0	47.8	52.4	51.2	50.4	52.0	38.2	33.5	529.6
1941.....	36.5	35.2	51.2	61.6	65.1	64.1	68.0	61.2	53.8	51.0	41.8	30.0	619.5
1942.....	27.8	35.5	47.7	42.0	20.4	18.7	20.7	21.6	21.6	18.1	14.5	12.6	301.2
1943.....	9.3	9.8	14.9	15.2	18.9	17.6	16.7	19.6	16.3	18.0	14.4	13.0	183.7
1944.....	12.2	11.7	13.4	12.8	14.7	15.1	12.4	11.1	9.4	9.7	9.0	7.2	138.7
1945.....	7.0	7.5	10.6	12.4	14.6	18.3	16.6	17.0	20.1	25.6	29.3	29.1	208.1
1946.....	36.9	42.4	62.0	67.0	67.1	62.8	61.3	61.9	57.6	56.5	47.7	39.3	662.5
1947.....	38.2	42.8	56.0	67.1	72.9	77.0	81.1	86.1	93.5	93.5	78.9	58.5	845.6
1948.....	52.5	48.9	76.3	98.1	99.2	96.6	93.7	85.1	80.5	71.9	61.3	49.4	913.5
1949.....	46.3	47.8	65.3	85.0	91.2	91.0	92.7	96.6	100.6	101.9	93.4	77.0	988.8
1950.....	77.8	82.3	116.0	131.3	145.7	143.4	139.7	137.8	116.1	100.8	82.7	78.6	1,352.2
1951.....	82.2	76.5	90.2	92.3	97.6	90.3	86.8	88.3	95.3	88.9	72.2	59.5	1,020.1
1952.....	61.4	74.3	91.1	97.0	101.0	96.9	101.1	97.4	99.2	99.2	82.3	67.6	1,068.5
1953.....	68.2	73.8	96.1	107.4	105.6	102.0	96.4	92.2	92.1	90.1	79.9	64.5	1,068.3
1954.....	65.1	73.9	93.2	106.5	107.4	112.6	112.9	113.0	113.4	110.5	103.3	89.9	1,201.7
1955.....	87.3	87.9	112.8	130.5	135.1	131.4	121.9	122.3	113.6	104.8	88.4	73.5	1,309.5
1956.....	73.7	77.0	93.9	109.9	110.8	104.6	99.0	103.2	90.7	91.2	77.0	62.9	1,093.9
1957.....	60.1	63.1	79.3	91.4	96.9	94.5	93.9	96.8	90.2	88.4	75.7	62.5	992.8
1958.....	62.9	61.0	77.3	94.2	101.3	101.3	108.6	114.6	110.9	112.9	107.0	89.5	1,141.5
Public													
1940.....	2.9	3.9	3.1	4.1	4.7	2.2	5.0	5.3	7.4	14.0	10.3	10.1	73.0
1941.....	4.7	8.5	8.4	12.9	4.6	9.6	5.6	8.4	11.2	5.1	4.8	2.8	86.6
1942.....	5.0	15.8	3.9	6.8	5.5	4.3	1.6	1.8	1.2	4.1	2.2	2.6	54.8
1943.....	.2	.4	2.5	.1	.7	.1	.9	.5	(1)	.3	1.5	.1	7.3
1944.....	(1)	.1	.6	.2	.7	.1	.6	.4	.2	(1)	.2	(1)	3.1
1945.....	(1)	.4	(1)	(1)	(1)	.3	.4	.1	(1)	(1)	(1)	(1)	1.2
1946.....	.6	(1)	(1)	(1)	(1)	1.3	1.3	3.5	(1)	1.3	(1)	(1)	8.0
1947.....	1.1	(1)	(1)	(1)	(1)	.2	(1)	.2	.3	.5	.8	.3	3.4
1948.....	1.0	1.2	.1	1.4	1.1	1.2	1.3	1.6	1.8	1.5	2.4	3.5	18.1
1949.....	3.7	2.6	4.1	3.3	4.2	4.5	3.4	2.4	2.3	2.4	2.1	1.3	36.3
1950.....	.9	.6	1.3	2.1	3.4	.9	4.7	4.1	4.5	1.7	4.6	15.0	43.8
1951.....	3.7	4.1	3.6	3.9	3.4	42.2	3.7	.8	1.1	1.1	2.3	1.3	71.2
1952.....	3.5	3.4	12.8	9.2	8.6	6.6	1.5	1.7	1.6	1.9	3.8	3.9	58.5
1953.....	3.9	5.4	9.7	4.0	2.7	2.6	.3	1.0	3.0	(1)	1.6	1.3	35.5
1954.....	1.3	1.3	2.0	1.2	1.1	3.9	3.1	1.3	2.3	.2	.3	.7	18.7
1955.....	.3	2.0	1.0	1.5	2.5	3.1	.8	2.4	1.3	1.0	.8	2.7	19.4
1956.....	1.4	1.4	4.7	1.5	2.9	2.8	2.1	.7	3.2	2.4	.4	.7	24.2
1957.....	4.1	2.7	7.7	2.3	6.1	5.4	3.9	3.2	1.7	8.6	2.5	.9	49.1
1958.....	5.0	5.1	4.1	4.9	7.2	11.6	4.2	9.4	10.1	2.1	2.4	1.7	67.9

1/ Fewer than 50 units.

Note: Because of rounding, and because totals include amounts too small to show separately, sum of items may not equal totals.

Table 4: Privately owned new nonfarm dwelling units started: Seasonally adjusted annual rates, monthly, 1946-58

Year	Number of new private dwelling units: Seasonally adjusted annual rate (in thousands)											
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.
1946.....	674	706	774	710	689	656	641	643	605	613	614	648
1947.....	690	717	699	704	740	797	843	899	993	1,031	1,027	963
1948.....	928	813	950	1,027	997	993	975	897	863	802	806	813
1949.....	800	779	803	892	911	935	964	1,028	1,092	1,149	1,244	1,266
1950.....	1,310	1,300	1,405	1,382	1,457	1,482	1,468	1,486	1,271	1,142	1,107	1,292
1951.....	1,360	1,171	1,071	975	984	941	918	961	1,054	1,012	970	973
1952.....	1,001	1,112	1,072	1,028	1,029	1,016	1,080	1,066	1,101	1,131	1,104	1,097
1953.....	1,104	1,092	1,128	1,134	1,083	1,071	1,036	1,007	1,029	1,034	1,068	1,039
1954.....	1,051	1,100	1,103	1,116	1,102	1,180	1,220	1,226	1,273	1,275	1,376	1,443
1955.....	1,410	1,324	1,349	1,363	1,381	1,372	1,316	1,311	1,285	1,214	1,176	1,174
1956.....	1,195	1,127	1,094	1,157	1,146	1,091	1,070	1,136	1,008	1,052	1,027	1,020
1957.....	962	935	933	962	994	995	1,015	1,056	1,012	1,020	1,009	1,000
1958.....	1,020	915	918	983	1,039	1,057	1,174	1,228	1,225	1,303	1,427	1,432

Table 5: New nonfarm dwelling units started: by Type of structure, monthly, 1940-58

Year	Total number of new dwelling units (in thousands)												Annual total
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
1-family houses													
1940.....	19.3	25.8	37.7	45.6	47.2	43.2	48.9	48.2	46.2	49.6	39.2	35.0	485.7
1941.....	32.3	35.7	50.3	63.0	59.5	63.0	63.4	61.4	58.0	49.8	38.8	28.3	603.5
1942.....	27.0	37.6	44.6	40.0	22.8	19.9	17.6	19.9	19.2	18.3	13.5	12.4	292.8
1943.....	7.0	8.5	14.4	11.5	15.0	13.2	13.5	13.7	11.6	12.5	12.7	10.0	143.6
1944.....	10.1	9.9	11.8	10.5	12.3	12.4	11.3	9.5	8.2	8.0	7.6	6.1	117.7
1945.....	6.1	6.4	9.0	10.1	12.9	16.7	14.5	15.4	18.2	23.1	26.4	25.8	184.6
1946.....	32.4	37.5	54.2	59.9	58.8	55.3	55.6	55.1	51.9	50.7	43.6	35.0	590.0
1947.....	35.0	39.1	49.9	60.5	65.8	67.3	70.5	74.1	80.7	80.1	67.3	49.9	740.2
1948.....	42.2	38.2	62.5	79.5	83.9	82.2	78.3	74.8	69.4	62.0	52.5	41.1	766.6
1949.....	37.1	39.7	54.5	69.6	71.9	72.1	74.3	76.9	77.7	82.0	77.4	61.1	794.3
1950.....	62.4	68.2	95.4	110.6	124.8	124.9	122.6	117.3	100.8	87.7	71.5	67.9	1,154.1
1951.....	71.1	67.3	78.4	82.9	85.9	84.2	76.0	77.6	81.6	79.5	64.0	51.6	900.1
1952.....	54.0	65.7	79.6	85.7	89.7	87.0	90.5	85.8	86.5	87.4	72.1	58.5	942.5
1953.....	59.6	65.1	84.8	94.4	93.6	90.0	84.4	81.5	81.0	79.3	70.3	53.8	937.8
1954.....	53.1	64.7	83.2	96.1	97.7	102.0	101.6	103.0	103.9	100.3	92.8	79.5	1,077.9
1955.....	78.3	78.9	100.1	119.9	122.2	121.8	113.5	111.6	104.1	95.1	80.4	68.5	1,194.4
1956.....	66.9	69.1	86.1	100.1	101.3	96.5	90.7	93.2	82.9	81.8	67.7	53.4	989.7
1957.....	53.4	54.3	75.7	80.3	86.5	82.7	84.3	82.3	78.2	78.8	64.9	51.3	872.7
1958.....	54.0	53.0	65.1	78.8	87.5	93.7	90.6	102.9	98.9	95.0	85.1	70.5	975.1
Units in all other (multifamily) structures													
1940.....	7.7	9.0	9.1	10.9	10.5	6.8	8.7	8.3	11.6	16.4	9.3	8.6	116.9
1941.....	8.9	8.0	9.3	11.5	10.2	10.7	10.2	8.2	7.0	6.3	7.8	4.5	102.6
1942.....	5.8	13.7	7.0	8.8	3.1	3.1	4.7	3.5	3.6	3.9	3.2	2.8	63.2
1943.....	2.5	1.7	3.0	3.8	4.6	4.5	4.1	6.4	4.7	5.8	3.2	3.1	47.4
1944.....	2.1	1.9	2.2	2.5	3.1	2.8	1.7	2.0	1.4	1.7	1.6	1.1	24.1
1945.....	.9	1.5	1.6	2.3	1.7	1.9	2.5	1.7	1.9	2.5	2.9	3.3	24.7
1946.....	5.1	4.9	7.8	7.1	8.3	8.8	7.0	10.3	5.7	7.1	4.1	4.3	80.5
1947.....	4.3	3.7	6.1	6.6	7.1	9.9	10.6	12.2	13.1	13.9	12.4	8.9	108.8
1948.....	11.3	11.9	13.9	20.0	16.4	15.6	16.7	11.9	12.9	11.4	11.2	11.8	165.0
1949.....	12.9	10.7	14.9	18.7	23.5	23.4	21.8	22.1	25.2	22.3	18.1	17.2	230.8
1950.....	16.3	14.7	21.9	22.8	24.3	19.4	21.8	24.6	19.8	14.8	15.8	25.7	241.9
1951.....	14.8	13.3	15.4	13.3	15.1	48.3	14.5	11.5	14.8	10.5	10.5	9.2	191.2
1952.....	10.9	12.0	24.3	20.5	19.9	16.5	12.1	13.3	14.3	13.7	14.0	13.0	184.5
1953.....	12.5	14.1	21.0	17.0	14.7	14.6	12.3	11.7	14.1	10.8	11.2	12.0	166.0
1954.....	13.3	10.5	12.0	11.6	10.8	14.5	14.4	11.3	11.8	10.4	10.8	11.1	142.5
1955.....	9.3	11.0	13.7	12.1	15.4	12.7	9.2	13.1	10.8	10.7	8.8	7.7	134.5
1956.....	8.2	9.3	12.5	11.3	12.4	10.9	10.4	10.7	11.0	11.8	9.7	10.2	128.4
1957.....	10.8	11.5	11.3	13.4	16.5	17.2	13.5	17.7	13.7	18.2	13.3	12.1	169.2
1958.....	13.9	13.1	16.3	20.3	21.0	19.3	22.2	21.1	22.1	20.0	24.3	20.7	234.3
Units in 2-family structures													
1940.....	1.4	2.3	2.5	3.4	4.0	2.7	3.6	3.5	4.5	4.2	2.8	2.4	37.3
1941.....	2.2	2.8	3.3	3.7	3.2	3.3	3.1	3.0	3.4	2.8	1.9	1.6	34.3
1942.....	1.7	2.9	2.7	3.1	1.2	1.1	1.2	.9	1.2	1.4	1.4	1.3	20.1
1943.....	.9	.7	1.1	1.5	1.8	1.8	1.6	2.2	1.8	1.9	1.4	1.1	17.8
1944.....	1.0	.5	1.2	1.1	1.0	1.5	.9	.7	.6	.8	.7	.6	10.6
1945.....	.2	.4	.9	.9	.9	.6	.7	.6	.7	.8	1.0	1.1	8.8
1946.....	1.3	1.6	2.4	2.4	3.0	2.5	2.2	2.0	2.0	1.9	1.7	1.3	24.3
1947.....	1.5	1.6	2.2	2.8	3.1	3.4	3.2	3.3	3.3	3.3	3.4	2.8	33.9
1948.....	2.9	2.5	4.6	7.7	5.3	4.2	4.1	3.3	3.9	3.2	2.4	2.8	46.9
1949.....	2.7	1.9	2.5	3.4	3.6	3.0	2.8	3.2	2.8	4.0	3.4	3.2	36.5
1950.....	2.9	2.9	5.0	4.0	4.4	4.1	4.6	4.3	3.4	3.4	2.9	2.9	44.8
1951.....	3.4	3.4	4.6	3.9	3.0	3.3	3.4	3.1	3.8	3.5	2.6	2.4	40.4
1952.....	3.0	3.4	4.3	4.4	4.3	3.8	3.5	4.0	4.7	3.8	3.4	3.3	45.9
1953.....	3.1	3.4	3.8	4.3	4.0	3.4	3.9	3.2	3.2	3.5	2.8	2.9	41.5
1954.....	2.2	2.3	2.8	3.1	3.0	2.9	3.1	3.1	3.1	2.7	2.8	3.1	34.2
1955.....	2.2	2.6	3.7	3.1	3.3	3.0	2.7	2.7	2.4	2.4	2.4	2.3	32.8
1956.....	2.2	2.4	3.0	2.8	3.1	2.6	2.7	2.5	2.4	2.5	2.6	2.1	30.9
1957.....	2.0	2.4	2.6	3.0	2.8	3.3	2.8	2.7	3.0	3.3	2.8	2.6	33.3
1958.....	2.4	2.4	2.9	3.5	3.6	3.0	3.1	3.8	3.4	3.7	3.9	3.2	38.9

See note at end of table.

Table 5: New nonfarm dwelling units started: by Type of structure, monthly, 1940-58--Continued

Year	Total number of new dwelling units (in thousands)												Annual total
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
Units in 3-or-more family structures													
1940.....	6.3	6.7	6.6	7.5	6.5	4.1	5.1	4.8	7.1	12.2	6.5	6.2	79.6
1941.....	6.7	5.2	6.0	7.8	7.0	7.4	7.1	5.2	3.6	3.5	5.9	2.9	68.3
1942.....	4.1	10.8	4.3	5.7	1.9	2.0	3.5	2.6	2.4	2.5	1.8	1.5	43.1
1943.....	1.6	1.0	1.9	2.3	2.8	2.7	2.5	4.2	2.9	3.9	1.8	2.0	29.6
1944.....	1.1	1.4	1.0	1.4	2.1	1.3	.8	1.3	.8	.9	.9	.5	13.5
1945.....	.7	1.1	.7	1.4	.8	1.3	1.8	1.1	1.2	1.7	1.9	2.2	15.9
1946.....	3.8	3.3	5.4	4.7	5.3	6.3	4.3	8.3	3.7	5.2	2.4	3.0	56.2
1947.....	2.8	2.1	3.9	3.8	4.0	6.5	7.4	8.9	9.8	10.6	9.0	6.1	74.9
1948.....	8.4	9.4	9.3	12.3	11.1	11.4	12.6	8.6	9.0	8.2	8.8	9.0	118.1
1949.....	10.2	8.8	12.4	15.3	19.9	20.4	19.0	18.9	22.4	18.3	14.7	14.0	194.3
1950.....	13.4	11.8	16.9	18.8	19.9	15.3	17.2	20.3	16.4	11.4	12.9	22.8	197.1
1951.....	11.4	9.9	10.8	9.4	12.1	45.0	11.1	8.4	11.0	7.0	7.9	6.8	150.8
1952.....	7.9	8.6	20.0	16.1	15.6	12.7	8.6	9.3	9.6	9.9	10.6	9.7	138.6
1953.....	9.4	10.7	17.2	12.7	10.7	11.2	8.4	8.5	10.9	7.3	8.4	9.1	124.5
1954.....	11.1	8.2	9.2	8.5	7.8	11.6	11.3	8.2	8.7	7.7	8.0	8.0	108.3
1955.....	7.1	8.4	10.0	9.0	12.1	9.7	6.5	10.4	8.4	8.3	6.4	5.4	101.7
1956.....	6.0	6.9	9.5	8.5	9.3	8.3	7.7	8.2	8.6	9.3	7.1	8.1	97.5
1957.....	8.8	9.1	8.7	10.4	13.7	13.9	10.7	15.0	10.7	14.9	10.5	9.5	135.9
1958.....	11.5	10.7	13.4	16.8	17.4	16.3	19.1	17.3	18.7	16.3	20.4	17.5	195.4
Units in 2-to-4 family structures													
1954.....	3.9	3.5	4.1	4.6	4.2	4.3	4.4	4.4	4.5	4.5	4.5	5.0	51.9
1955.....	3.6	3.9	5.0	4.7	5.1	4.4	3.9	3.8	3.6	3.7	4.3	3.2	49.2
1956.....	3.2	3.6	4.4	4.1	4.4	3.9	3.9	3.7	3.7	4.4	3.9	3.2	46.4
1957.....	3.5	3.7	4.1	4.6	4.8	5.1	4.2	4.2	4.7	4.8	4.2	3.9	51.8
1958.....	3.9	4.0	4.9	5.2	5.6	5.1	5.3	6.0	5.8	5.7	6.1	5.3	62.9
Units in 5-or-more family structures													
1954.....	9.4	7.0	7.9	7.0	6.6	10.2	10.0	6.9	7.3	5.9	6.3	6.1	90.6
1955.....	5.7	7.1	8.7	7.4	10.3	8.3	5.3	9.3	7.2	7.0	4.5	4.5	85.3
1956.....	5.0	5.7	8.1	7.2	8.0	7.0	6.5	7.0	7.3	7.4	5.8	7.0	82.0
1957.....	7.3	7.8	7.2	8.8	11.7	12.1	9.3	13.5	9.0	13.4	9.1	8.2	117.4
1958.....	10.0	9.1	11.4	15.1	15.4	14.2	16.9	15.1	16.3	14.3	18.2	15.4	171.4

Note: Because of rounding, sum of items may not equal totals.

Table 6: Privately owned new nonfarm dwelling units started: by Type of structure, monthly, 1940-58

Year	Number of privately owned new dwelling units (in thousands)												Annual total
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
1-family houses													
1940.....	18.7	23.7	36.2	44.1	45.5	42.1	45.4	44.8	43.7	43.9	32.5	27.0	447.6
1941.....	28.5	29.1	43.0	53.0	55.5	56.1	58.3	55.3	48.0	45.0	34.6	26.8	533.2
1942.....	24.4	29.1	41.2	34.1	17.9	15.7	17.0	18.2	18.0	15.2	11.6	9.9	252.3
1943.....	6.8	8.1	11.9	11.4	14.3	13.1	12.6	13.2	11.6	12.2	11.2	9.9	136.3
1944.....	10.1	9.8	11.2	10.3	11.6	12.3	10.7	9.1	8.0	8.0	7.4	6.1	114.6
1945.....	6.1	6.4	9.0	10.1	12.9	16.7	14.5	15.4	18.2	23.1	26.4	25.8	134.6
1946.....	32.4	37.5	54.2	59.9	58.8	55.3	55.6	55.1	51.9	50.7	43.6	35.0	590.0
1947.....	35.0	39.1	49.9	60.5	65.8	67.3	70.5	74.1	80.7	80.1	67.3	49.9	740.2
1948.....	42.1	38.0	62.4	78.4	83.7	81.4	78.3	74.2	69.2	62.0	52.5	41.0	763.2
1949.....	37.1	39.7	54.4	69.5	71.5	71.9	74.1	76.5	77.5	81.9	77.3	61.0	792.4
1950.....	62.3	68.2	95.3	110.2	124.6	124.9	122.3	117.3	100.8	87.7	71.4	65.7	1,150.7
1951.....	70.8	67.0	78.2	82.8	85.6	78.7	75.5	77.5	81.5	79.5	63.8	51.3	892.2
1952.....	53.8	65.4	78.9	85.2	89.5	86.5	90.3	85.5	86.5	87.2	72.0	58.3	939.1
1953.....	58.2	63.8	83.7	94.2	93.4	89.6	84.4	81.5	80.9	79.3	70.2	53.6	932.8
1954.....	53.1	64.5	83.1	96.0	97.6	101.9	101.6	103.0	103.9	100.3	92.8	79.5	1,077.3
1955.....	78.3	78.9	100.0	119.9	122.1	120.5	113.4	111.5	104.1	95.1	80.2	66.0	1,190.0
1956.....	66.4	68.7	83.7	99.6	100.7	95.4	90.0	93.0	81.2	81.2	67.5	53.3	980.7
1957.....	50.1	52.8	68.0	78.8	81.6	80.3	81.1	81.7	76.9	73.8	64.2	50.9	840.2
1958.....	50.2	49.0	62.4	76.6	83.6	84.7	88.1	95.7	93.2	94.1	84.8	70.1	932.5
Units in all other (2-or-more family) structures													
1940.....	5.4	7.2	7.5	8.3	7.5	5.7	7.0	6.4	6.7	8.1	5.7	6.5	82.0
1941.....	8.0	6.1	8.2	8.6	9.6	8.0	9.7	5.9	5.8	6.0	7.2	3.2	86.3
1942.....	3.4	6.4	6.5	7.9	2.5	3.0	3.7	3.4	3.6	2.9	2.9	2.7	48.9
1943.....	2.5	1.7	3.0	3.8	4.6	4.5	4.1	6.4	4.7	5.8	3.2	3.1	47.4
1944.....	2.1	1.9	2.2	2.5	3.1	2.8	1.7	2.0	1.4	1.7	1.6	1.1	24.1
1945.....	.9	1.1	1.6	2.3	1.7	1.6	2.1	1.6	1.9	2.5	2.9	3.3	23.5
1946.....	4.5	4.9	7.8	7.1	8.3	7.5	5.7	6.8	5.7	5.8	4.1	4.3	72.5
1947.....	3.2	3.7	6.1	6.6	7.1	9.7	10.6	12.0	12.8	13.4	11.6	8.6	105.4
1948.....	10.4	10.9	13.9	19.7	15.5	15.2	15.4	10.9	11.3	9.9	8.8	8.4	150.3
1949.....	9.3	8.1	10.9	15.5	19.7	19.1	13.6	20.1	23.1	19.9	16.1	16.0	196.4
1950.....	15.5	14.1	20.7	21.1	21.1	18.5	17.4	20.5	15.3	13.1	11.3	12.9	201.5
1951.....	11.4	9.5	12.0	9.5	12.0	11.6	11.3	10.8	13.8	9.4	8.4	8.2	127.9
1952.....	7.6	8.9	12.2	11.8	11.5	10.4	10.8	11.9	12.7	12.0	10.3	9.3	129.4
1953.....	10.0	10.0	12.4	13.2	12.2	12.4	12.0	10.7	11.2	10.8	9.7	10.9	135.5
1954.....	12.0	9.4	10.1	10.5	9.8	10.7	11.3	10.0	9.5	10.2	10.5	10.4	124.4
1955.....	9.0	9.0	12.8	10.6	13.0	10.9	8.5	10.8	9.5	9.7	8.2	7.5	119.5
1956.....	7.3	8.3	10.2	10.3	10.1	9.2	9.0	10.2	9.5	10.0	9.5	9.6	113.2
1957.....	10.0	10.3	11.3	12.6	15.3	14.2	12.8	15.1	13.3	14.6	11.5	11.6	152.6
1958.....	12.7	12.0	14.9	17.6	17.7	16.6	20.5	18.9	17.7	18.8	22.2	19.4	209.0
Units in 2-family structures													
1940.....	1.2	1.7	2.0	2.6	2.4	2.1	2.4	2.4	2.6	2.8	1.8	1.6	25.6
1941.....	1.6	1.9	2.8	2.9	2.9	2.8	2.6	2.6	2.7	2.5	1.6	1.5	28.4
1942.....	1.3	1.7	2.3	2.9	1.0	1.1	1.2	.8	1.2	1.3	1.4	1.3	17.5
1943.....	.9	.7	1.1	1.5	1.8	1.8	1.6	2.2	1.8	1.9	1.4	1.1	17.8
1944.....	1.0	.5	1.2	1.1	1.0	1.5	.9	.7	.6	.8	.7	.6	10.6
1945.....	.2	.4	.9	.9	.9	.6	.7	.6	.7	.8	1.0	1.1	8.8
1946.....	1.3	1.6	2.4	2.4	3.0	2.5	2.2	2.0	2.0	1.9	1.7	1.3	24.3
1947.....	1.5	1.6	2.2	2.8	3.1	3.4	3.2	3.3	3.3	3.3	3.4	2.8	33.9
1948.....	2.8	2.5	4.6	7.6	5.2	4.2	4.0	3.1	3.9	3.2	2.4	2.8	46.3
1949.....	2.7	1.8	2.5	3.4	3.0	2.9	2.8	2.9	2.7	3.8	3.1	3.1	34.7
1950.....	2.8	2.9	4.6	3.8	4.2	4.0	4.1	3.9	3.3	3.2	2.8	2.7	42.3
1951.....	3.4	3.4	4.6	3.9	3.0	3.3	3.4	3.1	3.8	3.5	2.6	2.4	40.4
1952.....	3.0	3.4	4.3	4.4	4.3	3.8	3.5	4.0	4.7	3.8	3.4	3.3	45.9
1953.....	3.1	3.4	3.8	4.3	4.0	3.4	3.9	3.2	3.2	3.5	2.8	2.9	41.5
1954.....	2.2	2.3	2.8	3.1	3.0	2.9	3.1	3.1	3.1	2.7	2.8	3.1	34.2
1955.....	2.2	2.6	3.7	3.1	3.3	3.0	2.7	2.7	2.4	2.4	2.4	2.3	32.8
1956.....	2.2	2.4	3.0	2.8	3.1	2.6	2.7	2.5	2.4	2.5	2.6	2.1	30.9
1957.....	2.0	2.4	2.6	3.0	2.7	3.2	2.8	2.7	3.0	3.3	2.8	2.6	33.1
1958.....	2.4	2.4	2.9	3.5	3.6	3.0	3.1	3.8	3.4	3.7	3.9	3.2	38.9

See note at end of table.

Table 6: Privately owned new nonfarm dwelling units started: by Type of structure, monthly, 1940-58--Continued

Year	Number of privately owned new dwelling units (in thousands)												Annual total
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
Units in 3-or-more family structures													
1940.....	4.2	5.5	5.5	5.7	5.1	3.6	4.6	4.0	4.1	5.3	3.9	4.9	56.4
1941.....	6.4	4.2	5.4	5.7	6.7	5.2	7.1	3.3	3.1	3.5	5.6	1.7	57.9
1942.....	2.1	4.7	4.2	5.0	1.5	1.9	2.5	2.6	2.4	1.6	1.5	1.4	31.4
1943.....	1.6	1.0	1.9	2.3	2.8	2.7	2.5	4.2	2.9	3.9	1.8	2.0	29.6
1944.....	1.1	1.4	1.0	1.4	2.1	1.3	.8	1.3	.8	.9	.9	.5	13.5
1945.....	.7	.7	.7	1.4	.8	1.0	1.4	1.0	1.2	1.7	1.9	2.2	14.7
1946.....	3.2	3.3	5.4	4.7	5.3	5.0	3.5	4.8	3.7	3.9	2.4	3.0	48.2
1947.....	1.7	2.1	3.9	3.8	4.0	6.3	7.4	8.7	9.5	10.1	8.2	5.8	71.5
1948.....	7.6	8.4	9.3	12.1	10.3	11.0	11.4	7.8	7.4	6.7	6.4	5.6	104.0
1949.....	6.6	6.3	8.4	12.1	16.7	16.2	15.8	17.2	20.4	16.1	13.0	12.9	161.7
1950.....	12.7	11.2	16.1	17.3	16.9	14.5	13.3	16.6	12.0	9.9	8.5	10.2	159.2
1951.....	8.0	6.1	7.4	5.6	9.0	8.3	7.9	7.7	10.0	5.9	5.8	5.8	87.5
1952.....	4.6	5.5	7.9	7.4	7.2	6.6	7.3	7.9	8.0	8.2	6.9	6.0	83.5
1953.....	6.9	6.6	8.6	8.9	8.2	9.0	8.1	7.5	8.0	7.3	6.9	8.0	94.0
1954.....	9.8	7.1	7.3	7.4	6.8	7.8	8.2	6.9	6.4	7.5	7.7	7.3	90.2
1955.....	6.8	6.4	9.1	7.5	9.7	7.9	5.8	8.1	7.1	7.3	5.8	5.2	86.7
1956.....	5.1	5.9	7.2	7.5	7.0	6.6	6.3	7.7	7.1	7.5	6.9	7.5	82.3
1957.....	8.0	7.9	8.7	9.6	12.6	11.0	10.0	12.4	10.3	11.3	8.7	9.0	119.5
1958.....	10.3	9.6	12.0	14.1	14.1	13.6	17.4	15.1	14.3	15.1	18.3	16.2	170.1
Units in 2-to-4 family structures													
1954.....	3.9	3.5	4.1	4.6	4.2	4.1	4.4	4.3	4.4	4.5	4.5	5.0	51.5
1955.....	3.6	3.9	5.0	4.6	5.1	4.4	3.9	3.8	3.6	3.7	4.3	3.2	49.1
1956.....	3.1	3.4	4.4	4.1	4.4	3.8	3.9	3.7	3.7	4.4	3.9	3.1	45.9
1957.....	3.4	3.7	4.1	4.6	4.7	4.8	4.2	4.1	4.7	4.8	4.2	3.8	51.1
1958.....	3.8	3.8	4.5	5.2	5.3	4.6	5.2	5.9	5.5	5.6	6.1	5.3	60.8
Units in 5-or-more family structures													
1954.....	8.1	5.9	6.0	5.9	5.6	6.6	6.9	5.7	5.1	5.7	6.0	5.4	72.9
1955.....	5.4	5.1	7.8	6.0	7.9	6.5	4.6	7.0	5.9	6.0	3.9	4.3	70.4
1956.....	4.2	4.9	5.8	6.2	5.7	5.4	5.1	6.5	5.8	5.6	5.6	6.5	67.3
1957.....	6.6	6.6	7.2	8.0	10.6	9.4	8.6	11.0	8.6	9.8	7.3	7.8	101.5
1958.....	8.9	8.2	10.4	12.4	12.4	12.0	15.3	13.0	12.2	13.2	16.1	14.1	148.2

Note: Because of rounding, sum of items may not equal totals.

Table 7: New nonfarm dwelling units started: Private and public ownership and location, annually--urban-rural nonfarm, 1920-53, and metropolitan-nonmetropolitan, 1950-58

Year	Number of new dwelling units (in thousands)								
	Private and public			Private			Public		
	Total	Location		Total	Location		Total	Location	
Urban		Rural nonfarm	Urban		Rural nonfarm	Urban		Rural nonfarm	
1920.....	247.0	196.0	51.0	247.0	196.0	51.0	--	--	--
1921.....	449.0	359.0	90.0	449.0	359.0	90.0	--	--	--
1922.....	716.0	574.0	142.0	716.0	574.0	142.0	--	--	--
1923.....	871.0	698.0	173.0	871.0	698.0	173.0	--	--	--
1924.....	893.0	716.0	177.0	893.0	716.0	177.0	--	--	--
1925.....	937.0	752.0	185.0	937.0	752.0	185.0	--	--	--
1926.....	849.0	681.0	168.0	849.0	681.0	168.0	--	--	--
1927.....	810.0	643.0	167.0	810.0	643.0	167.0	--	--	--
1928.....	753.0	594.0	159.0	753.0	594.0	159.0	--	--	--
1929.....	509.0	400.0	109.0	509.0	400.0	109.0	--	--	--
1930.....	330.0	236.0	94.0	330.0	236.0	94.0	--	--	--
1931.....	254.0	174.0	80.0	254.0	174.0	80.0	--	--	--
1932.....	134.0	64.0	70.0	134.0	64.0	70.0	--	--	--
1933.....	93.0	45.0	48.0	93.0	45.0	48.0	--	--	--
1934.....	126.0	49.0	77.0	126.0	49.0	77.0	--	--	--
1935.....	221.0	117.0	104.0	215.7	112.6	103.1	5.3	4.4	0.9
1936.....	319.0	211.0	108.0	304.2	197.6	106.6	14.8	13.4	1.4
1937.....	336.0	218.0	118.0	332.4	214.4	118.0	3.6	3.6	(1)
1938.....	406.0	262.0	144.0	399.3	255.3	144.0	6.7	6.7	(1)
1939.....	515.0	359.0	156.0	458.4	303.5	154.9	56.6	55.5	1.1
1940.....	602.6	396.6	206.0	529.6	333.2	196.4	73.0	63.4	9.6
1941.....	706.1	434.3	271.8	619.5	369.5	250.0	86.6	64.8	21.8
1942.....	356.0	227.4	128.6	301.2	184.9	116.3	54.8	42.5	12.3
1943.....	191.0	124.4	66.6	183.7	119.7	64.0	7.3	4.7	2.6
1944.....	141.8	96.2	45.6	138.7	93.2	45.5	3.1	3.0	.1
1945.....	209.3	133.9	75.4	208.1	132.7	75.4	1.2	1.2	(1)
1946.....	670.5	403.7	266.8	662.5	395.7	266.8	8.0	8.0	(1)
1947.....	849.0	479.8	369.2	845.6	476.4	369.2	3.4	3.4	(1)
1948.....	931.6	524.9	406.7	913.5	510.0	403.5	18.1	14.9	3.2
1949.....	1,025.1	588.8	436.3	988.8	556.6	432.2	36.3	32.2	4.1
1950.....	1,396.0	827.8	568.2	1,352.2	785.6	566.6	43.8	42.2	1.6
1951.....	1,091.3	595.3	496.0	1,020.1	531.3	488.8	71.2	64.0	7.2
1952.....	1,127.0	609.6	517.4	1,068.5	554.6	513.9	58.5	55.0	3.5
1953.....	1,103.8	565.0	538.8	1,068.3	533.2	535.1	35.5	31.8	3.7
		Metro- politan	Nonmetro- politan		Metro- politan	Nonmetro- politan		Metro- politan	Nonmetro- politan
1950.....	1,396.0	1,021.6	374.4	1,352.2	987.0	365.2	43.8	34.6	9.2
1951.....	1,091.3	776.8	314.5	1,020.1	723.1	297.0	71.2	53.7	17.5
1952.....	1,127.0	794.9	332.1	1,068.5	750.6	317.9	58.5	44.3	14.2
1953.....	1,103.8	803.5	300.3	1,068.3	776.9	291.4	35.5	26.6	8.9
1954.....	1,220.4	896.9	323.5	1,201.7	879.4	322.3	18.7	17.5	1.2
1955.....	1,328.9	975.8	353.1	1,309.5	960.1	349.4	19.4	15.7	3.7
1956.....	1,118.1	779.8	338.3	1,093.9	766.5	327.4	24.2	13.3	10.9
1957.....	1,041.9	699.7	342.2	992.8	677.4	315.4	49.1	22.3	26.8
1958.....	1,209.4	827.0	382.4	1,141.5	789.0	352.5	67.9	38.0	29.9

1/ Fewer than 50 units.

Table 8: New nonfarm dwelling units started: Urban-rural nonfarm location, monthly, 1939-53; and metropolitan-nonmetropolitan location, monthly, 1953-58

Year	Number of new dwelling units (in thousands)												Annual total
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
In urban areas													
1939.....	23.2	21.7	30.1	28.6	38.2	31.8	29.8	35.5	28.3	28.7	32.3	30.8	359.0
1940.....	18.9	24.8	31.6	38.3	37.9	29.9	36.6	36.9	38.6	43.1	31.1	28.9	396.6
1941.....	27.5	28.1	36.0	47.9	43.4	44.5	44.7	41.6	39.8	33.7	27.8	19.3	434.3
1942.....	21.3	36.1	31.9	31.1	16.6	13.7	13.9	14.6	14.2	15.4	10.6	8.0	227.4
1943.....	5.9	6.3	11.3	10.0	12.9	11.4	11.3	13.1	10.9	11.8	10.9	8.6	124.4
1944.....	8.2	8.0	9.6	8.6	10.5	10.1	8.7	7.7	6.4	6.9	6.5	5.0	96.2
1945.....	4.8	5.6	7.2	8.7	9.9	11.0	11.1	11.1	12.7	16.0	18.0	17.8	133.9
1946.....	22.4	25.0	38.0	41.0	41.0	39.0	37.3	39.5	33.6	34.6	28.6	23.7	403.7
1947.....	24.2	25.0	31.8	37.6	39.3	42.2	44.5	47.4	50.3	53.2	48.0	36.3	479.8
1948.....	30.8	29.1	43.1	55.0	56.7	54.4	52.2	47.7	44.3	41.3	38.1	32.2	524.9
1949.....	29.5	28.0	36.7	49.5	53.9	53.9	53.3	55.9	62.4	60.0	56.7	49.0	588.8
1950.....	48.2	51.0	68.6	78.8	85.5	82.7	84.2	83.6	70.4	59.4	53.1	62.3	827.8
1951.....	49.6	47.0	51.2	51.9	55.4	84.7	45.9	45.9	49.4	44.4	38.5	31.4	595.3
1952.....	36.1	42.8	58.5	59.0	60.7	56.1	52.4	50.8	52.8	53.8	46.0	40.6	609.6
1953.....	38.4	43.1	59.1	57.4	55.2	53.3	48.1	46.4	47.1	43.1	38.8	35.0	565.0
In rural nonfarm areas													
1939.....	9.1	9.0	12.8	14.3	15.1	14.1	14.4	15.7	14.1	14.2	12.8	10.4	156.0
1940.....	8.1	10.0	15.2	18.2	19.8	20.1	20.8	19.6	19.2	22.9	17.4	14.7	206.0
1941.....	13.7	15.6	23.6	26.6	26.3	29.2	28.9	28.0	25.2	22.4	18.8	13.5	271.8
1942.....	11.5	15.2	19.7	17.7	9.3	9.3	8.4	8.8	8.6	6.8	6.1	7.2	128.6
1943.....	3.6	3.9	6.1	5.3	6.7	6.3	6.3	7.0	5.4	6.5	5.0	4.5	66.6
1944.....	4.0	3.8	4.4	4.4	4.9	5.1	4.3	3.8	3.2	2.8	2.7	2.2	45.6
1945.....	2.2	2.3	3.4	3.7	4.7	7.6	5.9	6.0	7.4	9.6	11.3	11.3	75.4
1946.....	15.1	17.4	24.0	26.0	26.1	25.1	25.3	25.9	24.0	23.2	19.1	15.6	266.8
1947.....	15.1	17.8	24.2	29.5	33.6	35.0	36.6	38.9	43.5	40.8	31.7	22.5	369.2
1948.....	22.7	21.0	33.3	44.5	43.6	43.4	42.8	39.0	38.0	32.1	25.6	20.7	406.7
1949.....	20.5	22.4	32.7	38.8	41.5	41.6	42.8	43.1	40.5	44.3	38.8	29.3	436.3
1950.....	30.5	31.9	48.7	54.6	63.6	61.6	60.2	58.3	50.2	43.1	34.2	31.3	568.2
1951.....	36.3	33.6	42.6	44.3	45.6	47.8	44.6	43.2	47.0	45.6	36.0	29.4	496.0
1952.....	28.8	34.9	45.4	47.2	48.9	47.4	50.2	48.3	48.0	47.3	40.1	30.9	517.4
1953.....	33.7	36.1	46.7	54.0	53.1	51.3	48.6	46.8	48.0	47.0	42.7	30.8	538.8
In metropolitan areas													
1953.....	51.3	56.3	76.8	80.4	81.1	76.6	71.5	67.3	69.0	63.8	59.5	49.9	803.5
1954.....	49.7	53.5	71.1	79.4	77.1	87.5	87.5	82.6	82.7	80.4	75.7	69.7	896.9
1955.....	68.1	66.9	86.8	96.8	99.7	98.3	88.4	91.5	83.5	76.5	64.6	54.7	975.8
1956.....	54.3	57.6	71.9	76.2	77.6	74.5	69.7	70.9	62.3	64.9	54.8	45.1	779.8
1957.....	44.0	46.6	58.5	63.5	68.2	68.6	63.4	67.7	61.5	61.8	52.5	43.4	699.7
1958.....	44.5	44.4	54.8	67.4	73.9	76.8	80.6	82.8	85.0	79.1	73.9	63.8	827.0
In nonmetropolitan areas													
1953.....	20.8	22.9	29.0	31.0	27.2	28.0	25.2	25.9	26.1	26.3	22.0	15.9	300.3
1954.....	16.7	21.7	24.1	28.3	31.4	29.0	28.5	31.7	33.0	30.3	27.9	20.9	323.5
1955.....	19.5	23.0	27.0	35.2	37.9	36.2	34.3	33.2	31.4	29.3	24.6	21.5	353.1
1956.....	20.8	20.8	26.7	35.2	36.1	32.9	31.4	33.0	31.6	28.7	22.6	18.5	338.3
1957.....	20.2	19.2	28.5	30.2	34.8	31.3	34.4	32.3	30.4	35.2	25.7	20.0	342.2
1958.....	23.4	21.7	26.6	31.7	34.6	36.2	32.2	41.2	36.0	35.9	35.5	27.4	382.4

Note: Because of rounding, sum of items may not always equal totals.

Table 9: New nonfarm dwelling units started in four broad regions, annually, 1948-58

Year	Number of new dwelling units (in thousands)					Percent of new dwelling units in--			
	All regions	Northeast	North Central	South	West	Northeast	North Central	South	West
1948.....	931.6	198.0	204.8	315.7	213.1	21.3	22.0	33.9	22.8
1949.....	1,025.1	247.8	225.8	355.8	195.7	24.2	22.0	34.7	19.1
1950.....	1,396.0	323.0	336.9	448.9	287.2	23.1	24.1	32.2	20.6
1951.....	1,091.3	249.7	262.7	361.6	217.3	22.9	24.1	33.1	19.9
1952.....	1,127.0	251.4	262.1	367.0	246.5	22.3	23.2	32.6	21.9
1953.....	1,103.8	254.7	270.5	327.6	251.0	23.1	24.5	29.7	22.7
1954.....	1,220.4	243.1	325.8	359.7	291.8	19.9	26.7	29.5	23.9
1955.....	1,328.9	273.1	356.0	389.0	310.8	20.6	26.8	29.2	23.4
1956.....	1,118.1	228.8	303.1	334.2	252.0	20.5	27.1	29.9	22.5
1957.....	1,041.9	195.5	258.4	346.3	241.7	18.8	24.8	33.2	23.2
1958.....	1,209.4	210.9	289.6	413.3	295.6	17.4	24.0	34.2	24.4

Table 10: New nonfarm dwelling units started in four broad regions, monthly, 1954-58

Year	Number of new dwelling units (in thousands)												Annual totals
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
Total--all regions													
1954.....	66.4	75.2	95.2	107.7	108.5	116.5	116.0	114.3	115.7	110.7	103.6	90.6	1,220.4
1955.....	87.6	89.9	113.8	132.0	137.6	134.5	122.7	124.7	114.9	105.8	89.2	76.2	1,328.9
1956.....	75.1	78.4	98.6	111.4	113.7	107.4	101.1	103.9	93.9	93.6	77.4	63.6	1,118.1
1957.....	64.2	65.8	87.0	93.7	103.0	99.9	97.8	100.0	91.9	97.0	78.2	63.4	1,041.9
1958.....	67.9	66.1	81.4	99.1	108.5	113.0	112.8	124.0	121.0	115.0	109.4	91.2	1,209.4
Northeast													
1954.....	13.0	13.3	21.1	21.7	21.6	24.0	25.3	24.8	22.4	21.6	19.0	15.3	243.1
1955.....	16.0	13.5	23.6	28.6	30.3	30.2	27.1	24.9	23.4	23.5	17.7	14.3	273.1
1956.....	12.4	14.4	18.9	23.4	24.7	24.2	21.8	20.8	19.2	20.1	16.5	12.4	228.8
1957.....	9.3	9.7	14.8	19.9	20.9	19.9	19.2	21.8	16.9	19.5	13.8	9.8	195.5
1958.....	8.0	7.0	12.3	18.9	23.4	21.5	19.6	22.2	24.0	19.9	20.8	13.3	210.9
North Central													
1954.....	13.3	16.2	23.2	31.1	32.9	34.4	33.3	32.6	31.9	30.1	26.8	20.0	325.8
1955.....	15.6	19.7	28.1	37.3	40.0	39.3	35.6	38.0	34.4	29.4	23.0	15.6	356.0
1956.....	15.7	16.4	26.1	33.6	33.3	31.2	29.9	29.2	28.1	26.2	19.2	14.2	303.1
1957.....	10.7	14.0	22.1	23.7	25.7	27.8	27.0	27.3	25.0	24.2	17.4	13.5	258.4
1958.....	11.1	11.2	18.0	25.7	27.0	26.7	28.6	30.7	32.3	31.8	28.9	17.6	289.6
South													
1954.....	22.5	26.1	29.0	29.3	30.0	31.6	32.2	31.7	36.0	31.8	31.5	28.0	359.7
1955.....	30.6	32.4	32.9	35.7	37.4	36.6	32.7	34.8	31.9	28.5	27.8	27.7	389.0
1956.....	27.2	26.8	29.2	31.1	32.8	29.3	27.7	30.7	28.1	27.5	22.7	21.1	334.2
1957.....	26.0	24.6	29.4	28.1	33.7	31.0	31.5	31.0	28.7	30.1	28.2	24.0	346.3
1958.....	28.7	28.7	30.7	33.0	32.6	37.7	36.2	42.4	39.3	36.3	34.6	33.1	413.3
West													
1954.....	17.6	19.6	21.9	25.6	24.0	26.5	25.2	25.2	25.4	27.2	26.3	27.3	291.8
1955.....	25.4	24.3	29.2	30.4	29.9	28.4	27.3	27.0	25.2	24.4	20.7	18.6	310.8
1956.....	19.8	20.8	24.4	23.3	22.9	22.7	21.7	23.2	18.5	19.8	19.0	15.9	252.0
1957.....	18.2	17.5	20.7	22.0	22.7	21.2	20.1	19.9	21.3	23.2	18.8	16.1	241.7
1958.....	20.1	19.2	20.4	21.5	25.5	27.1	28.4	28.7	25.4	27.0	25.1	27.2	295.6

Table 11: New nonfarm dwelling units started in 20 selected States: Private and public ownership, annually, 1954-58

State	Number of new dwelling units (in thousands)					As percent of United States total				
	1954	1955	1956	1957	1958	1954	1955	1956	1957	1958
	All dwelling units (private and public)									
UNITED STATES, TOTAL ¹ ...	1,220.4	1,328.9	1,118.1	1,041.9	1,209.4	100.0	100.0	100.0	100.0	100.0
Selected States, total..	926.7	1,015.1	853.1	780.2	891.4	75.9	76.4	76.3	74.9	73.7
Arizona.....	12.3	14.4	13.2	17.0	21.5	1.0	1.1	1.2	1.6	1.8
California.....	199.4	214.7	178.3	169.0	195.1	16.3	16.2	15.9	16.2	16.1
Colorado.....	19.4	21.2	15.4	13.6	18.6	1.6	1.6	1.4	1.3	1.5
Connecticut.....	18.1	19.3	18.9	16.8	15.1	1.5	1.4	1.7	1.6	1.2
District of Columbia....	2.9	2.8	2.2	3.1	4.9	.2	.2	.2	.3	.4
Florida.....	61.1	69.3	77.7	86.5	96.6	5.0	5.2	6.9	8.3	8.0
Illinois.....	61.9	76.1	65.8	53.9	57.4	5.1	5.7	5.9	5.2	4.7
Maryland.....	31.5	30.8	23.0	22.7	25.0	2.6	2.3	2.1	2.2	2.1
Massachusetts.....	23.5	27.4	25.0	18.6	20.4	1.9	2.1	2.2	1.8	1.7
Michigan.....	63.2	66.6	52.6	43.9	42.4	5.2	5.0	4.7	4.2	3.5
New Jersey.....	48.4	55.4	44.0	34.7	38.6	4.0	4.2	3.9	3.3	3.2
New York.....	92.6	98.5	80.7	69.6	82.8	7.6	7.4	7.2	6.7	6.8
Ohio.....	64.8	71.2	60.9	51.4	56.7	5.3	5.4	5.4	4.9	4.7
Oregon.....	10.0	10.1	8.0	5.9	9.0	.8	.8	.7	.6	.7
Pennsylvania.....	51.8	60.8	49.9	43.7	42.4	4.2	4.6	4.5	4.2	3.5
Texas.....	80.4	86.4	63.1	64.2	87.2	6.6	6.5	5.6	6.2	7.2
Utah.....	7.3	8.2	6.7	6.1	7.8	.6	.6	.6	.6	.6
Virginia.....	31.6	34.2	28.2	22.6	27.6	2.6	2.6	2.5	2.2	2.3
Washington.....	23.1	22.9	16.2	15.4	20.5	1.9	1.7	1.4	1.5	1.7
Wisconsin.....	23.4	24.8	23.3	21.5	21.8	1.9	1.9	2.1	2.1	1.8
	Private									
UNITED STATES, TOTAL ¹ ...	1,201.7	1,309.5	1,093.9	992.8	1,141.5	100.0	100.0	100.0	100.0	100.0
Selected States, total..	911.0	999.0	835.3	754.6	849.0	75.8	76.3	76.4	76.0	74.4
Arizona.....	12.2	14.4	13.1	16.0	20.4	1.0	1.1	1.2	1.6	1.8
California.....	197.4	214.4	178.1	166.4	189.8	16.4	16.4	16.3	16.8	16.6
Colorado.....	19.4	21.0	14.8	13.0	17.3	1.6	1.6	1.4	1.3	1.5
Connecticut.....	18.0	19.1	18.9	16.3	14.6	1.5	1.5	1.7	1.6	1.3
District of Columbia....	2.7	2.8	1.6	2.2	3.9	.2	.2	.1	.2	.3
Florida.....	60.8	69.2	76.8	84.0	95.0	5.1	5.3	7.0	8.5	8.3
Illinois.....	60.4	73.6	64.2	53.6	55.0	5.0	5.6	5.9	5.4	4.8
Maryland.....	31.0	30.4	23.0	20.7	24.8	2.6	2.3	2.1	2.1	2.2
Massachusetts.....	23.3	26.8	24.0	17.7	18.1	1.9	2.0	2.2	1.8	1.6
Michigan.....	63.0	66.2	51.8	42.3	41.3	5.2	5.1	4.7	4.3	3.6
New Jersey.....	46.6	53.3	44.0	33.2	35.5	3.9	4.1	4.0	3.3	3.1
New York.....	86.1	92.0	73.0	62.1	72.4	7.2	7.0	6.7	6.3	6.3
Ohio.....	64.2	71.2	60.9	50.4	55.1	5.3	5.4	5.6	5.1	4.8
Oregon.....	10.0	10.1	8.0	5.9	8.5	.8	.8	.7	.6	.7
Pennsylvania.....	51.2	60.6	49.4	43.5	40.8	4.3	4.6	4.5	4.4	3.6
Texas.....	80.3	85.5	61.9	63.4	82.7	6.7	6.5	5.7	6.4	7.2
Utah.....	7.3	8.2	6.7	6.0	7.7	.6	.6	.6	.6	.7
Virginia.....	31.0	33.5	26.2	21.5	25.8	2.6	2.6	2.4	2.2	2.3
Washington.....	23.1	21.9	15.7	15.0	18.8	1.9	1.7	1.4	1.5	1.6
Wisconsin.....	23.0	24.8	23.2	21.4	21.4	1.9	1.9	2.1	2.2	1.9

See note at end of table.

Table 11: New nonfarm dwelling units started in 20 Selected States: Private and public ownership, annually, 1954-58--Continued

State	Number of new dwelling units (in thousands)					As percent of United States total				
	1954	1955	1956	1957	1958	1954	1955	1956	1957	1958
	Public									
UNITED STATES, TOTAL ¹ ...	18.7	19.4	24.2	49.1	67.9	100.0	100.0	100.0	100.0	100.0
Selected States, total..	15.7	16.1	17.8	25.6	42.4	84.0	83.0	73.6	52.1	62.6
Arizona.....	.1	(2)	.2	1.0	1.1	.5	(3)	.8	2.0	1.6
California.....	2.0	.3	.2	2.6	5.3	10.7	1.5	.8	5.3	7.8
Colorado.....	(2)	.2	.6	.6	1.3	(3)	1.0	2.5	1.2	1.9
Connecticut.....	.1	.2	.1	.5	.5	.5	1.0	.4	1.0	.7
District of Columbia....	.2	(2)	.6	.9	1.0	1.1	(3)	2.5	1.8	1.5
Florida.....	.3	.1	.9	2.5	1.6	1.6	.5	3.7	5.1	2.4
Illinois.....	1.5	2.5	1.6	.3	2.4	8.0	12.9	6.6	.6	3.5
Maryland.....	.5	.4	.1	2.0	.2	2.7	2.1	.4	4.1	.3
Massachusetts.....	.2	.6	1.0	.9	2.3	1.1	3.1	4.1	1.8	3.4
Michigan.....	.2	.4	.7	1.6	1.1	1.1	2.1	2.9	3.3	1.6
New Jersey.....	1.8	2.1	(2)	1.5	3.1	9.6	10.8	(3)	3.1	4.6
New York.....	6.5	6.5	7.7	7.5	10.4	34.8	33.5	31.8	15.3	15.3
Ohio.....	.6	(2)	(2)	1.0	1.6	3.2	(3)	(3)	2.0	2.4
Oregon.....	(2)	(2)	(2)	(2)	.5	(3)	(3)	(3)	(3)	.7
Pennsylvania.....	.6	.2	.4	.2	1.6	3.2	1.0	1.7	.4	2.4
Texas.....	.1	.9	1.2	.8	4.5	.5	4.6	5.0	1.6	6.6
Utah.....	(2)	(2)	(2)	.1	.1	(3)	(3)	(3)	.2	.1
Virginia.....	.6	.7	2.0	1.1	1.8	3.2	3.6	8.3	2.2	2.7
Washington.....	(2)	1.0	.5	.4	1.7	(3)	5.2	2.1	.8	2.5
Wisconsin.....	.4	(2)	.1	.1	.4	2.1	(3)	.4	.2	.6

1/ Does not include Alaska. 2/ Fewer than 50 units. 3/ Less than one-half of 1 percent.

NOTE: Because of rounding and because totals include amounts too small to show separately, sum of items may not equal totals.

Table 12: New nonfarm dwelling units started in 20 selected States: Total and privately owned, quarterly 1956-58

State	Number of new dwelling units (in thousands)											
	1956 quarters				1957 quarters				1958 quarters			
	1st	2d	3d	4th	1st	2d	3d	4th	1st	2d	3d	4th
All dwelling units, private and public												
UNITED STATES, TOTAL ¹ ..	252.1	332.5	298.9	234.6	217.0	296.6	289.7	238.6	215.4	320.6	357.8	315.6
Selected States, total.	195.7	250.7	224.8	181.8	162.0	224.4	213.9	180.0	158.4	236.6	261.6	234.8
As percent of U.S. total.....	(77.6)	(75.4)	(75.2)	(77.5)	(74.7)	(75.7)	(73.8)	(75.4)	(73.5)	(73.8)	(73.1)	(74.4)
Arizona.....	3.2	3.3	3.3	3.4	4.2	3.8	4.6	4.3	4.9	5.1	5.2	6.3
California.....	47.6	46.6	44.7	39.4	40.7	46.7	40.5	41.1	40.0	47.1	55.0	53.0
Colorado.....	3.7	4.8	3.6	3.3	3.4	3.3	3.8	3.1	3.4	5.8	4.6	4.8
Connecticut.....	3.2	6.0	5.3	4.4	3.2	5.3	5.1	3.2	2.0	4.5	4.6	4.0
District of Columbia...	.4	.5	.5	.8	.4	1.1	.3	1.3	1.1	.9	1.6	1.3
Florida.....	18.8	19.2	19.8	19.9	18.9	21.2	22.4	24.1	23.0	22.3	25.1	26.2
Illinois.....	14.0	20.5	17.5	13.9	11.3	16.6	14.7	11.4	9.1	15.0	16.3	17.0
Maryland.....	5.7	6.7	5.7	4.9	5.3	7.6	5.3	4.5	4.5	6.6	7.4	6.5
Massachusetts.....	5.2	7.7	6.9	5.2	3.3	6.2	4.9	4.2	2.5	6.6	6.1	5.2
Michigan.....	11.4	16.5	15.3	9.4	7.5	13.4	14.2	8.7	5.3	11.7	14.0	11.4
New Jersey.....	10.0	13.0	11.2	9.8	6.6	11.0	9.6	7.5	6.0	11.8	11.0	9.8
New York.....	16.8	24.5	22.6	16.8	11.3	20.4	20.3	17.7	9.2	24.4	27.4	21.8
Ohio.....	10.7	19.6	18.4	12.1	9.0	15.5	16.1	10.8	8.1	16.1	18.4	14.1
Oregon.....	1.8	2.8	2.1	1.3	1.3	1.6	1.8	1.3	1.8	2.3	2.5	2.4
Pennsylvania.....	9.0	17.7	13.0	10.2	7.7	13.9	13.8	8.3	6.1	12.7	13.2	10.4
Texas.....	18.0	16.4	15.8	12.8	15.6	16.7	17.3	14.5	18.4	22.1	26.1	20.6
Utah.....	1.7	2.2	1.8	1.0	1.3	1.6	1.9	1.3	1.3	2.1	2.2	2.2
Virginia.....	6.4	9.6	7.1	5.1	4.5	7.2	6.4	4.5	4.8	7.4	8.1	7.3
Washington.....	3.8	5.0	4.2	3.2	2.8	4.4	4.7	3.5	3.8	5.7	6.1	4.9
Wisconsin.....	4.3	8.1	6.0	4.9	3.7	6.9	6.2	4.7	3.1	6.4	6.7	5.6
Private												
UNITED STATES, TOTAL ¹ ..	244.6	325.3	292.9	231.1	202.5	282.8	280.8	226.6	201.2	296.8	334.1	309.4
Selected States, total.	190.0	246.1	219.8	179.1	158.4	215.9	208.9	171.6	151.8	221.2	245.4	230.4
As percent of U. S. total.....	(77.7)	(75.7)	(75.0)	(77.5)	(78.2)	(76.3)	(74.4)	(75.7)	(75.4)	(74.5)	(73.5)	(74.5)
Arizona.....	3.1	3.3	3.3	3.4	3.6	3.8	4.6	4.0	4.0	5.0	5.2	6.2
California.....	47.6	46.6	44.5	39.4	40.5	46.3	39.9	39.8	39.1	46.2	51.6	52.9
Colorado.....	3.7	4.3	3.5	3.2	2.9	3.2	3.8	3.1	3.4	4.6	4.5	4.8
Connecticut.....	3.2	6.0	5.3	4.4	3.2	4.9	5.0	3.1	1.8	4.4	4.4	4.0
District of Columbia...	.4	.5	.5	.2	.3	.7	.3	.9	1.1	.4	1.1	1.3
Florida.....	18.5	19.0	19.3	19.9	18.5	21.1	22.0	22.4	21.7	22.1	25.0	26.2
Illinois.....	12.8	20.0	17.5	13.9	11.1	16.5	14.6	11.3	8.2	14.1	16.2	16.5
Maryland.....	5.7	6.7	5.7	4.9	4.6	6.4	5.3	4.4	4.4	6.5	7.4	6.5
Massachusetts.....	4.5	7.7	6.6	5.1	3.3	5.6	4.9	3.9	2.4	5.3	5.5	4.8
Michigan.....	11.4	16.3	14.8	9.3	7.5	13.2	13.2	8.4	5.3	11.1	13.7	11.2
New Jersey.....	10.0	13.0	11.2	9.8	6.6	9.6	9.5	7.5	5.8	9.5	10.8	9.3
New York.....	14.6	22.3	20.1	16.0	10.5	19.7	18.8	14.2	9.1	21.3	22.1	19.9
Ohio.....	10.7	19.6	18.4	12.1	9.0	15.0	15.6	10.8	8.0	15.0	18.0	14.1
Oregon.....	1.8	2.8	2.1	1.3	1.3	1.6	1.8	1.3	1.6	2.2	2.3	2.4
Pennsylvania.....	9.0	17.3	13.0	10.2	7.7	13.8	13.7	8.3	5.9	12.2	12.4	10.3
Texas.....	17.1	16.4	15.7	12.7	15.6	16.6	16.9	14.3	17.0	21.2	24.0	20.5
Utah.....	1.7	2.2	1.8	1.0	1.3	1.6	1.8	1.3	1.3	2.1	2.1	2.2
Virginia.....	6.1	9.1	6.5	4.5	4.4	6.2	6.4	4.5	4.8	6.7	7.5	6.8
Washington.....	3.8	4.9	4.0	3.0	2.8	4.2	4.6	3.5	3.8	5.0	5.1	4.9
Wisconsin.....	4.3	8.1	6.0	4.8	3.7	6.9	6.2	4.6	3.1	6.3	6.5	5.6

1/ Does not include Alaska.

NOTE: Because of rounding, sum of items may not equal totals.

Table 13: New nonfarm dwelling units started: Private and public ownership and type of intended financing for private units, annually, 1935-58

Year	Number of new dwelling units (in thousands)						As percent of total		As percent of private total			
	Total, private and public	All private ^{2/3/}	Private			All other private	All public ^{4/}	Pri- vate	Pub- lic	FHA in- spected	VA in- spected	All other private
			Federal Housing Administration ^{2/}	Veterans Administration	FHA and VA ^{2/}							
1935....	221.0	215.7	14.0	--	14.0	201.7	5.3	97.6	2.4	6.5	--	93.5
1936....	319.0	304.2	49.4	--	49.4	254.8	14.8	95.4	4.6	16.2	--	83.8
1937....	336.0	332.4	60.0	--	60.0	272.4	3.6	98.9	1.1	18.1	--	81.9
1938....	406.0	399.3	118.7	--	118.7	280.6	6.7	98.3	1.7	29.7	--	70.3
1939....	515.0	458.4	158.1	--	158.1	300.3	56.6	89.0	1.1	34.5	--	65.5
1940....	602.6	529.6	180.1	--	180.1	349.5	73.0	87.9	12.1	34.2	--	65.8
1941....	706.1	619.5	220.4	--	220.4	399.1	86.6	87.7	12.3	35.6	--	64.4
1942....	356.0	301.2	165.7	--	165.7	135.5	54.8	84.6	15.4	55.0	--	45.0
1943....	191.0	183.7	146.2	--	146.2	37.5	7.3	96.2	3.8	79.6	--	20.4
1944....	141.8	138.7	93.3	(5)	(5)	(5)	3.1	97.8	2.2	67.3	(5)	(5)
1945....	209.3	208.1	41.2	(5)	(5)	(5)	1.2	99.4	.6	19.8	(5)	(5)
1946....	670.5	662.5	69.0	(5)	(5)	(5)	8.0	98.8	1.2	10.4	(5)	(5)
1947....	849.0	845.6	229.0	(5)	(5)	(5)	3.4	99.6	.4	27.1	(5)	(5)
1948....	931.6	913.5	294.1	(5)	(5)	(5)	18.1	98.1	1.9	32.2	(5)	(5)
1949....	1,025.1	988.8	363.8	(5)	(5)	(5)	36.3	96.5	3.5	36.8	(5)	(5)
1950....	1,396.0	1,352.2	486.7	(5)	(5)	(5)	43.8	96.9	3.1	36.0	(5)	(5)
1951....	1,091.3	1,020.1	263.5	148.6	412.1	607.9	71.2	93.5	6.5	25.8	14.6	59.6
1952....	1,127.0	1,068.5	279.9	141.3	421.2	647.3	58.5	94.8	5.2	26.2	13.2	60.6
1953....	1,103.8	1,068.3	252.0	156.6	408.7	659.7	35.5	96.8	3.2	23.6	14.6	61.8
1954....	1,220.4	1,201.7	276.3	307.0	583.3	618.4	18.7	98.5	1.5	23.0	25.5	51.5
1955....	1,328.9	1,309.5	276.7	392.9	669.6	639.9	19.4	98.5	1.5	21.1	30.0	48.9
1956....	1,118.1	1,093.9	189.3	270.7	460.0	633.9	24.2	97.8	2.2	17.3	24.8	57.9
1957....	1,041.9	992.8	168.4	128.3	296.7	696.1	49.1	95.3	4.7	17.0	12.9	70.1
1958....	1,209.4	1,141.5	295.4	102.1	397.5	744.0	67.9	94.4	5.6	25.9	8.9	65.2

^{1/} Represents the number of new dwelling units started under inspection procedures of the Federal Housing Administration and the Veterans Administration, as reported by the respective agencies. See definitions (p. 12).

^{2/} Includes 82,595 new privately owned low-cost units built during 1949-56, under the Wherry amendment to the National Housing Act, for voluntary rental occupancy by military and defense-connected personnel. See also, table 14 (p. 31); and definitions (p. 12).

Excludes 62,090 new publicly owned units begun during 1956-58, with FHA-insured mortgages, under the Capehart amendment to the National Housing Act, for assigned occupancy by military personnel. See also, table 17 (p. 34); and definitions (p. 12).

^{3/} Includes an unknown number of new dwelling units started during 1944-50, under inspection procedures of the Veterans Administration. Reporting of the number of new units begun under VA inspection was initiated with data for June 1950. During the last 7 months of 1950, the number of new units started under inspection of the FHA and the VA amounted to 38.5 percent and 15.6 percent, respectively, of all private units begun during the period.

^{4/} Includes new dwelling units built during 1956-58 under the Capehart military housing program, but excludes privately owned units built during 1949-56, under the Wherry housing program for voluntary rental occupancy by military and defense-connected personnel. See also, tables 14 and 17 (pp. 31, and 34, respectively).

^{5/} Data not available. See footnote 3.

Table 14: Privately owned new nonfarm dwelling units started under the Wherry amendment to the National Housing Act, monthly, 1949-56¹

Year	Number of new dwelling units (in thousands)												Annual totals
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
1949.....	--	--	--	--	--	--	--	--	--	--	(2)	0.3	3/ 0.3
1950.....	0.1	0.2	0.7	1.1	1.5	0.7	0.9	1.3	1.7	1.1	0.8	1.8	11.8
1951.....	2.3	1.0	1.4	1.2	3.4	1.6	2.4	2.3	3.2	2.0	2.0	.7	23.6
1952.....	.7	1.5	1.7	2.2	1.8	2.1	3.5	2.0	2.7	2.3	1.6	1.1	23.1
1953.....	1.5	1.5	1.3	.7	1.2	.6	1.2	.9	1.1	1.6	2.2	.5	14.4
1954.....	.9	.9	.5	.8	.8	.1	.1	.8	.3	.4	.5	.3	6.5
1955.....	.3	.2	.2	.2	.1	.2	(2)	.1	.1	(2)	.1	.5	2.1
1956.....	.3	(2)	(2)	.1	.1	.1	.1	.2	--	--	--	--	3/ .9

^{1/} For voluntary rental occupancy by military and defense-connected personnel. See also, table 17 (p.34); and definitions (p. 12). The proportion of Wherry housing units built in rural-nonfarm and in nonmetropolitan areas is as follows: 1949--100 percent; 1950--95 percent; 1951--92 percent; 1952--81 percent; 1953--94 percent; 1954--59 percent; 1955--36 percent; and 1956--100 percent.

^{2/} Fewer than 50 units.

^{3/} Totals given here are for the last 2 months of 1949, when starts under the Wherry program were first reported; and for the first 8 months of 1956, when housing starts activity ceased under this program, and began under the new Capehart military housing program. See table 17 (p. 34).

Note: Because of rounding, and because totals include amounts too small to show separately, sum of items may not always equal totals.

Table 15: Publicly owned new nonfarm dwelling units started: Federal or State and local ownership and program, annually, 1949-58

Year	Number of new dwelling units									
	All public programs	Federally owned			State and locally owned					
		Total	At military bases ^{1/}	All other federally owned ^{2/}	Total	Federally aided low-rent ^{3/}	New York City Housing Authority		All other State and locally owned ^{4/}	
						Total ^{3/}	Federally aided low-rent	N.Y.C. Housing Authority		
1949....	36,320	3,965	2,410	1,550	32,360	780	19,660	(5)	19,660	11,915
1950....	43,800	1,055	170	885	42,745	26,875	9,660	5,260	4,400	11,470
1951....	71,205	1,060	445	615	70,145	65,200	4,075	2,640	1,435	3,510
1952....	58,520	620	430	190	57,900	52,745	7,595	5,860	1,730	3,420
1953....	35,485	105	60	(5)	35,380	31,380	5,200	2,245	2,955	1,110
1954....	18,700	245	(5)	235	18,450	14,155	5,945	2,290	3,655	640
1955....	19,525	5,010	4,885	125	14,510	8,570	7,785	3,915	3,870	2,070
1956....	24,235	8,750	8,105	645	15,485	4,795	6,170	980	5,190	5,500
1957....	49,105	25,520	25,085	435	23,585	17,475	5,620	2,855	2,760	3,350
1958....	67,905	36,310	36,050	260	31,595	19,970	7,420	1,100	6,320	5,305

1/ Includes 62,090 new publicly owned units started during 1956-58, with FHA-insured mortgages, under the Capehart amendment to the National Housing Act. See table 17 (p. 34). See also, table 14 (p. 31); and definitions (p. 12). The remainder of the military housing units included here were built under provisions of Federal laws covering authorizations and appropriations for Federal defense agencies (now the Department of Defense).

2/ Includes about 3,000 units started at Atomic Energy Commission sites, most of which were built prior to 1952. (The Atomic Energy Community Act of 1955 made provision for termination of Government management and ownership of communities owned by the AEC, to the extent that the termination will not impede purposes and programs established in the Atomic Energy Act of 1954.) The remainder of the units in the all other federally owned category were built at national parks, reclamation projects, and at similar federally owned projects.

3/ Includes federally aided low-rent units built under auspices of the New York City Housing Authority, and shown separately here.

4/ Includes State and locally financed housing built for low- and moderate-income groups. Includes also, housing built with Federal loans under the Community Facilities Act of 1950--mainly college housing for students and faculty, and a small amount of housing for staff at hospitals and institutions. The volume of college housing was small early in the program because, until August 1953, colleges were required to show a defense-related need to qualify for a Federal college housing loan. An estimated 10,245 college housing units were begun during the 1956-58 period.

5/ Fewer than 50 units.

Note: Because of rounding, and because totals include amounts too small to show separately, sum of items may not equal totals.

Table 16: Publicly owned new nonfarm dwelling units started, by ownership and program, monthly, 1949-58

Year	Number of new publicly owned dwelling units (in thousands)												Annual totals
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
ALL PUBLIC PROGRAMS ^{1/}													
1949.....	3.7	2.6	4.1	3.3	4.2	4.5	3.4	2.4	2.3	2.4	2.0	1.4	36.3
1950.....	.9	.6	1.3	2.1	3.4	.9	4.7	4.1	4.5	1.7	4.6	15.0	43.8
1951.....	3.7	4.1	3.6	3.9	3.4	42.2	3.7	.8	1.1	1.1	2.3	1.3	71.2
1952.....	3.5	3.4	12.8	9.2	8.7	6.6	1.5	1.7	1.6	1.8	3.8	3.9	58.5
1953.....	3.9	5.4	9.7	4.0	2.7	2.6	.3	1.0	3.0	(2)	1.6	1.3	35.5
1954.....	1.3	1.3	2.0	1.2	1.1	3.9	3.1	1.3	2.3	.2	.3	.7	18.7
1955.....	.3	2.0	1.0	1.5	2.5	3.1	.8	2.4	1.3	1.0	.8	2.7	19.5
1956.....	1.4	1.4	4.7	1.5	2.9	2.8	2.1	.7	3.2	2.4	.4	.7	24.2
1957.....	4.1	2.7	7.7	2.3	6.1	5.4	4.0	3.2	1.7	8.6	2.5	.9	49.1
1958.....	5.0	5.1	4.1	4.9	7.2	11.7	4.2	9.4	10.1	2.1	2.4	1.7	67.9
ALL STATE AND LOCALLY OWNED													
1949.....	3.7	2.5	3.9	2.8	3.4	3.3	3.2	1.6	2.3	2.3	2.0	1.4	32.4
1950.....	.9	.2	1.3	1.9	3.3	.8	4.7	4.1	4.4	1.7	4.6	14.9	42.8
1951.....	3.3	4.0	3.6	3.7	3.3	42.1	3.7	.8	1.1	1.1	2.3	1.1	70.1
1952.....	3.5	3.4	12.8	9.2	8.7	6.5	1.5	1.4	1.5	1.7	3.8	3.9	57.9
1953.....	3.8	5.4	9.7	4.0	2.7	2.6	.3	1.0	3.0	(2)	1.6	1.3	35.4
1954.....	1.3	1.2	2.0	1.1	1.1	3.9	3.1	1.3	2.3	.2	.3	.7	18.5
1955.....	.3	1.2	.9	1.5	2.4	1.9	.7	2.4	1.3	1.0	.6	.2	14.5
1956.....	.9	1.0	2.3	1.0	2.2	1.9	1.4	.4	1.7	1.8	.2	.6	15.5
1957.....	.8	1.4	(2)	1.0	1.8	3.6	2.2	3.1	1.7	4.7	2.5	.7	23.6
1958.....	1.7	1.8	1.8	3.1	4.0	5.3	1.8	2.2	4.7	1.4	2.2	1.6	31.6
State and local low-rent under Federal-aid programs (U. S. Housing Act of 1949, as amended) ^{2/}													
1949.....	0	0.1	0	0	0	0	0	0	0	0	.5	.2	.8
1950.....	0	0	.4	.4	1.2	.1	1.6	1.8	2.7	1.4	2.8	14.5	26.9
1951.....	2.0	3.5	3.3	2.4	3.0	41.8	3.5	.3	1.1	1.1	2.2	1.1	65.2
1952.....	3.2	3.4	11.8	9.0	8.7	6.2	1.1	1.4	.8	.5	3.0	3.6	52.7
1953.....	3.6	4.9	9.3	3.0	1.8	1.8	(2)	1.0	3.0	0	1.6	1.3	31.3
1954.....	1.2	1.1	1.9	1.0	1.1	3.6	1.5	.7	1.6	.2	.3	0	14.2
1955.....	.2	.9	.3	1.2	.9	.9	.3	2.3	1.2	0	.3	0	8.5
1956.....	.1	.2	1.4	.5	.3	.6	1.0	0	.2	.6	0	0	4.8
1957.....	.2	1.0	0	.9	1.7	3.4	1.8	1.7	1.5	3.3	1.6	.3	17.5
1958.....	1.3	1.6	1.6	1.5	2.6	4.3	1.3	1.7	1.4	.5	.8	1.2	20.0
All other State and locally owned ^{3/}													
1949.....	3.7	2.4	3.9	2.8	3.4	3.3	3.2	1.6	2.3	2.3	1.5	1.2	31.6
1950.....	.9	.2	.9	1.5	2.1	.7	3.1	2.3	1.7	.3	1.8	.4	15.9
1951.....	1.3	.5	.3	1.3	.3	.3	.2	.5	0	0	.1	0	4.9
1952.....	.3	0	1.0	.2	0	.3	.4	0	.7	1.2	.8	.3	5.2
1953.....	.2	.5	.4	1.0	.9	.8	.3	0	0	(2)	0	0	4.1
1954.....	.1	.1	.1	.1	0	.3	1.6	.6	.7	0	0	.7	4.3
1955.....	.1	.3	.6	.3	1.5	1.0	.4	.1	.1	1.0	.3	.2	5.9
1956.....	.8	.8	.9	.5	1.9	1.3	.4	.4	1.5	1.2	.2	.6	10.6
1957.....	.6	.4	(2)	.1	.1	.2	.4	1.4	.2	1.4	.9	.4	6.2
1958.....	.4	.1	.2	1.6	1.3	1.0	.4	.6	3.3	.8	1.3	.5	11.6
Under auspices of the New York City Housing Authority ^{4/}													
1949.....	3.5	2.3	2.3	2.6	1.8	1.8	1.9	.4	1.0	1.6	.4	.2	19.7
1950.....	0	0	0	.1	.5	0	1.1	.8	2.2	.3	1.0	3.5	9.7
1951.....	.8	0	0	.3	0	2.6	.1	.2	0	0	0	0	4.1
1952.....	0	0	1.9	0	1.6	.9	.1	0	.6	.5	1.9	.1	7.6
1953.....	.1	.8	.8	1.4	1.4	.7	(2)	0	0	0	0	0	5.2
1954.....	0	.4	0	.1	0	.3	2.6	.6	1.3	0	0	.7	5.9
1955.....	.1	.1	.4	1.4	1.1	1.6	0	.7	.8	.6	.6	.3	7.8
1956.....	.7	.5	.1	.3	.7	1.2	1.4	.2	.9	.2	0	0	6.2
1957.....	.3	.4	0	0	0	0	.1	1.3	0	2.9	.6	0	5.6
1958.....	0	0	.1	.8	1.2	1.3	0	1.1	2.8	.4	.7	0	7.4

^{1/} Includes new federally owned dwelling units not shown separately here. See table 15 (p. 32), for the number of federally owned units started annually.

^{2/} Fewer than 50 units.

^{3/} Includes dwelling units begun under auspices of the New York City Housing Authority.

^{4/} Includes dwelling units begun under Federal-aid programs. See also, table 15 (p. 32).

Note: Because of rounding, and because totals include amounts too small to show separately, sum of items may not equal totals.

Table 17: Publicly owned new nonfarm dwelling units started under the Capehart amendment to the National Housing Act, monthly, 1956-53¹

Year	Number of new publicly owned dwelling units (in thousands)												Annual totals
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
1956.....	--	--	.9	0	0	.3	.5	0	1.3	.6	0	.1	2/ 3.9
1957.....	3.3	1.1	7.5	1.1	4.0	1.2	1.7	.1	0	3.7	0	0	23.6
1958.....	3.3	3.2	2.0	1.7	3.2	5.8	2.4	6.3	5.2	.7	.3	0	34.7

^{1/} For assigned occupancy by military personnel. See also table 14 (p. 31); and definitions (p. 12). The proportion of Capehart housing units built in nonmetropolitan areas is as follows: In 1956, almost 100 percent; 1957--75 percent; and 1958--55 percent.

^{2/} Covers volume for the first 10 months of 1956, when housing starts activity began under this program.

Note: Because of rounding, and because totals include amounts too small to show separately, sum of items may not equal totals.

Table 18: New nonfarm dwelling units started: Number and total construction cost, by private and public ownership, annually, 1920-58

Year	Number of new dwelling units (in thousands)			Total construction cost of new dwelling units (in millions)		
	Total	Private	Public	Total	Private ^{1/}	Public ^{2/}
1920.....	247.0	247.0	--	\$1,068.0	\$1,068.0	--
1921.....	449.0	449.0	--	1,771.0	1,771.0	--
1922.....	716.0	716.0	--	2,957.0	2,957.0	--
1923.....	871.0	871.0	--	3,775.0	3,775.0	--
1924.....	893.0	893.0	--	4,065.0	4,065.0	--
1925.....	937.0	937.0	--	4,475.0	4,475.0	--
1926.....	849.0	849.0	--	4,112.0	4,112.0	--
1927.....	810.0	810.0	--	3,910.0	3,910.0	--
1928.....	753.0	753.0	--	3,613.0	3,613.0	--
1929.....	509.0	509.0	--	2,453.0	2,453.0	--
1930.....	330.0	330.0	--	1,494.5	1,494.5	--
1931.....	254.0	254.0	--	1,104.6	1,104.6	--
1932.....	134.0	134.0	--	407.0	407.0	--
1933.....	93.0	93.0	--	285.4	285.4	--
1934.....	126.0	126.0	--	368.5	368.5	--
1935.....	221.0	215.7	5.3	757.4	732.5	\$24.9
1936.....	319.0	304.2	14.8	1,271.0	1,193.7	77.3
1937.....	336.0	332.4	3.6	1,382.4	1,365.8	16.6
1938.....	406.0	399.3	6.7	1,583.9	1,561.6	22.3
1939.....	515.0	458.4	56.6	1,948.3	1,763.9	184.4
1940.....	602.6	529.6	73.0	2,299.4	2,072.2	227.3
1941.....	706.1	619.5	86.6	2,826.2	2,530.8	295.4
1942.....	356.0	301.2	54.8	1,343.5	1,133.8	209.6
1943.....	191.0	183.7	7.3	689.1	660.5	28.7
1944.....	141.8	138.7	3.1	496.1	483.2	12.8
1945.....	209.3	208.1	1.2	965.7	959.3	6.4
1946.....	670.5	662.5	8.0	3,769.8	3,713.8	56.0
1947.....	849.0	845.6	3.4	5,643.4	5,617.4	26.0
1948.....	931.6	913.5	18.1	7,203.1	7,029.0	174.1
1949.....	1,025.1	988.8	36.3	7,703.0	7,374.3	328.7
1950.....	1,396.0	1,352.2	43.8	11,788.6	11,418.4	370.2
1951.....	1,091.3	1,020.1	71.2	9,800.9	9,186.1	614.8
1952.....	1,127.0	1,068.5	58.5	10,209.0	9,706.3	502.7
1953.....	1,103.8	1,068.3	35.5	10,488.0	10,181.2	306.8
1954.....	1,220.4	1,201.7	18.7	12,478.2	12,309.2	169.0
1955.....	1,328.9	1,309.5	19.4	14,544.6	14,345.8	198.8
1956.....	1,118.1	1,093.9	24.2	13,077.0	12,814.8	262.3
1957.....	1,041.9	992.8	49.1	12,694.0	12,126.8	567.2
1958.....	1,209.4	1,141.5	67.9	14,499.4	13,678.5	820.9

^{1/} Covers the cost of labor, materials, and subcontracted work, and that part of the builder's overhead and profit chargeable directly to the building of nonfarm dwelling units started in specified periods. Included are the costs of equipment which becomes an integral part of the structure and is essential to its general use. Excluded are the costs of land, site improvement, architectural fees, and sales profit.

^{2/} Based on contract values or estimated construction costs for individual projects, as reported by agencies administering public housing programs.

Note: Because of rounding, sum of items may not equal totals.

Table 19: Privately owned new nonfarm dwelling units started: Average construction cost, all types of units and 1-family houses, monthly, 1940-58

Year	Average construction cost of privately owned dwelling units												Annual average
	Jan.	Feb.	Mar.	Apr.	May	June	July	Aug.	Sept.	Oct.	Nov.	Dec.	
All types of units (houses and apartments)													
1940....	\$3,950	\$3,850	\$3,800	\$3,875	\$3,900	\$3,900	\$3,925	\$3,900	\$3,925	\$3,975	\$3,950	\$4,000	\$3,925
1941....	3,950	3,950	4,000	4,100	4,050	4,150	4,150	4,150	4,150	4,150	4,000	4,075	4,075
1942....	3,825	3,825	3,900	3,700	3,775	3,800	3,725	3,600	3,700	3,775	3,725	3,575	3,775
1943....	3,450	3,400	3,450	3,600	3,625	3,650	3,625	3,675	3,575	3,625	3,600	3,725	3,600
1944....	3,675	3,700	3,725	3,475	3,375	3,475	3,450	3,525	3,525	3,300	3,200	3,200	3,475
1945....	3,300	3,625	3,700	3,900	4,200	4,175	4,425	4,600	4,600	5,225	5,125	5,450	4,625
1946....	5,300	5,450	5,900	5,675	5,525	5,525	5,400	5,600	5,550	5,750	5,850	5,675	5,600
1947....	5,650	5,700	6,075	6,225	6,200	6,350	6,650	6,825	6,875	7,225	7,325	7,400	6,650
1948....	7,150	7,350	7,375	7,500	7,650	7,850	7,875	8,250	7,750	7,800	7,700	7,725	7,700
1949....	7,375	7,475	7,525	7,500	7,575	7,450	7,375	7,475	7,425	7,425	7,550	7,300	7,450
1950....	7,475	7,700	7,975	8,200	8,275	8,575	8,650	8,925	8,650	8,950	8,750	8,850	8,450
1951....	8,775	8,800	8,750	8,975	9,175	9,150	9,125	9,000	9,275	8,950	9,000	8,850	9,000
1952....	8,750	8,800	8,950	9,025	9,175	9,325	9,200	9,050	9,125	9,175	9,125	9,075	9,075
1953....	8,950	9,150	9,350	9,525	9,475	9,575	9,750	9,800	9,750	9,800	9,575	9,475	9,525
1954....	9,300	9,350	9,675	10,275	10,500	10,425	10,475	10,400	10,325	10,475	10,450	10,500	10,250
1955....	10,200	10,625	10,800	10,900	10,950	11,025	11,175	11,025	11,200	11,150	11,150	11,125	10,950
1956....	10,875	11,325	11,600	11,775	11,850	11,850	11,900	11,850	11,800	11,825	12,025	11,650	11,725
1957....	11,725	11,925	12,300	12,300	12,300	12,325	12,300	12,150	12,300	12,425	12,175	12,025	12,225
1958....	11,725	11,775	11,975	12,075	12,225	12,150	12,075	11,750	12,100	12,200	11,850	11,675	11,975
One-family houses only													
1940....	\$3,975	\$4,000	\$3,950	\$4,050	\$4,050	\$4,050	\$4,100	\$4,025	\$4,075	\$4,125	\$4,125	\$4,200	\$4,075
1941....	4,150	4,125	4,175	4,275	4,250	4,300	4,300	4,300	4,300	4,300	4,150	4,200	4,250
1942....	4,000	4,000	4,025	3,850	3,850	3,875	3,775	3,675	3,850	3,850	3,900	3,775	3,900
1943....	3,550	3,475	3,525	3,725	3,750	3,825	3,750	3,625	3,650	3,675	3,625	3,775	3,675
1944....	3,675	3,650	3,675	3,400	3,350	3,375	3,425	3,450	3,450	3,275	3,175	3,225	3,450
1945....	3,250	3,550	3,725	4,000	4,225	4,225	4,500	4,600	4,575	5,200	5,150	5,600	4,650
1946....	5,250	5,400	5,850	5,575	5,475	5,425	5,375	5,450	5,450	5,625	5,675	5,575	5,525
1947....	5,700	5,825	6,150	6,275	6,250	6,450	6,725	6,950	7,025	7,275	7,525	7,650	6,750
1948....	7,250	7,450	7,550	7,775	7,950	8,050	8,050	8,100	7,900	7,825	7,900	7,900	7,850
1949....	7,650	7,525	7,450	7,500	7,650	7,675	7,525	7,650	7,725	7,675	7,675	7,625	7,625
1950....	7,625	7,850	8,225	8,450	8,450	8,750	8,875	9,125	8,900	9,200	9,075	9,200	8,675
1951....	9,100	9,250	9,175	9,325	9,475	9,475	9,400	9,300	9,450	9,225	9,250	9,125	9,300
1952....	9,050	9,275	9,350	9,550	9,575	9,675	9,500	9,425	9,600	9,525	9,550	9,525	9,475
1953....	9,400	9,600	9,800	10,000	9,900	10,000	10,125	10,175	10,200	10,175	9,975	10,000	9,950
1954....	9,750	9,800	10,075	10,600	10,850	10,750	10,850	10,750	10,675	10,800	10,850	11,075	10,625
1955....	10,575	11,125	11,250	11,250	11,400	11,400	11,475	11,425	11,525	11,575	11,575	11,625	11,350
1956....	11,325	11,750	12,150	12,275	12,300	12,300	12,375	12,275	12,325	12,425	12,675	12,350	12,225
1957....	12,600	12,800	12,950	13,025	13,250	13,150	13,050	12,925	13,075	13,375	13,000	12,925	13,025
1958....	12,775	12,875	13,000	13,100	13,150	13,025	12,925	12,550	12,925	13,125	12,925	12,800	12,950

1/ See table 18, footnote 1. The construction cost averages are affected by variations in the size and design of the dwelling units, in the size and type of projects started, and by differences in construction methods, as well as by changes in the cost of materials and labor. They do not represent the construction cost of a typical dwelling unit or 1-family house, and should not be confused with selling price.

SELECTED REFERENCES

The Bureau of Labor Statistics publications listed below provide supplementary information on the statistical series shown in this bulletin. They contain statistics as well as descriptive and interpretive text. Starred (*) items may be purchased from the Superintendent of Documents, U.S. Government Printing Office, Washington 25, D.C., or from any of the Bureau of Labor Statistics Regional Offices (see inside back cover for addresses). Publications designated with † are out of print, but may be found in many public and university libraries.

Periodicals

- * **Monthly Labor Review.** Monthly. Annual subscription, \$6.25. 55 cents per copy.
Includes current housing and construction statistics, developments in industrial relations, occasional articles on housing and construction, and brief reviews of new publications.
- * **Construction Review.** Monthly. Annual subscription, \$3. 30 cents per copy.¹
Includes current housing and construction statistics, articles interpreting the various statistical series and results of special surveys, and summaries of legislation and regulations affecting housing and construction. Housing starts trends for each of the years 1954-58, were analyzed in annual review articles appearing in the January issue of 1955, 1956, and 1957; and the February 1958, and March 1959 issues.

Bulletins and Special Reports

- † **Volume of Residential Construction, 1920-37.** Monthly Labor Review, Jan. 1938, pp. 248-254.
- † **Number of Dwelling Units Built in Urban and Nonfarm Areas, 1920-36.** Monthly Labor Review, Jan. 1938, pp. 254-256.
- † **Building Construction, 1940.** Bulletin 693. 140 pp. Text, tables, and charts.
- † **Building Construction, 1941.** Bulletin 713. 130 pp. Text, tables, and charts.
Housing and the Increase in Population. Monthly Labor Review, Apr. 1942, pp. 869-880. Reprint No. 1421. (The reprint was expanded to include definitions and estimating procedures.)
- † **Elapsed Time and Cost in Residential Construction.** Construction, Oct. 1946, pp. 3-13.¹
- † **Contractors' Use of Homebuilding Permits Issued.** Monthly Labor Review, Jan. 1952, 2 pp. Reprint No. 2101. (The reprint was expanded to include results of a sample survey made in June 1952.)
- † **Estimating National Housing Volume.** *In* Techniques of Preparing Major BLS Statistical Series. Bulletin 993, Ch. III, pp. 13-19.
- * **Estimating National Housing Volume.** *In* Techniques of Preparing Major BLS Statistical Series. Bulletin 1168, Ch. II, pp. 8-15. 65 cents.
- † **Method of Compiling Seasonally Adjusted Annual Rate of Housing Starts.** Construction, Aug. 1952, pp. 3-8.¹
- † **Technical Note: Revised BLS Seasonal Index of Private Nonfarm Housing Starts.** Monthly Labor Review, Aug. 1956, pp. 938-940.
FIIA and VA Housing Statistics and the Housing Market. Construction Review, June 1957, pp. 4-13.

¹ Construction Review was issued jointly by the U.S. Department of Labor and the U.S. Department of Commerce from January 1955 through July 1959, and thereafter by the Department of Commerce. Construction, a Bureau of Labor Statistics publication initiated in 1944, was replaced by Construction Review.

- * Construction in the War Years, 1942-45. Bulletin 915. 179 pp. Text, tables, and charts. 55 cents.
- * Construction and Housing, 1946-47. Bulletin 841. 47 pp. Text, tables, and charts. 25 cents.
- * Construction: 1948 in Review. Bulletin 984. 49 pp. Text, tables, and charts. 30 cents.
- * Structure of the Residential Building Industry in 1949. Bulletin 1170. 38 pp. Text and tables. 30 cents.
- † Housing Volume and Construction Cost of 1-Family Houses. Supplement to Construction, May 1951. Statistics for 15 metropolitan areas.
- * New Housing in Metropolitan Areas, 1949-51. Bulletin 1115. 64 pp. Text and tables. 35 cents.
- * New Housing and Its Materials, 1940-56. Bulletin 1231. 64 pp. Text, tables, and charts. 40 cents.
- * Trends in Building Permit Activity. Bulletin 1243. May 1959. 120 pp. Text, tables, and charts. (This bulletin includes a comprehensive list of earlier bulletins, reports, and special articles, from 1920 forward, that include housing data compiled from building permit reports.) 65 cents.

* U. S. GOVERNMENT PRINTING OFFICE : 1959 O-511325