

## Construction and Housing

This section presents data on the construction industry and on various indicators of its activity and costs; on housing units and their characteristics and occupants; and on the characteristics and vacancy rates for commercial buildings. This edition contains data from the 1997 American Housing Survey.

The principal source of these data is the U.S. Census Bureau, which issues a variety of current publications. Construction statistics compiled by the Census Bureau appear in its monthly *Current Construction Reports* series with various quarterly or annual supplements; *Housing Starts* and *Housing Completions* present data by type of structure and by four major census regions; *New One-Family Houses Sold and For Sale* also provides statistics annually on physical and financial characteristics for all new housing by the four major census regions; *Price Index of New One-Family Houses Sold* presents quarterly figures and annual regional data; and *Housing Units Authorized by Building Permits* covers approximately 19,000 permit-issuing jurisdictions in the United States (prior to 1995, 17,000 places). Statistics on expenditures by owners of residential properties are issued quarterly and annually in *Expenditures for Residential Upkeep and Improvements*. *Value of New Construction Put in Place* presents data on all types of construction and includes monthly composite cost indexes. Reports of the censuses of construction industries (see below) are also issued on various topics.

Other Census Bureau publications include the *Current Housing Reports* series, which comprises the quarterly *Housing Vacancies*, the quarterly *Market Absorption of Apartments*, the biennial *American Housing Survey* (formerly *Annual Housing Survey*), and reports of the censuses of housing and of construction industries.

*Construction Review*, published quarterly by the International Trade Administration, U.S. Department of Commerce, contains many of the census series and other construction statistics series from the Federal Government and private agencies.

Other sources include the monthly *Dodge Construction Potentials* of F. W. Dodge Division, McGraw-Hill Information Systems Company, New York, NY, which presents national and state data on construction contracts; the National Association of Home Builders with state-level data on housing starts; the National Association of REALTORS, which presents data on existing home sales; the Society of Industrial and Office Realtors and Oncor International on commercial office and industrial space; the Bureau of Economic Analysis, which presents data on residential capital and gross housing product; and the U.S. Energy Information Administration, which provides data on commercial buildings through its periodic sample surveys.

**Censuses and surveys**—Censuses of the construction industry were first conducted by the Census Bureau for 1929, 1935, and 1939; beginning in 1967, a census has been taken every 5 years (through 1992, for years ending in "2" and "7"). The latest complete reports are for 1992. The 1997 census results, part of the 1997 Economic Census, are being released on a flow basis. See Table 1187 and Section 32.

The census of construction industries, covers all employer establishments primarily engaged in (1) building construction by general contractors or operative builders; (2) heavy (nonbuilding) construction by general contractors; and (3) construction by special trade contractors. The 1997 census was conducted in accordance with the 1997 *North American Industry Classification System* (NAICS); the 1992

census was conducted in accordance with the 1987 *Standard Industrial Classification* (SIC). This sector now includes construction management and land subdividers and developers, not included previously. See text, Section 17, Business, for general information on the SIC and NAICS.

From 1850 through 1930, the Census Bureau collected some housing data as part of its censuses of population and agriculture. Beginning in 1940, separate censuses of housing have been taken at 10-year intervals. For the 1970 and 1980 censuses, data on year-round housing units were collected and issued on occupancy and structural characteristics, plumbing facilities, value, and rent; for 1990 such characteristics were presented for all housing units.

The American Housing Survey (*Current Housing Reports* Series H-150 and H-170), which began in 1973, provided an annual and ongoing series of data on selected housing and demographic characteristics until 1983. In 1984, the name of the survey was changed from the Annual Housing Survey. Currently, national data are collected every other year, and data for selected metropolitan areas are collected on a rotating basis. All samples represent a cross section of the housing stock in their

respective areas. Estimates are subject to both sampling and nonsampling errors; caution should therefore be used in making comparisons between years.

Data on residential mortgages were collected continuously from 1890 to 1970, except 1930, as part of the decennial census by the Census Bureau. Since 1973, mortgage status data, limited to single family homes on less than 10 acres with no business on the property, have been presented in the American Housing Survey. Data on mortgage activity are covered in Section 16, Banking.

**Housing units**—In general, a housing unit is a group of rooms or a single room occupied or intended for occupancy as separate living quarters; that is, the occupants do not live and eat with any other persons in the structure, and there is direct access from the outside or through a common hall. Transient accommodations, barracks for workers, and institutional-type quarters are not counted as housing units.

**Statistical reliability**—For a discussion of statistical collection and estimation, sampling procedures, and measures of statistical reliability applicable to Census Bureau data, see Appendix III.

## No. 1187. Construction—Summary (SIC Basis): 1992 and 1997

[For establishments with payroll (539,085 represents \$539,085,000,000). See Table 865 in Section 17, Business, for more comparative economic census data]

Industry	1987 SIC code <sup>1</sup>	Establishments		Value of business done (mil. dol.)		Annual payroll (mil. dol.)		Paid employees <sup>2</sup> (1,000)	
		1992	1997	1992	1997	1992	1997	1992	1997
<b>Construction, total . . . . .</b>	<b>C</b>	<b>572,851</b>	<b>639,482</b>	<b>539,085</b>	<b>834,795</b>	<b>117,730</b>	<b>170,962</b>	<b>4,668</b>	<b>5,567</b>
Building construction—general contractors and operative builders . . .	15	168,407	184,517	220,231	365,551	27,078	39,852	1,097	1,269
Heavy construction contractors other than buildings construction . . . . .	16	37,180	39,542	98,528	126,864	23,728	29,218	799	852
Special trade contractors . . . . .	17	367,263	415,423	220,325	342,379	66,924	101,892	2,772	3,446

<sup>1</sup> 1987 Standard Industrial Classification System code; see text, Section 17, Business. <sup>2</sup> Average for the pay periods including March, May, August, and November 12.

Source: U.S. Census Bureau, 1997 Economic Census, Core Business Statistics Series, Comparative Statistics Series, EC97X-CS2.

## No. 1188. Construction Materials—Producer Price Indexes: 1990 to 1999

[1982=100, except as noted. For discussion of producer price index, see text, Section 15, Prices. This index, more formally known as the special commodity grouping index for construction materials, covers materials incorporated as integral part of a building or normally installed during construction and not readily removable. Excludes consumer durables such as kitchen ranges, refrigerators, etc. This index is not the same as the stage-of-processing index of intermediate materials and components for construction]

Commodity	1990	1992	1993	1994	1995	1996	1997	1998	1999
<b>Construction materials . . . . .</b>	<b>119.6</b>	<b>122.5</b>	<b>128.6</b>	<b>133.8</b>	<b>138.8</b>	<b>139.6</b>	<b>142.1</b>	<b>141.4</b>	<b>142.8</b>
Interior solvent based paint . . . . .	133.0	141.7	142.9	148.1	164.5	175.6	180.5	185.7	188.0
Plastic construction products . . . . .	117.2	112.7	116.6	122.9	133.8	130.9	128.2	126.2	128.0
Douglas fir, dressed . . . . .	138.4	169.5	237.6	236.2	198.8	227.1	221.3	186.1	212.1
Southern pine, dressed . . . . .	111.2	130.6	168.8	182.6	166.9	177.9	201.2	177.3	185.7
Millwork . . . . .	130.4	143.3	156.6	162.4	163.8	166.6	170.9	171.1	174.7
Softwood plywood . . . . .	119.6	147.2	169.7	176.8	188.1	173.7	175.5	174.9	207.0
Hardwood plywood and related products . . . . .	102.7	106.9	115.4	122.3	122.2	124.9	127.1	126.9	128.6
Softwood plywood veneer, ex. reinforced/backed . . . . .	142.3	168.3	216.0	207.8	203.5	189.3	201.7	180.1	197.4
Building paper and building board mill products . . . . .	112.2	119.6	132.7	144.1	144.9	137.2	129.6	132.9	141.6
Steel pipe and tubes . . . . .	102.6	94.1	92.8	96.9	104.4	103.2	106.9	109.4	102.5
Builders hardware . . . . .	133.0	141.4	144.9	148.0	153.2	156.5	158.4	160.8	161.9
Plumbing fixtures and brass fittings . . . . .	144.3	153.1	155.9	159.6	166.0	171.1	174.5	175.1	176.7
Heating equipment . . . . .	131.6	137.3	140.4	142.5	147.5	151.2	152.4	153.3	154.0
Metal doors, sash, and trim . . . . .	131.4	135.0	136.6	142.0	156.5	159.3	161.0	161.3	162.2
Siding, aluminum <sup>2</sup> . . . . .	(NA)	116.7	117.2	119.4	132.4	125.5	132.1	134.5	135.4
Outdoor lighting equipment <sup>3</sup> . . . . .	113.0	115.3	115.5	115.4	120.8	122.9	123.2	122.8	122.3
Commercial fluorescent fixtures <sup>4</sup> . . . . .	113.0	117.6	117.4	116.2	121.0	123.4	122.8	119.0	118.7
Architectural and ornamental metalwork <sup>5</sup> . . . . .	118.7	117.7	119.5	123.4	128.0	131.3	133.5	135.4	136.2
Fabricated ferrous wire products <sup>1</sup> . . . . .	114.6	117.5	119.3	122.6	125.7	126.8	128.0	130.1	130.6
Elevators, escalators, and other lifts . . . . .	110.1	109.4	110.7	112.4	113.0	113.7	114.8	116.0	117.5
Stamped metal outlet box . . . . .	158.0	166.5	172.9	179.1	183.5	186.3	189.0	191.5	192.8
Concrete ingredients and related products . . . . .	115.3	119.4	123.4	128.7	134.7	138.8	142.5	147.6	152.1
Concrete products . . . . .	113.5	117.2	120.2	124.6	129.4	133.2	136.0	140.0	143.7
Clay construction products exc. refractories . . . . .	129.9	132.0	135.1	138.3	141.3	142.3	143.5	144.9	148.3
Prep. asphalt and tar roofing and siding products . . . . .	95.8	94.3	94.9	92.9	97.8	97.4	96.5	95.7	95.2
Gypsum products . . . . .	105.2	99.9	108.3	136.1	154.5	154.0	170.8	177.6	208.0
Insulation materials . . . . .	108.4	102.3	105.8	111.9	118.8	118.9	117.7	119.7	131.7
Paving mixtures and blocks . . . . .	101.2	100.2	102.0	103.2	105.8	107.6	113.2	112.5	112.9

NA Not available. <sup>1</sup> June 1982=100. <sup>2</sup> December 1982=100. <sup>3</sup> June 1985=100. <sup>4</sup> Recessed nonair. <sup>5</sup> December 1983=100.

Source: U.S. Bureau of Labor Statistics, *Producer Price Indexes*, monthly and annual.

## No. 1189. Price and Cost Indexes for Construction: 1980 to 1999

[1996=100. Excludes Alaska and Hawaii. Indexes of certain of these sources are published on bases different from those shown here]

Name of index	1980	1985	1990	1994	1995	1996	1997	1998	1999
U.S. Census Bureau Composite:									
Fixed-weighted <sup>1</sup>	59.3	71.8	85.5	93.9	97.7	99.9	103.2	106.0	110.3
Implicit price deflator <sup>2</sup>	59.0	71.1	85.0	93.9	97.8	100.0	103.3	106.1	110.4
U.S. Census Bureau houses under construction: <sup>3</sup>									
Fixed-weighted	58.0	69.8	84.6	94.1	98.1	100	102.9	105.6	110.4
Price deflator	57.0	68.3	83.4	94	98.1	100	102.9	105.6	110.4
Federal Highway Administration, composite <sup>4</sup>	79.7	83.6	88.9	94.3	99.8	100.0	107.5	105.2	112.7
Bureau of Reclamation composite <sup>5</sup>	62	75	85	94	98	100	103	105	107
Turner Construction Co., Building construction <sup>6</sup>	54	74	87	94	97	100	104	109	113
Engineering News-Record: <sup>7</sup>									
Buildings	60.6	75.8	84.4	97.1	97.1	100.0	105.0	105.8	107.9
Construction	57.6	74.6	84.2	96.2	97.3	100.0	103.6	105.3	107.8
Handy-Whitman public utility: <sup>8</sup>									
Buildings	66	76	85	94	97	100	103	104	107
Electric <sup>9</sup>	60	74	86	95	98	100	102	104	105
Gas	60	75	86	97	99	100	102	104	107
Water <sup>10</sup>	64	76	85	95	98	100	102	104	107
C. A. Turner Telephone Plant <sup>11</sup>	79	77	87	90	96	100	102	102	101

<sup>1</sup> Weighted average of the various indexes used to deflate the Construction Put in Place series. In calculating the index, the weights (i.e., the composition of current dollar estimates in 1996 by category) are held constant. <sup>2</sup> Derived ratio of total current to constant dollar Construction Put in Place (multiplied by 100). <sup>3</sup> Excludes value of site. <sup>4</sup> Based on average contract unit bid prices for composite mile (involving specific average amounts of excavation, paving, reinforcing steel, structural steel, and structural concrete). <sup>5</sup> Derived from the four quarterly indexes which are weighted averages of costs of labor, materials, and equipment for the construction of dams and reclamation projects. <sup>6</sup> Based on firm's cost experience with respect to labor rates, materials prices, competitive conditions, efficiency of plant and management, and productivity. <sup>7</sup> Building construction index computed on the basis of a hypothetical unit of construction requiring 6 bbl. of portland cement, 1,088 M bd. ft. of 2" x 4" lumber, 2,500 lb. of structural steel, and 68.38 hours of skilled labor. General construction index based on same materials components combined with 200 hours of common labor. <sup>8</sup> Based on data covering public utility construction costs in six geographic regions. Covers skilled and common labor. <sup>9</sup> As derived by U.S. Census Bureau. Covers steam generation plants only. <sup>10</sup> As derived by U.S. Census Bureau. Reflects costs for structures and improvements at water pumping and treatment plants. <sup>11</sup> Computed by the Census Bureau by averaging the weighted component indexes published for six geographic regions.

Source: U.S. Census Bureau. In U.S. Department of Commerce, International Trade Administration, *Construction Review*, quarterly.

## No. 1190. Value of New Construction Put in Place: 1964 to 1999

[In millions of dollars (75,097 represents \$75,097,000,000). Represents value of construction put in place during year; differs from building permit and construction contract data in timing and coverage. Includes installed cost of normal building service equipment and selected types of industrial production equipment (largely site fabricated). Excludes cost of shipbuilding, land, and most types of machinery and equipment. For methodology, see Appendix III]

Year	Current dollars					Constant (1996) dollars				
	Total	Private		Public		Total	Total <sup>1</sup>	Private		Public
		Total <sup>1</sup>	Residential buildings					Nonresidential buildings	Residential buildings	
1964	75,097	54,893	30,526	17,385	20,203	405,864	300,372	169,635	96,497	105,492
1970	105,890	77,982	35,863	28,171	27,908	429,041	321,940	155,113	115,372	107,101
1975	152,635	109,342	51,581	35,409	43,293	404,132	298,555	149,410	96,407	105,577
1980	273,936	210,290	100,381	72,480	63,646	464,144	364,101	175,822	129,275	100,043
1981	289,070	224,378	99,241	85,569	64,691	455,260	361,069	162,706	140,569	94,191
1982	279,332	216,268	84,676	92,690	63,064	423,729	333,894	134,605	145,054	89,835
1983	311,887	248,437	125,833	87,069	63,450	465,073	375,193	195,028	131,289	89,880
1984	370,190	299,952	155,015	107,680	70,238	534,557	437,325	231,396	155,261	97,232
1985	403,416	325,601	160,520	127,466	77,815	567,689	463,854	234,955	178,925	103,835
1986	433,454	348,872	190,677	120,917	84,582	588,804	479,623	266,481	163,740	109,182
1987	446,643	355,994	199,652	123,247	90,648	585,103	470,575	267,063	160,363	114,528
1988	462,012	367,277	204,496	130,854	94,735	583,396	467,599	263,385	164,191	115,797
1989	477,502	379,328	204,255	139,953	98,174	579,583	463,541	252,745	169,173	116,042
1990	476,778	369,300	191,103	143,506	107,478	560,802	436,999	228,943	167,896	123,803
1991	432,592	322,483	166,251	116,570	110,109	503,711	378,245	197,526	135,389	125,467
1992	463,661	347,814	199,393	105,646	115,847	533,322	401,567	232,134	120,921	131,755
1993	493,260	377,300	225,067	110,635	115,960	546,757	418,037	249,757	122,222	128,720
1994	539,232	419,038	258,561	120,289	120,193	574,302	445,460	274,956	127,593	128,842
1995	555,591	425,658	247,351	136,541	129,933	567,900	434,450	251,937	139,711	133,450
1996	613,535	474,273	281,115	153,912	139,263	613,454	474,307	281,229	153,866	139,147
1997	656,630	501,749	289,014	172,990	154,882	635,765	486,273	280,748	166,754	149,493
1998	711,759	552,236	314,607	190,711	159,523	670,859	520,613	297,886	177,639	150,246
1999	764,233	591,561	348,826	195,776	172,673	692,477	535,625	315,757	175,048	156,852

<sup>1</sup> Includes other types of private construction, not shown separately.

Source: U.S. Census Bureau, *Current Construction Reports*, Series C30, *Value of Construction*, monthly.

## No. 1191. Value of New Construction Put in Place by Type: 1990 to 1999

[In millions of dollars (476,778 represents \$476,778,000,000). Represents value of construction put in place during year; differs from building permit and construction contract data in timing and coverage. Includes installed cost of normal building service equipment and selected types of industrial production equipment (largely site fabricated). Excludes cost of shipbuilding, land, and most types of machinery and equipment. For methodology, see Appendix III]

Type of construction	Current dollars					Constant (1996) dollars				
	1990	1995	1997	1998	1999	1990	1995	1997	1998	1999
<b>Total new construction . . . . .</b>	<b>476,778</b>	<b>555,591</b>	<b>656,630</b>	<b>711,759</b>	<b>764,233</b>	<b>560,802</b>	<b>567,900</b>	<b>635,765</b>	<b>670,859</b>	<b>692,477</b>
<b>Private construction . . . . .</b>	<b>369,300</b>	<b>425,658</b>	<b>501,749</b>	<b>552,236</b>	<b>591,561</b>	<b>436,999</b>	<b>434,450</b>	<b>486,273</b>	<b>520,613</b>	<b>535,625</b>
Residential buildings . . . . .	191,103	247,351	289,014	314,607	348,826	228,943	251,937	280,748	297,886	315,757
New housing units . . . . .	132,137	171,404	198,063	223,983	249,536	158,319	174,585	192,386	212,068	225,896
1 unit . . . . .	112,886	153,515	175,179	199,409	222,280	135,253	156,363	170,154	188,785	201,210
2 or more units . . . . .	19,250	17,889	22,883	24,574	27,256	23,066	18,222	22,232	23,283	24,686
Improvements . . . . .	58,966	75,947	90,951	90,624	99,290	70,625	77,352	88,362	85,818	89,860
Nonresidential buildings . . . . .	143,506	136,541	172,990	190,711	195,776	167,896	139,711	166,754	177,639	175,048
Industrial . . . . .	33,636	34,024	36,739	40,484	34,894	39,350	34,814	35,411	37,715	31,214
Office . . . . .	35,055	25,613	34,305	42,226	46,570	41,027	26,218	33,058	39,333	41,643
Hotels, motels . . . . .	10,679	7,112	12,898	14,816	15,939	12,497	7,274	12,438	13,794	14,262
Other commercial . . . . .	40,047	42,654	51,809	53,598	57,143	46,847	43,636	49,948	49,915	51,067
Religious . . . . .	3,566	4,326	5,777	6,594	7,497	4,169	4,426	5,565	6,139	6,701
Educational . . . . .	4,616	5,493	8,693	9,698	9,784	5,398	5,621	8,375	9,039	8,743
Hospital and institutional . . . . .	10,868	11,248	13,546	13,993	13,624	12,710	11,512	13,066	12,853	12,183
Miscellaneous <sup>1</sup> . . . . .	5,040	6,071	9,223	9,501	10,327	5,897	6,209	8,892	8,850	9,235
Farm nonresidential . . . . .	2,801	3,014	3,815	4,284	4,451	3,276	3,084	3,675	3,989	3,977
Public utilities . . . . .	28,933	35,859	33,638	40,028	39,607	33,505	36,740	32,884	38,616	38,166
Telecommunications . . . . .	9,803	11,093	12,416	13,328	15,223	11,346	11,556	12,159	13,036	15,142
Other public utilities . . . . .	19,130	24,766	21,222	26,700	24,384	22,159	25,184	20,725	25,581	23,024
Railroads . . . . .	2,600	3,509	4,922	5,736	4,918	2,969	3,609	4,745	5,463	4,540
Electric light and power . . . . .	11,299	14,049	11,325	12,381	14,057	13,083	14,310	11,122	11,885	13,393
Gas . . . . .	4,820	6,279	4,006	7,318	3,920	5,627	6,329	3,911	7,020	3,690
Petroleum pipelines . . . . .	411	929	969	1,265	1,489	480	936	947	1,213	1,401
All other private <sup>2</sup> . . . . .	2,957	2,893	2,292	2,606	2,901	3,379	2,979	2,212	2,482	2,678
<b>Public construction . . . . .</b>	<b>107,478</b>	<b>129,933</b>	<b>154,882</b>	<b>159,523</b>	<b>172,673</b>	<b>123,803</b>	<b>133,450</b>	<b>149,493</b>	<b>150,246</b>	<b>156,852</b>
Buildings . . . . .	43,615	57,754	71,867	73,277	77,690	51,117	59,074	69,319	68,334	69,497
Housing and redevelopment . . . . .	3,808	4,698	5,230	5,124	5,618	4,560	4,786	5,084	4,853	5,088
Industrial . . . . .	1,434	1,508	999	1,010	925	1,677	1,544	965	941	828
Educational . . . . .	16,055	25,783	34,385	36,234	39,725	18,772	26,374	33,136	33,743	35,497
Hospital . . . . .	2,860	4,236	5,152	3,906	3,968	3,348	4,335	4,970	3,642	3,548
Other <sup>3</sup> . . . . .	19,458	21,528	26,100	27,004	27,454	22,760	22,034	25,164	25,155	24,537
Highways and streets . . . . .	32,105	37,616	44,105	48,515	53,532	35,879	38,952	42,535	45,877	48,827
Military facilities . . . . .	2,665	3,011	2,556	2,529	2,111	3,050	3,102	2,466	2,377	1,909
Conservation and development . . . . .	4,686	6,308	5,739	5,447	6,003	5,482	6,443	5,541	5,219	5,602
Sewer systems . . . . .	10,276	8,420	10,392	10,168	11,181	12,012	8,600	10,034	9,743	10,438
Water supply facilities . . . . .	4,909	4,709	6,419	6,830	7,602	5,730	4,809	6,275	6,552	7,142
Miscellaneous public <sup>4</sup> . . . . .	9,223	12,116	13,803	12,755	14,555	10,535	12,468	13,323	12,145	13,436

<sup>1</sup> Includes amusement and recreational buildings, bus and airline terminals, animal hospitals and shelters, etc. <sup>2</sup> Includes privately owned streets and bridges, parking areas, sewer and water facilities, parks and playgrounds, golf courses, airfields, etc. <sup>3</sup> Includes general administrative buildings, prisons, police and fire stations, courthouses, civic centers, passenger terminals, space facilities, postal facilities, etc. <sup>4</sup> Includes open amusement and recreational facilities, power generating facilities, transit systems, airfields, open parking facilities, etc.

Source: U.S. Census Bureau, *Current Construction Reports*, Series C30, *Value of Construction*, monthly.

**No. 1192. Construction Contracts—Value of Construction and Floor Space of Buildings by Class of Construction: 1980 to 1999**

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**No. 1193. Construction Contracts—Value by State: 1990 to 1999**

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## No. 1194. New Privately-Owned Housing Units Authorized by State: 1998 and 1999

[1,612.3 represents 1,612,300. Based on about 19,000 places in United States having building permit systems]

State	Housing units (1,000)			Valuation (mil. dol.)			State	Housing units (1,000)			Valuation (mil. dol.)		
	1999			1999				1999			1999		
	1998	Total	One unit	1998	Total	One unit		1998	Total	One unit	1998	Total	One unit
<b>U.S.</b>	<b>1,612.3</b>	<b>1,663.5</b>	<b>1,246.7</b>	<b>165,266</b>	<b>181,246</b>	<b>157,123</b>							
AL	20.5	19.0	14.9	1,791	1,883	1,655	MO	25.7	26.8	20.7	2,425	2,739	2,426
AK	2.9	2.2	1.5	385	307	233	MT	2.6	2.6	1.6	217	226	176
AZ	63.9	65.1	53.2	6,766	7,350	6,696	NE	9.6	8.7	6.6	787	828	731
AR	10.0	11.5	7.7	798	966	826	NV	37.0	32.6	24.3	2,807	2,977	2,508
CA	124.0	138.0	102.8	18,230	21,031	18,321	NH	5.8	6.3	5.7	658	782	739
CO	51.2	49.3	38.4	5,777	6,036	5,304	NJ	31.3	32.0	25.1	2,936	3,162	2,802
CT	11.9	10.6	9.2	1,394	1,466	1,373	NM	10.3	9.7	8.6	979	1,080	1,026
DE	5.3	5.3	4.8	499	492	476	NY	38.4	42.6	24.7	3,826	4,411	3,386
DC	0.4	0.7	0.3	35	53	36	NC	80.5	84.8	64.1	8,062	8,617	7,665
FL	148.6	164.7	106.6	14,123	16,102	12,259	ND	3.0	2.6	1.4	245	223	168
GA	85.4	89.6	71.5	7,859	8,749	7,861	OH	48.0	55.9	40.0	5,410	6,401	5,642
HI	3.3	4.2	3.4	484	633	560	OK	14.4	14.2	11.1	1,286	1,430	1,287
ID	11.7	12.2	10.5	1,251	1,357	1,269	OR	25.9	23.2	16.6	2,827	2,653	2,252
IL	48.0	54.0	39.2	5,618	6,538	5,475	PA	41.6	42.7	36.6	4,219	4,635	4,295
IN	40.7	41.5	33.4	4,333	4,748	4,325	RI	2.6	3.4	2.7	284	336	301
IA	13.1	13.4	9.7	1,292	1,400	1,192	SC	33.6	36.2	27.2	3,087	3,615	3,100
KS	15.3	15.7	11.3	1,516	1,667	1,443	SD	3.5	3.7	2.9	297	330	285
KY	20.6	21.6	16.5	1,731	1,909	1,694	TN	34.1	37.0	29.9	3,428	3,835	3,495
LA	16.5	17.8	14.6	1,541	1,767	1,569	TX	156.7	146.6	101.8	13,682	14,041	12,101
ME	6.3	5.7	5.4	642	623	602	UT	20.9	20.5	16.6	2,210	2,287	2,029
MD	30.9	29.8	24.2	2,903	3,102	2,825	VT	2.2	2.6	2.2	234	305	271
MA	19.3	19.0	15.5	2,519	2,666	2,324	VA	50.2	53.2	42.1	4,744	5,142	4,621
MI	54.5	54.3	45.4	5,880	6,205	5,676	WA	45.7	42.8	28.1	4,745	4,578	3,596
MN	30.4	33.3	26.7	3,485	4,053	3,554	WV	3.8	4.2	3.6	323	381	354
MS	12.9	12.9	9.6	890	990	874	WI	35.4	35.6	24.8	3,556	3,863	3,199
							WY	1.9	1.9	1.5	251	279	247

Source: U.S. Census Bureau, *Construction Reports*, Series C40, *Building Permits*, monthly.

## No. 1195. New Privately-Owned Housing Units Started—Selected Characteristics: 1970 to 1999

[In thousands (1,434 represents 1,434,000). For composition of regions, see map inside front cover]

Year	Structures with—				Region				Condominium units <sup>1</sup>		
	Total units	One unit	Two to four units	Five or more units	North-east	Midwest	South	West	Total	Single-family	Multi-family
1970	1,434	813	85	536	218	294	612	311	(NA)	(NA)	(NA)
1972	2,357	1,309	141	906	330	443	1,057	527	(NA)	(NA)	(NA)
1973	2,045	1,132	118	795	277	440	899	429	241	69	172
1974	1,338	888	68	382	183	317	553	285	175	46	130
1975	1,160	892	64	204	149	294	442	275	65	20	45
1976	1,538	1,162	86	289	169	400	569	400	95	30	64
1977	1,987	1,451	122	414	202	465	783	538	118	41	77
1978	2,020	1,433	125	462	200	451	824	545	156	42	114
1979	1,745	1,194	122	429	178	349	748	470	198	43	156
1980	1,292	852	110	331	125	218	643	306	186	35	150
1981	1,084	705	91	288	117	165	562	240	181	36	145
1982	1,062	663	80	320	117	149	591	205	170	40	130
1983	1,703	1,068	113	522	168	218	935	382	276	77	199
1984	1,750	1,084	121	544	204	243	866	436	291	96	194
1985	1,742	1,072	93	576	252	240	782	468	225	79	146
1986	1,805	1,179	84	542	294	296	733	483	214	80	134
1987	1,621	1,146	65	409	269	298	634	420	196	73	123
1988	1,488	1,081	59	348	235	274	575	404	148	53	95
1989	1,376	1,003	55	318	179	266	536	396	118	37	82
1990	1,193	895	37	260	131	253	479	329	75	22	53
1991	1,014	840	36	138	113	233	414	254	60	21	39
1992	1,200	1,030	31	139	127	288	497	288	74	35	40
1993	1,288	1,126	29	133	126	298	562	302	86	45	41
1994	1,457	1,198	35	224	138	329	639	351	96	48	48
1995	1,354	1,076	34	244	118	290	615	331	93	47	47
1996	1,477	1,161	45	271	132	322	662	361	107	53	54
1997	1,474	1,134	44	296	137	304	670	363	110	56	54
1998	1,617	1,271	43	303	148	330	743	395	113	59	54
1999	1,666	1,335	32	300	154	356	760	396	119	58	61

NA Not available. <sup>1</sup> Type of ownership under which the owners of the individual housing units are also joint owners of the common areas of the building or community. Includes a small number of cooperatively-owned units.

Source: U.S. Census Bureau, *Current Construction Reports*, Series C20, *Housing Starts*, monthly.

## No. 1196. New Privately-Owned Housing Units Started by State: 1997 to 2000

[In thousands of units (1,476 represents 1,476,000)]

State	2000					State	2000				
	1997	1998	1999	Total units	Single-family units		1997	1998	1999	Total units	Single-family units
<b>U.S. ....</b>	<b>1,476</b>	<b>1,623</b>	<b>1,660</b>	<b>1,535</b>	<b>1,223</b>	MO .....	27.9	29.7	29.6	26.0	22.2
AL .....	21.7	23.7	23.5	21.2	17.7	MT .....	2.5	2.4	2.5	2.2	1.4
AK .....	2.5	2.7	2.4	2.1	1.6	NE .....	9.8	9.8	9.7	8.4	6.2
AZ .....	58.2	65.2	66.5	60.0	48.2	NV .....	35.6	36.4	35.1	34.5	25.3
AR .....	13.0	12.9	13.7	12.5	9.5	NH .....	5.3	5.7	6.0	6.0	5.6
CA .....	109.1	123.0	129.9	128.2	99.9	NJ .....	26.8	29.7	31.9	31.2	25.4
CO .....	43.8	50.6	49.9	45.9	36.0	NM .....	10.5	9.4	9.2	8.1	7.2
CT .....	9.1	11.0	10.6	10.0	8.7	NY .....	30.5	34.0	36.3	34.9	22.7
DE .....	4.9	5.5	5.4	5.2	4.8	NC .....	74.1	81.5	85.8	74.8	59.2
DC .....	—	0.4	0.7	0.4	0.3	ND .....	3.2	3.3	3.2	2.7	1.8
FL .....	135.2	143.9	152.8	148.1	104.9	OH .....	44.6	47.0	49.8	45.3	37.7
GA .....	78.6	87.1	88.4	81.5	68.4	OK .....	13.2	16.3	16.2	15.5	12.4
HI .....	3.8	3.4	3.7	3.8	3.2	OR .....	26.6	25.6	24.5	22.2	15.8
ID .....	10.5	12.0	12.6	11.5	10.1	PA .....	38.6	40.1	41.1	37.5	32.4
IL .....	46.5	49.2	52.4	48.1	38.9	RI .....	2.6	2.7	2.9	2.7	2.5
IA .....	36.0	40.8	41.8	37.6	32.3	SC .....	31.2	33.2	35.8	33.9	27.1
IN .....	11.2	13.7	13.6	13.0	10.7	SD .....	3.4	3.8	4.1	3.5	2.8
KS .....	13.6	15.6	16.4	15.2	11.7	TN .....	37.8	37.4	37.3	33.9	29.9
KY .....	20.5	23.2	23.2	21.4	17.5	TX .....	134.0	159.8	155.2	148.4	108.3
LA .....	16.7	17.8	18.6	15.8	13.4	UT .....	19.8	21.1	20.5	19.5	16.1
ME .....	4.6	5.8	5.8	5.8	5.5	VT .....	1.8	2.2	2.4	2.4	2.1
MD .....	26.5	31.2	30.3	27.9	23.0	VA .....	46.9	50.9	53.0	50.2	42.6
MA .....	16.9	18.2	18.0	17.7	15.5	WA .....	40.7	44.0	43.7	40.9	28.4
MI .....	49.0	54.5	55.4	50.9	44.2	WV .....	5.1	5.1	5.8	5.3	4.1
MN .....	25.2	30.8	32.9	30.7	26.8	WI .....	30.7	34.3	35.4	32.0	24.7
MS .....	12.2	15.0	15.2	12.8	10.1	WY .....	1.9	2.1	2.0	1.8	1.5

- Represents or rounds to zero.

Source: National Association of Home Builders, Economics Division, Washington, DC. Data provided by the Econometric Forecasting Service.

## No. 1197. Characteristics of New Privately-Owned One-Family Houses Completed: 1970 to 1999

[Percent distribution, except as indicated (793 represents 793,000)]. Data beginning 1980 show percent distribution of characteristics for all houses completed (includes new houses completed, houses built for sale completed, contractor-built and owner-built houses completed, and houses completed for rent). Data for 1970 cover contractor-built, owner-built, and houses for rent for year construction started and houses sold for year of sale. Percents exclude houses for which characteristics specified were not reported]

Characteristic	1970	1980	1990	1995	1999	Characteristic	1970	1980	1990	1995	1999
<b>Total houses (1,000) . . . . .</b>	<b>793</b>	<b>957</b>	<b>966</b>	<b>1,066</b>	<b>1,307</b>	<b>Bedrooms . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
<b>Financing <sup>1</sup> . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	2 or less . . . . .	13	17	15	13	12
Mortgage . . . . .	84	82	82	88	91	3 . . . . .	63	63	57	57	54
FHA-insured . . . . .	30	16	14	8	9	4 or more . . . . .	24	20	29	30	34
VA-guaranteed . . . . .	7	8	4	5	3	<b>Bathrooms . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Conventional . . . . .	47	55	62	74	79	1 1/2 or less . . . . .	52	27	13	11	7
Rural Housing Service <sup>2</sup> . . . . .	( <sup>3</sup> )	3	2	1	1	2 . . . . .	32	48	42	41	38
Cash or equivalent . . . . .	16	18	18	12	9	2 1/2 or more . . . . .	16	25	45	48	55
<b>Floor area . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>Heating fuel . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Under 1,200 sq. ft. . . . .	36	21	11	10	7	Gas . . . . .	62	41	59	67	70
1,200 to 1,599 sq. ft. . . . .	28	29	22	22	19	Electricity . . . . .	28	50	33	28	27
1,600 to 1,999 sq. ft. . . . .	16	22	22	23	22	Oil . . . . .	8	3	5	3	3
2,000 to 2,399 sq. ft. . . . .	21	13	17	17	18	Other . . . . .	1	5	3	1	1
2,400 sq. ft. and over . . . . .	( <sup>4</sup> )	15	29	28	34	<b>Heating system . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Average (sq. ft.) . . . . .	1,500	1,740	2,080	2,095	2,225	Warm air furnace . . . . .	71	57	65	67	72
Median (sq. ft.) . . . . .	1,385	1,595	1,905	1,920	2,030	Electric heat pump . . . . .	(NA)	24	23	25	22
<b>Number of stories . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	Other . . . . .	29	19	12	9	6
1 . . . . .	74	60	46	49	48	<b>Central air-conditioning . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
2 or more . . . . .	17	31	49	48	51	With . . . . .	34	63	76	80	84
Split level . . . . .	10	8	4	3	1	Without . . . . .	66	37	24	20	16
<b>Foundation . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>Fireplaces . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Full or partial basement . . . . .	37	36	38	39	37	No fireplace . . . . .	65	43	34	37	38
Slab . . . . .	36	45	40	42	47	1 or more . . . . .	35	56	66	63	62
Crawl space . . . . .	27	19	21	19	17	<b>Parking facilities . . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
						Garage . . . . .	58	69	82	84	87
						Carport . . . . .	17	7	2	2	1
						No garage or carport . . . . .	25	24	16	14	12

NA Not available. <sup>1</sup> Excludes homes not yet sold. <sup>2</sup> Prior to 1999, Farmers Home Administration. <sup>3</sup> Included with "Conventional" financing. <sup>4</sup> Included with floor area of 2,000 to 2,399 square feet.

Source: U.S. Census Bureau and U.S. Dept. of Housing and Urban Development, *Current Construction Reports*, Series C25, *New One-Family Houses Sold*, monthly, and *Characteristics of New Housing*, annual.



## No. 1198. New Privately-Owned One-Family Houses Sold by Region and Type of Financing, 1980 to 1999, and by Sales-Price Group, 1999

[In thousands (545 represents 545,000). Based on a national probability sample of monthly interviews with builders or owners of 1-family houses for which building permits have been issued or, for nonpermit areas, on which construction has started. For details, see source. For composition of regions, see map inside front cover]

Year and sales-price group	Region					Financing type			
	Total sales	North-east	Midwest	South	West	Conventional <sup>1</sup>	FHA and VA	Rural Housing Service <sup>2</sup>	Cash
1980	545	50	81	267	145	302	196	14	32
1985	688	112	82	323	170	403	208	11	64
1989	650	86	102	260	202	416	162	14	58
1990	534	71	89	225	149	337	138	10	50
1991	509	57	93	215	144	329	128	9	43
1992	610	65	116	259	170	428	134	7	41
1993	666	60	123	295	188	476	147	6	37
1994	670	61	123	295	191	490	130	9	41
1995	667	55	125	300	187	490	129	9	39
1996	757	74	137	337	209	570	140	9	38
1997	804	78	140	363	223	616	137	6	46
1998	886	81	164	398	243	693	136	9	48
<b>1999</b>	<b>907</b>	<b>75</b>	<b>173</b>	<b>408</b>	<b>249</b>	<b>705</b>	<b>152</b>	<b>6</b>	<b>43</b>
Under \$70,000	13	(B)	(B)	10	(B)	8	<sup>3</sup> 3	(B)	(B)
\$70,000 to \$79,999	19	(B)	3	15	(B)	8	<sup>3</sup> 6	(B)	(B)
\$80,000 to \$99,999	72	(B)	12	48	11	37	32	(B)	3
\$100,000 to \$119,999	100	5	20	55	20	59	35	(B)	5
\$120,000 to \$149,999	189	10	38	88	53	132	45	(B)	11
\$150,000 to \$199,999	214	16	42	89	66	178	25	(B)	10
\$200,000 to \$249,999	114	13	27	41	33	106	(B)	(B)	5
\$250,000 to \$299,999	67	10	13	23	21	64	(B)	(B)	(B)
\$300,000 and over	118	18	19	39	43	113	(B)	(B)	6

<sup>1</sup> B Withheld because estimate did not meet publication standards on the basis of sample size. <sup>2</sup> Includes all other types of financing. <sup>3</sup> Prior to 1996, the Farmers Home Administration. <sup>4</sup> FHA only. VA data withheld.

Source: U.S. Census Bureau and U.S. Dept. of Housing and Urban Development, *Current Construction Reports*, Series C25, *Characteristics of New Housing*, annual; and *New One-Family Houses Sold*, monthly.

## No. 1199. Median Sales Price of New Privately-Owned One-Family Houses Sold by Region: 1980 to 1999

[In dollars. For definition of median, see Guide to Tabular Presentation. For composition of regions, see map inside front cover]

Year	U.S.	North-east	Mid-west	South	West	Year	U.S.	North-east	Mid-west	South	West
1980	64,600	69,500	63,400	59,600	72,300	1992	121,500	169,000	115,600	105,500	130,400
1985	84,300	103,300	80,300	75,000	92,600	1993	126,500	162,600	125,000	115,000	135,000
1986	92,000	125,000	88,300	80,200	95,700	1994	130,000	169,000	132,900	116,900	140,400
1987	104,500	140,000	95,000	88,000	111,000	1995	133,900	180,000	134,000	124,500	141,400
1988	112,500	149,000	101,600	92,000	126,500	1996	140,000	186,000	138,000	126,200	153,900
1989	120,000	159,600	108,800	96,400	139,000	1997	146,000	190,000	149,900	129,600	160,000
1990	122,900	159,000	107,900	99,000	147,500	1998	152,500	200,000	157,500	135,800	163,500
1991	120,000	155,900	110,000	100,000	141,100	1999	159,800	210,000	160,000	145,000	173,700

Source: U.S. Census Bureau and U.S. Dept. of Housing and Urban Development, *Current Construction Reports*, Series C25, *Characteristics of New Housing*, annual; and *New One-Family Houses Sold*, monthly.

## No. 1200. New Manufactured (Mobile) Homes Placed for Residential Use and Average Sales Price by Region: 1980 to 1999

[233.7 represents 233,700. A mobile home is a moveable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, and without need of permanent foundation. Excluded are travel trailers, motor homes, and modular housing. Data are based on a probability sample and subject to sampling variability; see source. For composition of regions, see map inside front cover]

Year	Units placed (1,000)					Average sales price (dol.)				
	Total	North-east	Midwest	South	West	U.S.	North-east	Midwest	South	West
1980	233.7	12.3	32.3	140.3	48.7	19,800	18,500	18,600	18,200	25,400
1985	283.4	20.2	38.6	187.6	36.9	21,800	22,700	21,500	20,400	28,700
1990	195.4	18.8	37.7	108.4	30.6	27,800	30,000	27,000	24,500	39,300
1991	174.3	14.3	35.4	97.6	27.0	27,700	30,400	27,600	24,500	38,600
1992	212.0	15.0	42.2	124.4	30.4	28,400	30,900	28,800	25,400	39,000
1993	242.5	15.4	44.5	146.7	35.9	30,500	32,000	31,400	27,700	40,500
1994	286.1	16.2	53.0	174.4	42.5	33,500	33,900	34,600	30,500	44,600
1995	319.4	15.0	57.7	202.6	44.0	36,300	37,900	36,700	33,900	46,400
1996	338.4	16.2	59.1	218.1	44.9	38,300	39,700	39,400	36,200	47,200
1997	338.1	14.5	55.8	219.6	48.1	41,100	43,900	41,400	38,900	50,300
1998	369.0	14.5	58.1	246.2	50.2	43,800	45,500	44,100	41,800	52,900
1999	298.0	12.5	49.8	198.5	37.4	43,800	45,200	45,300	42,100	50,900

Source: U.S. Census Bureau, Internet site, <<http://www.census.gov/ftp/pub/const/www/mhsindex.html>> (accessed 25 August 2000).

## No. 1201. Existing One-Family Houses Sold and Price by Region: 1970 to 1999

[1,612 represents 1,612,000. Based on data (adjusted and aggregated to regional and national totals) reported by participating real estate multiple listing services. For definition of median, see Guide to Tabular Presentation. For composition of regions, see map inside front cover]

Year	Houses sold (1,000)					Median sales price (dol.)				
	Total	Northeast	Midwest	South	West	Total	Northeast	Midwest	South	West
1970	1,612	251	501	568	292	23,000	25,700	20,100	22,200	24,300
1973	2,334	367	674	847	446	28,900	32,800	25,300	29,000	31,000
1974	2,272	354	645	839	434	32,000	35,800	27,700	32,200	34,800
1975	2,476	370	701	862	543	35,300	39,300	30,100	34,800	39,600
1976	3,064	439	881	1,033	712	38,100	41,800	32,900	36,500	46,100
1977	3,650	515	1,101	1,231	803	42,900	44,400	36,700	39,800	57,300
1978	3,986	516	1,144	1,416	911	48,700	47,900	42,200	45,100	66,700
1979	3,827	526	1,061	1,353	887	55,700	53,600	47,800	51,300	77,400
1980	2,973	403	806	1,092	672	62,200	60,800	51,900	58,300	89,300
1981	2,419	353	632	917	516	66,400	63,700	54,300	64,400	96,200
1982	1,990	354	490	780	366	67,800	63,500	55,100	67,100	98,900
1983	2,697	477	692	1,004	524	70,300	72,200	56,600	69,200	94,900
1984	2,829	478	720	1,006	624	72,400	78,700	57,100	71,300	95,800
1985	3,134	561	806	1,063	704	75,500	88,900	58,900	75,200	95,400
1986	3,474	635	922	1,145	773	80,300	104,800	63,500	78,200	100,900
1987	3,436	618	892	1,163	763	85,600	133,300	66,000	80,400	113,200
1988	3,513	606	865	1,224	817	89,300	143,000	68,400	82,200	124,900
1989	3,325	490	832	1,185	818	89,500	127,700	71,800	84,400	127,100
1990	3,219	458	809	1,193	759	92,000	126,400	75,300	85,100	129,600
1991	3,186	463	812	1,173	737	97,100	129,100	79,500	88,500	135,300
1992	3,479	521	913	1,242	802	99,700	128,900	83,000	91,500	131,500
1993	3,786	550	967	1,386	882	103,100	129,100	86,000	94,300	132,500
1994	3,916	552	965	1,436	962	107,200	129,100	89,300	95,700	139,400
1995	3,888	547	945	1,433	964	110,500	126,700	94,800	97,700	141,000
1996	4,196	584	986	1,511	1,116	115,800	127,800	101,000	103,400	147,100
1997	4,382	607	1,005	1,595	1,174	121,800	131,800	107,000	109,600	155,200
1998	4,970	663	1,129	1,870	1,310	128,400	135,900	114,300	116,200	164,800
1999	5,197	655	1,147	2,016	1,380	133,300	139,000	119,600	120,300	173,900

<sup>1</sup> Beginning 1989 data not comparable to earlier years due to rebenchmarking.

Source: NATIONAL ASSOCIATION OF REALTORS®, Washington, DC, prior to 1990, *Home Sales*, monthly, and *Home Sales Yearbook: 1990*; (copyright); thereafter, *Real Estate Outlook; Market Trends & Insights*, monthly, (copyright).

## No. 1202. Median Sales Price of Existing One-Family Homes by Selected Metropolitan Area: 1970 to 1999

[In thousands of dollars (121.8 represents \$121,800). For the top 60 areas in sales price in 1999. Areas are metropolitan statistical areas defined by source as of 1992]

Metropolitan area	1997	1998	1999	Metropolitan area	1997	1998	1999
<b>United States, all areas</b> . . . . .	<b>121.8</b>	<b>128.4</b>	<b>133.3</b>	Milwaukee, WI . . . . .	125.3	132.9	135.3
Albuquerque, NM . . . . .	126.7	128.2	130.3	Minneapolis-St. Paul, MN-WI . . . . .	118.4	128.0	138.7
Atlanta, GA . . . . .	108.4	115.4	123.7	New Haven-Meriden, CT . . . . .	134.1	137.8	145.7
Atlantic City, NJ . . . . .	109.7	112.8	117.0	New York-N. New Jersey-Long Island, NY-NJ-CT . . . . .	177.9	188.1	203.2
Aurora-Elgin, IL . . . . .	141.8	146.2	151.9	NY: Bergen-Passaic, NJ . . . . .	205.4	213.5	221.8
Austin-San Marcos, TX . . . . .	(NA)	121.1	128.6	NY: Middlesex-Somerset-Hunterdon, NJ . . . . .	176.7	184.2	196.8
Baltimore, MD . . . . .	118.2	120.6	127.4	NY: Monmouth-Ocean, NJ . . . . .	147.7	152.6	164.4
Birmingham, AL . . . . .	118.9	122.7	127.1	NY: Nassau-Suffolk, NY . . . . .	164.0	175.4	190.4
Boise City, ID . . . . .	102.5	109.2	123.9	NY: Newark, NJ . . . . .	193.0	199.2	212.0
Boston, MA . . . . .	229.0	258.4	290.0	Orange Cnty. (Angeheim-Santa Ana) CA <sup>1</sup> . . . . .	229.8	261.7	281.5
Bradenton, FL . . . . .	94.9	107.3	117.2	Philadelphia, PA-NJ . . . . .	126.3	129.7	124.8
Charleston, SC . . . . .	103.6	120.0	131.7	Phoenix, AZ . . . . .	113.7	120.2	126.4
Charlotte-Gastonia-Rock Hill, NC-SC . . . . .	124.2	134.0	138.2	Portland, OR . . . . .	152.4	158.1	165.0
Chicago, IL . . . . .	158.9	166.8	171.2	Providence, RI . . . . .	119.6	124.4	128.8
Cincinnati, OH-KY-IN . . . . .	110.5	116.3	119.9	Raleigh-Durham, NC . . . . .	152.8	159.8	165.0
Cleveland, OH . . . . .	116.8	121.8	125.1	Reno, NV . . . . .	143.4	147.2	150.6
Colorado Springs, CO . . . . .	130.5	138.5	144.9	Richmond-Petersburg, VA . . . . .	114.2	122.0	128.5
Columbus, OH . . . . .	117.6	121.7	125.0	Riverside-San Bernardino, CA <sup>1</sup> . . . . .	114.3	121.5	128.7
Denver, CO . . . . .	140.6	152.2	171.3	Sacramento, CA <sup>1</sup> . . . . .	116.1	125.6	133.8
Detroit, MI . . . . .	119.6	132.6	140.0	Salt Lake City-Ogden, UT . . . . .	128.6	133.5	137.9
Eugene-Springfield, OR . . . . .	119.4	124.4	129.5	San Diego, CA <sup>1</sup> . . . . .	185.2	207.1	231.6
Ft. Lauderdale-Hollywood-Pompano Beach, FL . . . . .	123.7	128.6	136.1	San Francisco Bay Area, CA <sup>1</sup> . . . . .	286.2	321.7	365.3
Greensboro-Winston-Salem-High Point, NC . . . . .	117.3	123.5	124.8	Sarasota, FL . . . . .	114.1	123.1	134.8
Hartford, CT . . . . .	138.1	142.8	150.7	Tallahassee, FL . . . . .	111.7	114.6	117.8
Honolulu, HI . . . . .	307.0	297.0	290.0	Trenton, NJ . . . . .	137.7	139.5	144.2
Kansas City, MO-KS . . . . .	106.8	114.0	120.7	Tucson, AZ . . . . .	106.8	112.6	117.7
Lake County, IL . . . . .	153.5	159.4	164.0	Washington, DC-MD-VA . . . . .	166.3	172.1	176.5
Las Vegas, NV . . . . .	123.2	128.2	130.8	Wilmington, DE-NJ-MD . . . . .	123.7	123.9	120.6
Los Angeles Area, CA <sup>1</sup> . . . . .	176.5	192.6	205.3	Worcester, MA . . . . .	(NA)	(NA)	117.0
Madison, WI . . . . .	126.8	131.8	136.5	W. Palm Beach-Boca Raton-Delray Beach, FL . . . . .	133.4	126.6	131.0
Miami-Hialeah, FL . . . . .	117.7	121.5	134.6				

NA Not available. <sup>1</sup> California data supplied by the California Association of REALTORS®.

Source: NATIONAL ASSOCIATION OF REALTORS®, Washington, DC, *Real Estate Outlook: Market Trends & Insights*, monthly, (copyright).

## No. 1203. Existing Home Sales by State: 1990 to 1999

[In thousands (3,599 represents 3,599,000). Includes condos and co-ops as well as single-family homes]

State	1990	1995	1998	1999	State	1990	1995	1998	1999
<b>United States . . .</b>	<b>3,599</b>	<b>4,350</b>	<b>5,600</b>	<b>5,929</b>	Missouri . . . . .	77.1	100.8	116.0	122.9
Alabama . . . . .	52.0	69.0	84.0	87.0	Montana . . . . .	13.5	14.8	18.3	19.1
Alaska . . . . .	12.3	10.2	17.1	16.0	Nebraska . . . . .	23.6	25.0	33.3	34.3
Arizona . . . . .	71.8	120.3	155.1	170.0	Nevada . . . . .	26.9	31.0	38.4	47.3
Arkansas . . . . .	33.7	45.0	54.9	63.5	New Hampshire . . . . .	13.5	26.2	40.5	40.6
California <sup>1</sup> . . . . .	413.1	426.7	665.4	708.7	New Jersey . . . . .	85.7	102.4	129.9	141.9
Colorado . . . . .	77.7	102.5	130.8	136.2	New Mexico . . . . .	24.7	27.6	27.1	29.8
Connecticut . . . . .	37.4	43.3	49.9	51.0	New York . . . . .	135.9	149.7	183.1	179.5
Delaware . . . . .	7.9	9.5	8.6	8.6	North Carolina . . . . .	98.9	157.7	211.6	228.6
District of Columbia . . . . .	7.2	7.0	13.0	13.8	North Dakota . . . . .	8.5	8.5	11.4	10.3
Florida . . . . .	281.1	379.6	454.4	509.8	Ohio . . . . .	146.9	173.1	191.4	194.9
Georgia . . . . .	91.2	101.0	128.1	149.2	Oklahoma . . . . .	62.2	74.5	95.5	100.1
Hawaii . . . . .	19.0	10.3	14.7	17.8	Oregon . . . . .	56.6	58.7	63.1	62.4
Idaho . . . . .	22.3	27.1	29.7	28.6	Pennsylvania . . . . .	143.2	163.2	175.4	177.9
Illinois . . . . .	163.3	183.4	235.3	243.9	Rhode Island . . . . .	9.6	13.6	19.0	20.7
Indiana . . . . .	83.6	102.6	125.9	132.0	South Carolina . . . . .	54.3	70.7	98.7	104.3
Iowa . . . . .	42.8	43.2	56.5	57.8	South Dakota . . . . .	10.8	11.9	14.3	15.4
Kansas . . . . .	36.8	50.5	66.8	67.9	Tennessee . . . . .	66.2	106.6	136.2	149.0
Kentucky . . . . .	47.9	61.5	71.8	77.8	Texas . . . . .	311.8	367.9	512.1	551.9
Louisiana . . . . .	57.1	77.3	91.7	88.8	Utah . . . . .	29.4	43.5	44.9	46.5
Maine . . . . .	17.0	25.5	32.9	34.7	Vermont . . . . .	7.2	7.9	6.8	6.9
Maryland . . . . .	67.0	63.5	92.4	103.1	Virginia . . . . .	89.3	94.8	133.4	146.9
Massachusetts . . . . .	47.9	69.4	100.0	97.7	Washington . . . . .	85.9	110.9	159.2	175.7
Michigan . . . . .	137.6	142.2	161.9	160.4	West Virginia . . . . .	22.6	26.1	29.3	26.7
Minnesota . . . . .	68.1	81.6	108.5	106.5	Wisconsin . . . . .	62.1	78.2	101.1	100.8
Mississippi . . . . .	28.2	41.3	48.2	51.1	Wyoming . . . . .	8.5	11.4	12.0	13.1

<sup>1</sup> California data supplied by the California Association of REALTORS®.

Source: NATIONAL ASSOCIATION OF REALTORS®, Washington, DC, *Real Estate Outlook: Market Trends & Insights*, monthly (copyright).

## No. 1204. Existing Apartment Condos and Co-Ops—Units Sold and Average Sales Price by Region: 1989 to 1999

[358 represents 358,000. For definition of median, see Guide to Tabular Presentation. For composition of regions, see map inside front cover]

Year	Units sold (1,000)					Median sales price (dol.)				
	Total	North-east	Midwest	South	West	U.S.	North-east	Midwest	South	West
1989 . . . . .	358	58	45	144	110	86,000	111,000	65,500	68,700	118,800
1990 . . . . .	348	45	42	151	110	85,200	110,200	70,200	66,800	105,200
1991 . . . . .	333	48	43	145	97	85,800	107,200	73,900	68,300	105,100
1992 . . . . .	361	57	49	153	102	86,000	103,100	79,000	69,400	107,700
1993 . . . . .	400	63	53	175	108	84,400	99,200	78,900	69,300	102,700
1994 . . . . .	439	69	54	196	119	87,200	99,500	86,200	69,500	108,800
1995 . . . . .	428	70	53	188	116	87,400	94,800	90,700	70,600	105,300
1996 . . . . .	476	78	58	206	134	90,900	97,500	95,200	73,500	109,900
1997 . . . . .	524	88	64	220	152	95,500	101,100	99,100	76,300	118,300
1998 . . . . .	606	104	75	249	178	100,600	103,400	106,400	80,000	126,400
1999 . . . . .	682	120	81	289	192	108,000	112,500	114,600	84,100	132,100

Source: NATIONAL ASSOCIATION OF REALTORS®, Washington, DC, *Real Estate Outlook: Market Trends & Insights*, monthly (copyright).

## No. 1205. New Apartments Completed and Rented in 3 Months by Region: 1980 to 1999

[196.1 represents 196,100. Structures with five or more units, privately financed, nonsubsidized, unfurnished rental apartments. Based on sample and subject to sampling variability; see source for details. For composition of regions, see inside front cover]

Year and rent	Number (1,000)					Percent rented in 3 months				
	U.S.	North-east	Mid-west	South	West	U.S.	North-east	Mid-west	South	West
1980 . . . . .	196.1	14.2	43.8	91.5	46.6	75	77	77	74	75
1985 . . . . .	365.2	8.1	54.0	166.1	137.0	65	69	72	59	68
1990 <sup>1</sup> . . . . .	214.3	12.7	44.3	77.2	80.0	67	66	75	64	65
1995 . . . . .	155.0	7.1	31.7	78.5	37.7	73	74	75	72	73
<b>1999, prel. . . . .</b>	<b>225.6</b>	<b>16.8</b>	<b>27.9</b>	<b>123.3</b>	<b>57.6</b>	<b>72</b>	<b>85</b>	<b>73</b>	<b>69</b>	<b>74</b>
Less than \$450 . . . . .	8.6	1.1	1.5	2.7	3.2	80	96	81	87	67
\$450 to \$649 . . . . .	46.1	3.1	9.9	25.3	7.7	75	75	80	76	69
\$450 to \$549 . . . . .	16.2	1.9	3.0	7.5	3.8	79	73	86	81	73
\$550 to \$649 . . . . .	29.9	1.2	6.9	17.8	3.9	74	80	77	74	64
\$650 to \$849 . . . . .	80.2	1.3	10.0	51.1	17.8	70	86	72	67	74
\$650 to \$749 . . . . .	44.2	1.2	6.4	27.1	9.5	70	89	74	67	73
\$750 to \$849 . . . . .	36.0	0.1	3.6	24.0	8.3	70	59	67	69	76
\$850 or more . . . . .	90.8	11.1	6.4	44.3	29	72	86	63	67	77
Median monthly asking rent . . . . .	\$788	( <sup>2</sup> )	\$688	\$777	( <sup>2</sup> )	(X)	(X)	(X)	(X)	(X)

X Not applicable. <sup>1</sup> Due to revised estimation procedures, data beginning 1990 not strictly comparable with prior years.

<sup>2</sup> Over \$850.

Source: U.S. Census Bureau, *Current Housing Reports*, Series H130, *Market Absorption of Apartments*, and unpublished data.

## No. 1206. Recent Home Buyers—General Characteristics: 1976 to 1999

[As of October. Based on a sample survey; subject to sampling variability]

Item	Unit	1976	1980	1985	1990	1995	1996	1997	1998	1999
Median purchase price . . . . .	Dollars . . . . .	43,340	68,714	90,400	131,200	147,700	153,200	159,700	167,900	175,400
First-time buyers . . . . .	Dollars . . . . .	37,670	61,450	75,100	106,000	128,300	130,100	135,400	142,200	150,300
Repeat buyers <sup>1</sup> . . . . .	Dollars . . . . .	50,090	75,750	106,200	149,400	164,300	170,700	178,700	189,800	195,700
Average monthly mortgage payment . . . . .	Dollars . . . . .	329	599	896	1,127	1,062	1,087	1,114	1,212	1,240
Percent of income . . . . .	Percent . . . . .	24.0	32.4	30.0	33.8	32.6	32.6	32.8	32.3	32.3
Percent buying—										
New houses . . . . .	Percent . . . . .	15.1	22.4	23.8	21.2	21.5	22.7	20.9	21.2	22.7
Existing houses . . . . .	Percent . . . . .	84.9	77.6	76.2	78.8	78.5	77.3	79.1	78.8	77.3
Single-family houses . . . . .	Percent . . . . .	88.8	82.4	87.0	83.8	83.1	82.6	81.6	82.3	83.0
Other houses <sup>2</sup> . . . . .	Percent . . . . .	11.2	17.6	13.0	16.2	16.9	17.4	18.4	17.7	17.0
For the first time . . . . .	Percent . . . . .	44.8	32.9	36.6	41.9	46.2	44.7	46.8	46.2	44.7
Average age:										
First-time buyers . . . . .	Years . . . . .	28.1	28.3	28.4	30.5	32.1	32.4	32.1	32.2	32.0
Repeat buyers <sup>1</sup> . . . . .	Years . . . . .	35.9	36.4	38.4	39.1	40.7	41.1	41.1	41.1	41.4
Downpayment/sales price . . . . .	Percent . . . . .	25.2	28.0	24.8	23.3	20.4	19.5	20.3	19.3	19.5
First-time buyers . . . . .	Percent . . . . .	18.0	20.5	11.4	15.7	13.3	12.4	13.7	12.8	12.6
Repeat buyers <sup>1</sup> . . . . .	Percent . . . . .	30.8	32.7	32.7	28.9	26.8	25.3	26.1	24.9	25.5

<sup>1</sup> Buyers who previously owned a home. <sup>2</sup> Includes multifamily, condominiums and co-ops.  
Source: Chicago Title Corporation, Chicago, IL, *Who's Buying Homes in America* (copyright).

## No. 1207. Total Housing Inventory for the United States: 1970 to 1999

[In thousands (69,778 represents 69,778,000), except percent. Based on the Current Population Survey and the Housing Vacancy Survey and subject to sampling error; see source for details]

Item	1970	1975	1980	1985	1990	1994	1995	1996	1997	1998	1999
<b>All housing units . . . . .</b>	<b>69,778</b>	<b>78,821</b>	<b>87,739</b>	<b>97,333</b>	<b>106,283</b>	<b>110,952</b>	<b>112,655</b>	<b>114,139</b>	<b>115,621</b>	<b>117,282</b>	<b>119,044</b>
Vacant . . . . .	6,137	6,896	8,101	9,446	12,059	12,257	12,669	13,155	13,419	13,748	14,116
Year-round vacant . . . . .	4,391	5,202	5,996	7,400	9,128	9,229	9,570	9,945	10,114	10,516	10,848
For rent . . . . .	1,299	1,647	1,575	2,221	2,662	2,858	2,946	3,008	2,978	3,046	3,119
For sale only . . . . .	427	591	734	1,006	1,064	953	1,022	1,082	1,133	1,205	1,184
Rented or sold . . . . .	427	536	623	664	660	772	810	834	867	927	956
Held off market . . . . .	2,238	2,429	3,064	3,510	4,742	4,646	4,793	5,022	5,136	5,338	5,589
Occasional use . . . . .	615	649	814	977	1,485	1,612	1,667	1,709	1,818	1,792	1,948
Usual residence else where . . . . .	429	470	568	659	1,068	815	801	852	885	910	965
Other . . . . .	1,195	1,309	1,683	1,875	2,189	2,219	2,325	2,461	2,433	2,636	2,676
Seasonal <sup>1</sup> . . . . .	1,746	1,694	2,106	2,046	2,931	3,028	3,099	3,209	3,305	3,232	3,268
Total occupied . . . . .	63,640	71,925	79,638	87,887	94,224	98,695	99,985	100,984	102,202	103,534	104,928
Owner . . . . .	40,834	46,463	52,223	56,152	60,248	63,136	64,739	66,041	67,143	68,638	70,097
Renter . . . . .	22,806	25,462	27,415	31,736	33,976	35,558	35,246	34,943	35,059	34,896	34,831
<b>PERCENT DISTRIBUTION</b>											
All housing units . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant . . . . .	8.8	8.7	9.2	9.7	11.3	11.0	11.2	11.5	11.6	11.7	11.9
Total occupied . . . . .	91.2	91.3	90.8	90.3	88.7	89.0	88.8	88.5	88.4	88.3	88.1
Owner . . . . .	58.5	58.9	59.5	57.7	56.7	56.9	57.5	57.9	58.1	58.5	58.9
Renter . . . . .	32.7	32.3	31.2	32.6	32.0	32.0	31.3	30.6	30.3	29.8	29.3

<sup>1</sup> Beginning 1990 includes vacant seasonal mobile homes. For years shown, seasonal vacant housing units were underreported prior to 1990.  
Source: U.S. Census Bureau, Internet site <<http://www.census.gov/hhes/www/housing/hvs/historic/index.html>>.

## No. 1208. Vacancy Rates for Housing Units—Characteristics: 1990 to 1999

[In percent. Rate is relationship between vacant housing for rent or for sale and the total rental and homeowner supply, which comprises occupied units, units rented or sold and awaiting occupancy, and vacant units available for rent or sale. For composition of regions, see map inside front cover. Based on the Current Population Survey/Housing Vacancy Survey; see source for details]

Characteristic	Rental units					Homeowner units				
	1990	1995 <sup>1</sup>	1997	1998	1999	1990	1995 <sup>1</sup>	1997	1998	1999
<b>Total units . . . . .</b>	<b>7.2</b>	<b>7.6</b>	<b>7.7</b>	<b>7.9</b>	<b>8.1</b>	<b>1.7</b>	<b>1.5</b>	<b>1.6</b>	<b>1.7</b>	<b>1.7</b>
Inside MSAs . . . . .	7.1	7.6	7.5	7.7	7.8	1.7	1.5	1.6	1.6	1.5
Outside MSAs . . . . .	7.6	7.9	8.8	9.2	9.6	1.8	1.6	1.9	2.0	2.1
Northeast . . . . .	6.1	7.2	6.7	6.7	6.3	1.6	1.5	1.6	1.5	1.4
Midwest . . . . .	6.4	7.2	8.0	7.9	8.6	1.3	1.3	1.2	1.4	1.2
South . . . . .	8.8	8.3	9.1	9.6	10.3	2.1	1.7	1.9	2.0	2.0
West . . . . .	6.6	7.5	6.6	6.7	6.2	1.8	1.7	1.8	1.7	1.7
Units in structure:										
1 unit . . . . .	4.0	5.4	5.8	6.3	7.3	1.4	1.4	1.5	1.6	1.5
2 units or more . . . . .	9.0	9.0	9.0	9.0	8.7	7.1	4.8	4.4	4.4	3.6
5 units or more . . . . .	9.6	9.5	9.1	9.4	8.9	8.4	5.1	4.6	4.5	3.8
Units with—										
3 rooms or less . . . . .	10.3	11.4	11.1	10.8	11.3	10.2	9.2	9.6	9.7	9.2
4 rooms . . . . .	8.0	8.2	8.6	8.9	9.0	3.2	2.8	3.3	3.5	3.3
5 rooms . . . . .	5.7	5.8	6.0	6.5	6.5	2.0	1.8	1.9	1.9	2.1
6 rooms or more . . . . .	3.0	3.8	3.9	4.3	4.4	1.1	1.1	1.1	1.2	1.1

<sup>1</sup> Beginning 1995, based on 1990 population census controls.  
Source: U.S. Census Bureau, Internet site <<http://www.census.gov/hhes/www/housing/hvs/annual99/ann99ind.html>>.

## No. 1209. Housing Units—Characteristics by Tenure and Region: 1997

[In thousands of units (112,357 represents 112,357,000), except as indicated. As of Oct. 1. Based on the American Housing Survey; see Appendix III. For composition of regions, see map inside front cover]

Characteristic	Year-round units									
	Total housing units	Seasonal	Occupied							Vacant
			Total	Owner	Renter	North-east	Mid-west	South	West	
<b>Total units</b> . . . . .	<b>112,357</b>	<b>3,166</b>	<b>99,487</b>	<b>65,487</b>	<b>34,000</b>	<b>19,484</b>	<b>23,951</b>	<b>34,808</b>	<b>21,245</b>	<b>9,704</b>
Percent distribution . . . . .	100.0	2.8	88.5	58.3	30.3	17.3	21.3	31.0	18.9	8.6
<b>Units in structure:</b>										
Single family detached . . . . .	68,109	1,831	62,111	53,756	8,355	10,238	16,416	22,726	12,731	4,167
Single family attached . . . . .	6,778	157	5,840	3,030	2,810	1,586	1,061	1,944	1,249	781
2 to 4 units . . . . .	10,363	129	8,973	1,756	7,216	3,014	2,131	1,945	1,884	1,261
5 to 9 units . . . . .	5,657	78	4,852	491	4,361	939	1,071	1,572	1,270	727
10 to 19 units . . . . .	5,025	59	4,264	319	3,945	757	831	1,595	1,081	702
20 to 49 units . . . . .	3,877	75	3,292	355	2,936	925	609	820	938	509
50 or more units . . . . .	4,247	108	3,611	524	3,087	1,431	676	730	774	528
Mobile home or trailer . . . . .	8,301	729	6,544	5,255	1,289	593	1,156	3,476	1,319	1,028
<b>Stories in structure: <sup>1</sup></b>										
One story . . . . .	37,919	1,374	33,205	23,699	9,506	1,376	3,970	17,912	9,948	3,339
2 stories . . . . .	35,578	587	32,195	20,202	11,993	6,110	9,611	9,117	7,358	2,795
3 stories . . . . .	22,619	307	20,616	13,806	6,810	7,524	7,817	3,342	1,933	1,696
4 to 6 stories . . . . .	5,730	101	5,076	2,176	2,900	2,922	1,077	589	489	552
7 or more stories . . . . .	2,211	68	1,850	349	1,501	959	320	372	198	293
<b>Foundation: <sup>2</sup></b>										
Full or partial basement . . . . .	31,922	325	30,087	26,865	3,223	9,893	13,053	4,654	2,488	1,508
Crawlspace . . . . .	19,806	684	17,518	14,059	3,459	703	2,563	9,195	5,058	1,604
Concrete slab . . . . .	21,238	552	19,073	14,931	4,141	1,067	1,631	10,189	6,186	1,614
Other . . . . .	1,921	426	1,273	931	341	161	230	633	248	222
<b>Year structure built:</b>										
1939 and earlier . . . . .	22,342	458	19,441	11,254	8,186	7,256	6,339	3,543	2,301	2,444
1940 to 1949 . . . . .	8,389	234	7,321	4,602	2,720	1,665	1,760	2,345	1,551	833
1950 to 1959 . . . . .	13,852	439	12,476	8,878	3,598	2,596	3,300	3,877	2,704	936
1960 to 1969 . . . . .	15,949	465	14,313	9,453	4,860	2,452	3,285	5,191	3,385	1,171
1970 to 1979 . . . . .	23,300	832	20,571	13,138	7,433	2,593	4,476	8,356	5,145	1,896
1980 or later . . . . .	28,527	737	25,367	18,163	7,202	2,921	4,791	11,495	6,158	2,422
Median year . . . . .	1967	1970	1967	1968	1965	1953	1962	1973	1971	1965
<b>Main heating equipment:</b>										
Warm-air furnace . . . . .	66,699	1,972	58,603	41,977	16,626	7,719	18,810	19,046	13,029	6,124
Electric heat pump . . . . .	12,745	450	11,101	7,750	3,351	350	662	8,579	1,510	1,194
Steam or hot water system . . . . .	14,008	79	12,929	7,143	5,786	9,236	2,304	692	697	999
Floor, wall, or pipeless furnace . . . . .	6,105	74	5,588	2,533	3,055	510	588	1,519	2,970	442
Built-in electric units . . . . .	5,089	183	4,531	2,093	2,438	1,140	1,022	866	1,503	375
Room heaters with flue . . . . .	1,768	56	1,584	859	725	153	182	925	324	128
Room heaters without flue . . . . .	2,020	40	1,754	1,031	723	36	62	1,588	67	226
Stoves . . . . .	1,386	170	1,142	944	198	173	177	471	321	74
Fireplaces . . . . .	281	40	225	176	48	13	24	90	97	18
Cooking stoves . . . . .	138	12	123	45	78	52	17	47	7	3
None . . . . .	617	-	617	232	384	4	5	170	437	-
Portable electric heaters . . . . .	847	67	708	377	331	15	12	520	162	72
Other . . . . .	656	24	582	326	256	82	86	294	121	49
<b>Kitchen equipment:</b>										
Lacking complete facilities . . . . .	5,629	416	2,289	515	1,774	515	456	629	690	2,924
With complete facilities . . . . .	106,728	2,750	97,198	64,972	32,226	18,969	23,496	34,179	20,555	6,780
Kitchen sink . . . . .	111,191	3,044	98,878	65,316	33,563	19,375	23,818	34,650	21,036	9,269
Refrigerator . . . . .	109,357	2,922	99,017	65,310	33,707	19,391	23,862	34,672	21,092	7,417
Cooking stove or range . . . . .	108,779	2,860	98,318	65,023	33,295	19,306	23,727	34,372	20,913	7,601
Burners only, no stove or range . . . . .	267	5	247	165	82	28	37	85	98	14
Microwave oven only . . . . .	514	16	454	177	277	60	101	202	91	45
Dishwasher . . . . .	57,642	990	53,116	41,162	11,954	9,267	11,312	19,462	13,076	3,535
Washing machine . . . . .	80,133	1,258	75,901	60,708	15,193	13,744	18,757	27,978	15,422	2,974
Clothes dryer . . . . .	76,470	1,334	71,669	58,231	13,438	12,565	18,373	26,096	14,635	3,467
Disposal in kitchen sink . . . . .	45,843	740	41,984	28,888	13,096	4,169	10,136	13,786	13,894	3,118
<b>Air conditioning:</b>										
Central . . . . .	57,168	974	52,303	38,789	13,514	4,416	13,119	26,728	8,038	3,891
Percent of total units . . . . .	50.9	30.8	52.6	59.2	39.7	22.7	54.8	76.8	37.8	40.1
One or more room units . . . . .	28,715	562	26,133	15,561	10,573	8,653	6,582	7,760	3,139	2,019
<b>Source of water:</b>										
Public system or private company . . . . .	98,654	2,025	88,008	55,547	32,462	16,885	20,471	30,607	20,046	8,621
Percent of total units . . . . .	87.8	64.0	88.5	84.8	95.5	86.7	85.5	87.9	94.4	88.8
Well serving 1 to 5 units . . . . .	12,891	917	11,055	9,608	1,447	2,511	3,392	3,995	1,157	919
Other . . . . .	812	224	424	332	92	88	89	206	41	164
<b>Means of sewage disposal:</b>										
Public sewer . . . . .	85,775	1,272	76,906	45,920	30,986	15,087	18,860	24,549	18,410	7,598
Percent of total units . . . . .	76.3	40.2	77.3	70.1	91.1	77.4	78.7	70.5	86.7	78.3
Septic tank, cesspool, chemical toilet . . . . .	26,161	1,662	22,479	19,507	2,973	4,396	5,060	10,204	2,820	2,019
Other . . . . .	421	233	102	61	41	1	31	55	15	86

- Represents or rounds to zero. <sup>1</sup> Excludes mobile homes. <sup>2</sup> Limited to single-family units.

Source: U.S. Census Bureau, *Current Housing Reports*, Series H150/97, *American Housing Survey for the United States*.

## No. 1210. Housing Inventory for Selected Metropolitan Areas— Summary Characteristics: 1992 to 1998

[389.9 represents 389,900. Based on the American Housing Survey and subject to sampling error; see source for details. For definition of median, see Guide to Tabular Presentation]

Year and metropolitan area	Percent							Owner occupied		Renter occupied, median monthly housing costs (dol.)
	Total units (1,000)	Owner occupied	Renter occupied	Vacant and seasonal	Single-family	Multi-family	Mobile homes	Median monthly housing costs (dol.)	Median value (dol.)	
<b>1992</b>										
Birmingham, AL MSA . . . . .	389.9	63.7	28.0	8.3	70.1	20.4	9.5	317	58,912	363
Norfolk-Virginia Beach-Newport News, VA MSA . . . . .	563.8	55.6	35.4	9.1	70.1	27.1	2.8	699	89,421	513
Providence-Pawtucket-Warwick, RI-MA PMSAs . . . . .	421.7	55.5	34.7	9.7	56.2	42.6	1.2	678	129,138	491
Salt Lake City, UT MSA . . . . .	383.8	64.7	30.8	4.5	69.7	26.9	3.3	558	75,260	401
<b>1993</b>										
Boston, MA-NH CMSA . . . . .	1,684.4	55.1	36.0	8.8	52.1	46.9	1.0	841	157,089	646
Minneapolis-St. Paul, MN-WI MSA . . . . .	1,044.3	67.3	26.7	6.0	68.2	29.6	2.3	733	93,748	523
San Francisco-Oakland, CA Area PMSAs . . . . .	1,544.6	50.6	42.6	6.8	56.2	42.5	1.4	1,031	256,258	720
San Jose, CA PMSA . . . . .	556.7	56.8	39.2	4.0	65.2	30.8	4.0	1,155	256,067	828
Tampa-St. Petersburg, FL MSA . . . . .	1,076.7	56.7	24.1	19.3	58.6	25.7	15.7	442	89,089	485
Washington, DC-MD-VA MSA . . . . .	1,642.4	57.1	35.4	7.5	64.3	35.0	0.7	1,056	167,103	690
<b>1994</b>										
Anaheim-Santa Ana, CA PMSA . . . . .	918.0	56.0	36.8	7.2	56.1	40.2	3.7	1,127	216,962	805
Buffalo, NY CMSA . . . . .	503.2	60.9	30.2	8.8	59.9	38.3	1.8	589	85,378	446
Dallas, TX PMSA . . . . .	1,152.8	51.3	39.1	9.7	60.7	35.6	3.6	783	87,615	532
Fort Worth-Arlington, TX PMSA . . . . .	555.4	57.9	32.4	9.7	69.8	27.3	2.9	668	70,759	509
Milwaukee, WI PMSA . . . . .	593.0	58.5	35.9	5.6	59.6	39.8	0.6	684	101,407	498
Phoenix, AZ MSA . . . . .	1,032.8	56.2	30.7	13.2	63.7	26.3	10.0	664	88,269	509
Riverside-San Bernardino-Ontario, CA PMSAs . . . . .	1,121.4	56.5	26.7	16.8	67.4	21.5	11.1	807	123,491	592
San Diego, CA MSA . . . . .	993.3	50.4	39.8	9.7	55.9	39.1	5.0	873	176,277	640
<b>1995</b>										
Charlotte, NC-SC MSA . . . . .	539.4	62.7	30.6	6.7	68.4	20.8	10.8	532	86,763	489
Chicago, IL Area PMSAs . . . . .	2,987.1	59.6	33.8	6.6	54.7	44.5	0.7	850	136,362	584
Columbus, OH MSA . . . . .	604.9	57.9	34.0	8.1	75.8	21.4	2.8	654	92,664	484
Denver, CO PMSA . . . . .	773.9	61.2	32.5	6.2	68.9	28.8	2.2	763	119,694	539
Detroit, MI PMSA . . . . .	1,802.7	66.3	26.9	6.7	75.0	22.9	2.1	551	89,648	508
Kansas City, MO-KS MSA . . . . .	715.5	61.9	30.2	7.9	76.2	21.0	2.8	565	78,542	481
Los Angeles-Long Beach, CA PMSA . . . . .	3,276.0	42.0	48.0	10.0	54.7	44.0	1.3	943	192,803	654
Miami-Fort Lauderdale, FL CMSA . . . . .	1,483.8	52.1	31.8	16.1	49.9	46.5	3.5	729	97,058	609
New Orleans, LA MSA . . . . .	547.7	54.6	33.9	11.5	65.2	30.2	4.7	404	75,768	441
New York-Nausau-Suffolk-Orange County, NY PMSAs . . . . .	4,577.3	41.0	50.9	8.1	32.3	67.4	0.3	931	172,651	650
Northern New Jersey PMSAs . . . . .	2,442.2	56.0	34.2	9.8	59.2	40.0	0.8	976	176,713	669
Philadelphia, PA-NJ PMSA . . . . .	1,986.6	63.7	28.0	8.4	73.1	25.8	1.0	673	112,769	578
Pittsburgh, PA MSA . . . . .	1,051.7	66.5	25.7	7.8	73.9	21.5	4.7	416	73,383	417
Portland, OR-WA PMSA . . . . .	702.6	60.3	32.9	6.8	70.2	23.9	5.9	704	127,731	566
San Antonio, TX MSA . . . . .	538.7	55.4	34.6	10.0	67.0	27.3	5.6	507	62,577	475
<b>1996</b>										
Atlanta, GA MSA . . . . .	1,421.1	58.6	33.4	8.1	66.9	28.6	4.5	803	105,037	651
Cleveland, OH PMSA . . . . .	829.6	62.4	30.7	6.9	67.0	31.5	1.5	552	99,283	492
Hartford, CT MSA . . . . .	480.2	60.5	31.1	8.4	63.0	36.5	0.5	888	139,641	616
Indianapolis, IN MSA . . . . .	640.8	62.2	30.2	7.6	73.4	22.5	4.0	603	91,213	507
Memphis, TN-AR-MS MSA . . . . .	442.0	59.3	31.5	9.2	70.0	26.1	3.9	592	76,175	477
Oklahoma City, OK MSA . . . . .	446.4	57.8	28.7	13.5	72.0	22.1	6.0	461	65,638	434
Sacramento, CA PMSA . . . . .	625.4	55.1	34.1	10.8	71.2	24.0	4.8	874	140,758	590
St. Louis, MO-IL MSA . . . . .	1,107.0	64.3	26.5	9.2	71.2	23.6	5.2	557	82,111	462
Seattle-Everett, WA PMSA . . . . .	965.3	58.3	35.1	6.5	60.4	33.9	5.7	897	164,554	630
<b>1998</b>										
Baltimore, MD MSA . . . . .	1,028.2	61.7	27.8	10.5	78.8	19.6	1.6	732	127,557	589
Birmingham, AL MSA . . . . .	394.0	64.1	26.9	9.0	75.9	15.6	8.5	374	87,670	480
Boston, MA-NH CMSA . . . . .	1,345.9	56.5	37.4	6.0	59.2	39.8	1.0	934	191,179	748
Cincinnati, OH-KY-IN, PMSA . . . . .	647.5	61.2	30.3	8.5	68.1	28.6	3.3	601	103,553	481
Houston, TX, PMSAs . . . . .	1,547.3	53.0	36.7	10.4	68.7	26.9	4.4	676	82,543	556
Minneapolis-St. Paul, MN-WI MSA . . . . .	1,150.3	70.6	26.0	3.3	72.0	25.6	2.4	784	122,601	583
Norfolk-Virginia Beach-Newport News, VA MSA . . . . .	632.1	56.0	33.3	10.7	73.8	22.2	4.0	723	101,903	582
Oakland, CA, PMSA . . . . .	895.0	56.8	38.8	4.4	71.8	26.4	1.9	1,074	226,174	773
Providence-Pawtucket-Warwick, RI-MA PMSAs . . . . .	415.4	57.8	33.6	8.6	62.0	36.7	1.4	769	124,005	540
Rochester, NY, MSA . . . . .	448.5	63.8	27.6	8.6	71.0	24.4	4.6	718	94,468	572
Salt Lake City, UT MSA . . . . .	444.0	67.9	24.6	7.5	75.0	21.7	3.3	711	141,888	593
San Francisco, CA, PMSA . . . . .	700.2	46.2	48.6	5.2	57.7	41.4	0.9	1,235	(1)	894
San Jose, CA PMSA . . . . .	591.0	58.2	37.6	4.2	72.7	23.2	4.1	1,157	(1)	1,038
Tampa-St. Petersburg, FL MSA . . . . .	1,138.3	58.6	23.6	17.8	62.8	19.6	17.6	528	133,886	567
Washington, DC-MD-VA, MSA . . . . .	1,817.4	59.3	32.8	7.9	72.4	26.7	0.9	1,098	170,021	746

<sup>1</sup> More than \$300,000.

Source: U.S. Census Bureau, *American Housing Survey for the (name) Metropolitan Area (year)*, Series H-170.

## No. 1211. Housing Units—Size of Units and Lot: 1997

[In thousands (112,357 represents 112,357,000), except as indicated. As of Oct. 1. Based on the American Housing Survey; see Appendix III. For composition of regions, see map inside front cover]

Item	Total housing units	Year-round units								Vacant
		Seasonal	Occupied					South	West	
			Total	Owner	Renter	North-east	Mid-west			
<b>Total units</b> . . . . .	<b>112,357</b>	<b>3,166</b>	<b>99,487</b>	<b>65,487</b>	<b>34,000</b>	<b>19,484</b>	<b>23,951</b>	<b>34,808</b>	<b>21,245</b>	<b>9,704</b>
<b>Rooms:</b>										
1 room . . . . .	471	18	328	5	323	95	67	51	114	125
2 rooms . . . . .	1,470	112	951	100	851	333	123	218	278	406
3 rooms . . . . .	11,715	627	9,399	1,037	8,361	2,403	2,039	2,556	2,400	1,690
4 rooms . . . . .	23,468	1,286	19,038	6,996	12,042	3,324	4,290	6,881	4,542	3,145
5 rooms . . . . .	24,476	552	21,760	14,828	6,932	3,558	5,078	8,683	4,441	2,165
6 rooms . . . . .	21,327	295	19,885	16,415	3,470	3,639	4,878	7,318	4,050	1,147
7 rooms . . . . .	13,782	154	13,113	11,900	1,213	2,656	3,352	4,461	2,644	516
8 rooms or more . . . . .	15,647	122	15,014	14,207	807	3,475	4,122	4,640	2,776	510
Median number of rooms . . . . .	5.3	4.1	5.4	6.1	4.1	5.5	5.6	5.4	5.2	4.3
<b>Complete bathrooms:</b>										
No bathrooms . . . . .	1,673	412	750	319	432	220	192	182	157	510
1 bathroom . . . . .	51,729	1,668	44,223	19,801	24,421	10,795	11,659	13,509	8,259	5,838
1 and one-half bathrooms . . . . .	16,162	232	14,987	11,628	3,360	3,360	4,778	4,142	2,707	943
2 or more bathrooms . . . . .	42,794	854	39,527	33,739	5,787	5,109	7,322	16,975	10,121	2,413
<b>Square footage of unit:</b>										
Single detached and mobile homes <sup>1</sup> . . . . .	76,410	2,560	68,655	59,011	9,644	10,831	17,572	26,202	14,050	5,195
Less than 500 . . . . .	1,402	369	778	491	287	82	132	356	207	254
500 to 749 . . . . .	3,188	381	2,286	1,369	917	227	535	1,127	398	521
750 to 999 . . . . .	6,576	364	5,586	4,121	1,465	531	1,329	2,647	1,079	627
1,000 to 1,499 . . . . .	17,030	468	15,432	12,886	2,546	1,443	3,386	7,045	3,558	1,130
1,500 to 1,999 . . . . .	15,007	196	14,071	12,598	1,473	1,828	3,387	5,367	3,488	741
2,000 to 2,499 . . . . .	10,680	113	10,194	9,526	668	1,992	2,949	3,281	1,973	373
2,500 to 2,999 . . . . .	5,944	45	5,660	5,315	345	1,303	1,758	1,633	967	238
3,000 to 3,999 . . . . .	5,469	45	5,212	4,966	245	1,244	1,651	1,501	815	212
4,000 or more . . . . .	3,229	49	3,023	2,825	198	801	890	903	429	157
Other <sup>2</sup> . . . . .	7,885	529	6,414	4,915	1,499	1,380	1,556	2,342	1,137	941
Median square footage . . . . .	1,702	932	1,750	1,825	1,276	2,154	1,888	1,570	1,674	1,321
<b>Lot size:</b>										
Single detached and attached units and mobile homes . . . . .	83,188	2,717	74,495	62,041	12,454	12,417	18,633	28,146	15,299	5,976
Less than one-eighth acre . . . . .	12,087	640	10,175	7,515	2,659	1,761	2,691	2,745	2,977	1,273
One-eighth to one-quarter acre . . . . .	22,045	586	19,915	16,284	3,632	2,625	5,309	6,547	5,434	1,544
One-quarter to one-half acre . . . . .	15,414	319	14,235	12,381	1,854	2,217	3,578	5,542	2,899	860
One-half up to one acre . . . . .	9,841	269	8,977	7,858	1,120	1,915	1,961	4,103	999	595
1 to 5 acres . . . . .	14,185	346	13,067	11,345	1,723	2,580	2,765	6,166	1,557	771
5 to 10 acres . . . . .	2,143	58	1,990	1,791	199	300	578	797	315	96
10 acres or more . . . . .	4,293	260	3,687	3,238	450	562	1,252	1,422	451	346
Other <sup>3</sup> . . . . .	3,180	239	2,449	1,629	817	457	499	824	667	491
Median acreage . . . . .	0.35	0.26	0.35	0.38	0.23	0.43	0.32	0.45	0.23	0.24

<sup>1</sup> Does not include selected vacant units. <sup>2</sup> Represents units not reported or size unknown. <sup>3</sup> Represents condominiums and cooperatives—single detached, single attached, and mobile homes.  
Source: U.S. Census Bureau, *Current Housing Reports*, Series H150/97, *American Housing Survey for the United States*.

## No. 1212. Occupied Housing Units—Tenure by Race of Householder: 1991 to 1997

[In thousands (93,147 represents 93,147,000), except percent. As of fall. Based on the American Housing Survey; see Appendix III]

Race of householder and tenure	1991	1993	1995	1997
<b>ALL RACES<sup>1</sup></b>				
<b>Occupied units, total</b> . . . . .	<b>93,147</b>	<b>94,724</b>	<b>97,693</b>	<b>99,487</b>
Owner occupied . . . . .	59,796	61,252	63,544	65,487
Percent of occupied . . . . .	64.2	64.7	65.0	65.8
Renter occupied . . . . .	33,351	33,472	34,150	34,000
<b>WHITE</b>				
<b>Occupied units, total</b> . . . . .	<b>79,140</b>	<b>80,029</b>	<b>81,611</b>	<b>82,154</b>
Owner occupied . . . . .	53,749	54,878	56,507	57,781
Percent of occupied . . . . .	67.9	68.6	69.2	70.3
Renter occupied . . . . .	25,391	25,151	25,104	24,372
<b>BLACK</b>				
<b>Occupied units, total</b> . . . . .	<b>10,832</b>	<b>11,128</b>	<b>11,773</b>	<b>12,085</b>
Owner occupied . . . . .	4,635	4,788	5,137	5,457
Percent of occupied . . . . .	42.8	43.0	43.6	45.2
Renter occupied . . . . .	6,197	6,340	6,637	6,628
<b>HISPANIC ORIGIN<sup>2</sup></b>				
<b>Occupied units, total</b> . . . . .	<b>6,239</b>	<b>6,614</b>	<b>7,757</b>	<b>8,513</b>
Owner occupied . . . . .	2,423	2,788	3,245	3,646
Percent of occupied . . . . .	38.8	42.2	41.8	42.8
Renter occupied . . . . .	3,816	3,826	4,512	4,867

<sup>1</sup> Includes other races, not shown separately. <sup>2</sup> Persons of Hispanic origin may be of any race.  
Source: U.S. Census Bureau, *Current Housing Reports*, Series H150/91, H150/93, H150/95RV, and H150/97, *American Housing Survey for the United States*.

## No. 1213. Homeownership Rates by Age of Householder and Family Status: 1985 to 1999

[In percent. Represents the proportion of owner households to the total number of occupied households. Based on the Current Population Survey/Housing Vacancy Survey; see source for details]

Age of householder and family status	1985	1990	1992	1993 <sup>1</sup>	1994	1995	1996	1997	1998	1999
<b>United States . . . . .</b>	<b>63.9</b>	<b>63.9</b>	<b>64.1</b>	<b>64.5</b>	<b>64.0</b>	<b>64.7</b>	<b>65.4</b>	<b>65.7</b>	<b>66.3</b>	<b>66.8</b>
<b>AGE OF HOUSEHOLDER</b>										
Less than 25 years old. . . . .	17.2	15.7	14.9	15.0	14.9	15.9	18.0	17.7	18.2	19.9
25 to 29 years old. . . . .	37.7	35.2	33.6	34.0	34.1	34.4	34.7	35.0	36.2	36.5
30 to 34 years old. . . . .	54.0	51.8	50.5	51.0	50.6	53.1	53.0	52.6	53.6	53.8
35 to 39 years old. . . . .	65.4	63.0	61.4	62.1	61.2	62.1	62.1	62.6	63.7	64.4
40 to 44 years old. . . . .	71.4	69.8	69.1	69.0	68.2	68.6	69.0	69.7	70.0	69.9
45 to 49 years old. . . . .	74.3	73.9	74.2	73.9	73.8	73.7	74.4	74.2	73.9	74.5
50 to 54 years old. . . . .	77.5	76.8	76.2	77.1	76.8	77.0	77.2	77.7	77.8	77.8
55 to 59 years old. . . . .	79.2	78.8	79.3	78.8	78.4	78.8	79.4	79.7	79.8	80.7
60 to 64 years old. . . . .	79.9	79.8	81.2	80.9	80.1	80.3	80.7	80.5	82.1	81.3
65 to 69 years old. . . . .	79.5	80.0	80.8	80.6	80.6	81.0	82.4	81.9	81.9	82.9
70 to 74 years old. . . . .	76.8	78.4	79.0	79.9	80.1	80.9	81.4	82.0	82.2	82.8
75 years old and over. . . . .	69.8	72.3	73.3	73.3	73.5	74.6	75.3	75.8	76.2	77.1
Less than 35 years old. . . . .	39.9	38.5	37.6	37.9	37.3	38.6	39.1	38.7	39.3	39.7
35 to 44 years old. . . . .	68.1	66.3	65.1	65.4	64.5	65.2	65.5	66.1	66.9	67.2
45 to 54 years old. . . . .	75.9	75.2	75.1	75.4	75.2	75.2	75.6	75.8	75.7	76.0
55 to 64 years old. . . . .	79.5	79.3	80.2	79.8	79.3	79.5	80.0	80.1	80.9	81.0
65 years and over. . . . .	74.8	76.3	77.1	77.3	77.4	78.1	78.9	79.1	79.3	80.1
<b>FAMILY STATUS</b>										
Family households:										
Married-couple families. . . . .	78.2	78.1	78.7	79.1	78.8	79.6	80.2	80.8	81.5	81.8
Male householder, no spouse present. . . . .	57.8	55.2	53.6	54.6	52.8	55.3	55.5	54.0	55.7	56.1
Female householder, no spouse present. . . . .	45.8	44.0	43.6	44.5	44.2	45.1	46.1	46.1	47.0	48.2
Nonfamily households:										
One-person . . . . .	45.8	49.0	49.8	50.0	49.8	50.5	51.4	51.8	52.1	52.7
Male householder. . . . .	38.8	42.4	43.5	43.2	43.1	43.8	44.9	45.2	45.7	46.3
Female householder. . . . .	51.3	53.6	54.1	54.8	54.5	55.4	56.0	56.7	56.9	57.6
Other:										
Male householder. . . . .	30.1	31.7	32.4	33.2	33.6	34.2	35.5	35.9	36.7	37.2
Female householder. . . . .	30.6	32.5	34.0	35.6	34.3	33.0	35.9	39.5	40.3	41.5

<sup>1</sup> Based on 1990 census controls.

Source: U.S. Census Bureau, Internet site <<http://www.census.gov/hhes/www/hvs.html>>.

## No. 1214. Homeownership Rates by State: 1985 to 1999

[In percent. See headnote, Table 1213]

State	1985	1990	1995	1997	1998	1999	State	1985	1990	1995	1997	1998	1999
<b>United States . . . . .</b>	<b>63.9</b>	<b>63.9</b>	<b>64.7</b>	<b>65.7</b>	<b>66.3</b>	<b>66.8</b>	Missouri . . . . .	69.2	64.0	69.4	70.5	70.7	72.9
Alabama . . . . .	70.4	68.4	70.1	71.3	72.9	74.8	Montana . . . . .	66.5	69.1	68.7	67.5	68.6	70.6
Alaska . . . . .	61.2	58.4	60.9	67.2	66.3	66.4	Nebraska. . . . .	68.5	67.3	67.1	66.7	69.9	70.9
Arizona . . . . .	64.7	64.5	62.9	63.0	64.3	66.3	Nevada . . . . .	57.0	55.8	58.6	61.2	61.4	63.7
Arkansas . . . . .	66.6	67.8	67.2	66.7	66.7	65.6	New Hampshire . . . . .	65.5	65.0	66.0	66.8	69.6	70.2
California . . . . .	54.2	53.8	55.4	55.7	56.0	55.7	New Jersey . . . . .	62.3	65.0	64.9	63.1	63.1	64.5
Colorado . . . . .	63.6	59.0	64.6	64.1	65.2	68.1	New Mexico . . . . .	68.2	68.6	67.0	69.6	71.3	72.6
Connecticut . . . . .	69.0	67.9	68.2	68.1	69.3	69.1	New York . . . . .	50.3	53.3	52.7	52.6	52.8	52.8
Delaware . . . . .	70.3	67.7	71.7	69.2	71.0	71.6	North Carolina . . . . .	68.0	69.0	70.1	70.2	71.3	71.7
Dist. of Columbia . . . . .	37.4	36.4	39.2	42.5	40.3	40.0	North Dakota . . . . .	69.9	67.2	67.3	68.1	68.0	70.1
Florida . . . . .	67.2	65.1	66.6	66.9	66.9	67.6	Ohio . . . . .	67.9	68.7	67.9	69.0	70.7	70.7
Georgia . . . . .	62.7	64.3	66.6	70.9	71.2	71.3	Oklahoma . . . . .	70.5	70.3	69.8	68.5	69.7	71.5
Hawaii . . . . .	51.0	55.5	50.2	50.2	52.8	56.6	Oregon . . . . .	61.5	64.4	63.2	61.0	63.4	64.3
Idaho . . . . .	71.0	69.4	72.0	72.3	72.6	70.3	Pennsylvania . . . . .	71.6	73.8	71.5	73.3	73.9	75.2
Illinois . . . . .	60.6	63.0	66.4	68.1	68.0	67.1	Rhode Island . . . . .	61.4	58.5	57.9	58.7	59.8	60.6
Indiana . . . . .	67.6	67.0	71.0	74.1	72.6	72.9	South Carolina . . . . .	72.0	71.4	71.3	74.1	76.6	77.1
Iowa . . . . .	69.9	70.7	71.4	72.7	72.1	73.9	South Dakota . . . . .	67.6	66.2	67.5	67.6	67.3	70.7
Kansas . . . . .	68.3	69.0	67.5	66.5	66.7	67.5	Tennessee . . . . .	67.6	68.3	67.0	70.2	71.3	71.9
Kentucky . . . . .	68.5	65.8	71.2	75.0	75.1	73.9	Texas . . . . .	60.5	59.7	61.4	61.5	62.5	62.9
Louisiana . . . . .	70.2	67.8	65.3	66.4	66.6	66.8	Utah . . . . .	71.5	70.1	71.5	72.5	73.7	74.7
Maine . . . . .	73.7	74.2	76.7	74.9	74.6	77.4	Vermont . . . . .	69.5	72.6	70.4	69.1	69.1	69.1
Maryland . . . . .	65.6	64.9	65.8	70.5	68.7	69.6	Virginia . . . . .	68.5	69.8	68.1	68.4	69.4	71.2
Massachusetts . . . . .	60.5	58.6	60.2	62.3	61.3	60.3	Washington . . . . .	66.8	61.8	61.6	62.9	64.9	64.8
Michigan . . . . .	70.7	72.3	72.2	73.3	74.4	76.5	West Virginia . . . . .	75.9	72.0	73.1	74.6	74.8	74.8
Minnesota . . . . .	70.0	68.0	73.3	75.4	75.4	76.1	Wisconsin . . . . .	63.8	68.3	67.5	68.3	70.1	70.9
Mississippi . . . . .	69.6	69.4	71.1	73.7	75.1	74.9	Wyoming . . . . .	73.2	68.9	69.0	67.6	70.0	69.8

Source: U.S. Census Bureau, <<http://www.census.gov/hhes/www/hvs.html>>.



## No. 1215. Occupied Housing Units—Costs by Region: 1997

[As of fall. (65,487 represents 65,487,000) Specified owner-occupied units are limited to one-unit structures on less than 10 acres and no business on property. Specified renter-occupied units exclude one-unit structures on 10 acres or more. See headnote Table 1216 for an explanation of housing costs. For composition of regions, see map inside front cover. Based on the American Housing Survey; see Appendix III]

Category	Number (1,000)					Percent distribution				
	Total units	North-east	Mid-west	South	West	Total units	North-east	Mid-west	South	West
<b>OWNER OCCUPIED UNITS</b>										
<b>Total</b> .....	<b>65,487</b>	<b>12,241</b>	<b>16,902</b>	<b>23,650</b>	<b>12,694</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Monthly housing costs:										
Less than \$300 .....	18,889	1,923	4,912	8,910	3,144	28.8	15.7	29.1	37.7	24.8
\$300 to \$399 .....	6,936	1,493	2,186	2,185	1,073	10.6	12.2	12.9	9.2	8.5
\$400 to \$499 .....	5,368	1,339	1,430	1,769	830	8.2	10.9	8.5	7.5	6.5
\$500 to \$599 .....	4,612	967	1,379	1,625	641	7.0	7.9	8.2	6.9	5.0
\$600 to \$699 .....	3,792	765	1,241	1,531	629	5.8	6.9	7.3	6.5	5.0
\$700 to \$799 .....	3,792	765	1,078	1,355	595	5.8	6.2	6.4	5.7	4.7
\$800 to \$999 .....	6,402	1,204	1,752	2,124	1,322	9.8	9.8	10.4	9.0	10.4
\$1,000 to \$1,249 .....	5,249	1,168	1,252	1,562	1,267	8.0	9.5	7.4	6.6	10.0
\$1,250 to \$1,499 .....	3,602	922	744	891	1,046	5.5	7.5	4.4	3.8	8.2
\$1,500 or more .....	6,386	1,613	928	1,700	2,146	9.8	13.2	5.5	7.2	16.9
Median (dol.) <sup>1</sup> .....	534	647	494	439	705	(X)	(X)	(X)	(X)	(X)
<b>RENTER OCCUPIED UNITS</b>										
<b>Total</b> .....	<b>34,000</b>	<b>7,242</b>	<b>7,050</b>	<b>11,157</b>	<b>8,551</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Monthly housing costs:										
Less than \$300 .....	4,550	1,000	1,199	1,598	753	13.4	13.8	17.0	14.3	8.8
\$300 to \$399 .....	3,808	606	1,128	1,427	648	11.2	8.4	16.0	12.8	7.6
\$400 to \$499 .....	4,945	803	1,351	1,786	1,007	14.5	11.1	19.2	16.0	11.8
\$500 to \$599 .....	5,327	1,087	1,115	1,775	1,349	15.7	15.0	15.8	15.9	15.8
\$600 to \$699 .....	4,365	1,122	736	1,255	1,252	12.8	15.5	10.4	11.2	14.6
\$700 to \$799 .....	3,162	727	493	940	1,002	9.3	10.0	7.0	8.4	11.7
\$800 to \$999 .....	3,133	841	355	881	1,056	9.2	11.6	5.0	7.9	12.3
\$1,000 to \$1,249 .....	1,395	326	136	314	619	4.1	4.5	1.9	2.8	7.2
\$1,250 to \$1,499 .....	556	165	45	106	239	1.6	2.3	0.6	1.0	2.8
\$1,500 or more .....	589	186	59	129	215	1.7	2.6	0.8	1.2	2.5
No cash rent .....	2,171	380	432	947	412	6.4	5.2	6.1	8.5	4.8
Median (dol.) <sup>1</sup> .....	549	594	473	517	625	(X)	(X)	(X)	(X)	(X)

X Not applicable. <sup>1</sup> For explanation of median, see Guide to Tabular Presentation.

## No. 1216. Occupied Housing Units—Financial Summary by Selected Characteristics of the Householder: 1997

[In thousands of units (99,487 represents 99,487,000), except as indicated. As of fall. Housing costs include real estate taxes, property insurance, utilities, fuel, water, garbage collection, and mortgage. Based on the American Housing Survey; see Appendix III]

Characteristic	Total occupied units	Tenure		Black		Hispanic origin <sup>1</sup>		Elderly <sup>2</sup>		Households below poverty level	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
<b>Total units</b> <sup>3</sup> .....	<b>99,487</b>	<b>65,487</b>	<b>34,000</b>	<b>5,457</b>	<b>6,628</b>	<b>3,646</b>	<b>4,867</b>	<b>16,493</b>	<b>4,413</b>	<b>6,619</b>	<b>9,108</b>
Monthly housing costs:											
Less than \$300 .....	23,439	18,889	4,550	1,845	1,399	1,016	616	8,788	1,205	3,497	2,533
\$300-\$399 .....	10,744	6,936	3,808	572	864	263	531	2,679	470	805	1,248
\$400-\$499 .....	10,312	5,368	4,945	455	1,055	247	751	1,534	536	563	1,311
\$500-\$599 .....	9,939	4,612	5,327	530	982	242	869	912	515	418	1,089
\$600-\$699 .....	8,615	4,251	4,365	377	721	277	705	677	438	304	797
\$700-\$799 .....	6,955	3,792	3,162	325	469	216	495	403	268	219	469
\$800-\$999 .....	9,535	6,402	3,133	490	449	396	455	468	231	238	457
\$1,000 or more .....	17,777	15,237	2,540	863	262	987	219	1,034	297	575	347
Median amount (dol.) <sup>4</sup> .....	542	534	549	464	480	620	549	287	453	285	426
Monthly housing costs as percent of income: <sup>5</sup>											
Less than 5 percent .....	4,790	4,433	357	340	56	192	48	760	44	23	14
5 to 9 percent .....	12,648	11,438	1,210	767	196	496	148	2,768	79	96	61
10 to 14 percent .....	14,146	11,246	2,900	786	486	477	282	3,023	157	235	89
15 to 19 percent .....	14,371	10,232	4,139	735	681	499	477	2,224	238	321	199
20 to 24 percent .....	11,650	7,556	4,095	577	792	379	516	1,582	337	328	328
25 to 29 percent .....	8,663	5,198	3,465	514	657	389	507	1,155	492	365	534
30 to 34 percent .....	6,232	3,486	2,746	344	523	236	492	918	349	383	488
35 to 39 percent .....	4,110	2,109	2,001	241	403	145	330	612	300	351	368
40 percent or more .....	18,527	8,652	9,876	993	2,156	766	1,712	2,993	1,833	3,434	5,229
Median amount (percent) <sup>4</sup> .....	21	18	29	20	31	22	33	18	39	64	42
Median monthly costs (dol.) <sup>4</sup> :											
Electricity .....	63	70	46	73	49	67	45	61	39	63	45
Piped gas .....	42	46	31	49	34	33	( <sup>7</sup> )	46	28	42	30
Fuel oil .....	63	66	49	67	44	79	( <sup>7</sup> )	64	52	59	44

<sup>1</sup> Persons of Hispanic origin may be of any race. <sup>2</sup> Householders 65 years old and over. <sup>3</sup> Includes units with mortgage payment not reported and no cash rent not shown separately. <sup>4</sup> For explanation of median, see Guide to Tabular Presentation. <sup>5</sup> Money income before taxes. <sup>6</sup> Revised since originally published. <sup>7</sup> Less than \$25.

Source of Tables 1215 and 1216: U.S. Census Bureau, *Current Housing Reports*, Series H-150/97, *American Housing Survey for the United States*.

## No. 1217. Mortgage Characteristics—Owner Occupied Units: 1997

[In thousands (65,487 represents 65,487,000). As of fall. Based on the American Housing Survey; see Appendix III]

Mortgage characteristic	Housing unit characteristics			Household characteristics				
	Total occupied units	New construction <sup>1</sup>	Mobile homes	Black	Hispanic	Elderly <sup>2</sup>	Moved in past year	Below poverty level
<b>ALL OWNERS</b>								
<b>Total<sup>3</sup></b>	<b>65,487</b>	<b>4,894</b>	<b>5,255</b>	<b>5,457</b>	<b>3,646</b>	<b>16,493</b>	<b>5,093</b>	<b>6,619</b>
Mortgages currently on property:								
None, owned free and clear	25,453	1,018	2,936	2,047	1,217	12,649	1,056	4,177
Reverse mortgage	29	-	-	-	-	29	-	5
Regular and home equity mortgages	5,757	352	95	357	163	293	199	198
Regular mortgage only	27,670	3,128	1,847	2,478	1,962	2,050	3,470	1,578
Home equity mortgage only	2,708	130	101	141	69	527	102	138
With regular mortgage, home equity not reported	2,427	147	163	268	139	558	172	314
No regular mortgage, home equity not reported	1,443	119	113	165	96	388	94	210
Number of regular and home equity mortgages:								
1 mortgage	29,210	3,174	1,914	2,473	1,947	2,508	3,465	1,667
2 mortgages	6,345	398	106	452	232	326	272	227
3 mortgages or more	444	19	15	39	12	23	16	16
Type of home equity mortgage:								
Units with 1 or more home equity mortgages								
Lump sum only	8,465	482	196	499	232	819	301	336
Credit line only	3,354	220	108	259	109	298	109	126
Both	4,765	233	64	209	119	498	160	184
	40	2	2	-	-	2	5	2
<b>OWNERS WITH ONE OR MORE REGULAR MORTGAGES</b>								
<b>Total<sup>3</sup></b>	<b>35,855</b>	<b>3,627</b>	<b>2,105</b>	<b>3,104</b>	<b>2,264</b>	<b>2,901</b>	<b>3,842</b>	<b>2,090</b>
Type of primary mortgage:								
FHA	5,065	396	95	799	510	224	611	298
VA	1,936	160	20	263	147	104	165	77
Farmers Home Administration	364	37	14	57	29	52	24	26
Other types	25,579	2,873	1,769	1,626	1,433	1,859	2,841	1,323
Mortgage origination:								
Placed new mortgage(s)	34,766	3,613	2,030	2,995	2,181	2,801	3,747	2,000
Assumed	957	14	74	93	72	95	87	80
Wrap-around	26	-	-	3	-	-	3	6
Combination of the above	106	-	-	13	10	5	5	5
Payment plan of primary mortgage:								
Fixed payment, self amortizing	27,590	2,825	1,643	2,380	1,812	1,869	2,959	1,401
Adjustable rate mortgage	2,955	343	160	157	171	205	343	140
Adjustable term mortgage	256	41	39	34	12	35	58	43
Graduated payment mortgage	376	45	9	25	14	12	65	9
Balloon	328	56	9	7	18	16	61	19
Combination of the above	360	48	11	28	27	13	54	16

- Represents or rounds to zero. <sup>1</sup> Constructed in the past 4 years. <sup>2</sup> 65 years old and over. <sup>3</sup> Includes types not known and not reported.

Source: U.S. Census Bureau, *Current Housing Reports*, Series H150/97, American Housing Survey for the United States.

## No. 1218. Debt Status of Homeowners by Selected Characteristic: 1997

[In percent. See headnote, Table 812]

Homeowner characteristic	All homeowners	No mortgage debt	First mortgage only <sup>1</sup>	Home equity line of credit	Traditional home equity loan	Either type of home equity loan
<b>All homeowners</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Age of head:						
18 to 34 years old	16	7	24	6	23	12
35 to 44 years old	23	9	31	28	32	30
45 to 54 years old	20	12	24	34	27	31
55 to 64 years old	16	18	13	20	11	17
65 years old and over	26	55	8	12	6	10
Family income:						
Less than \$15,000	10	20	4	2	2	2
\$15,000 to \$24,999	16	26	11	3	6	4
\$25,000 to \$49,999	34	32	38	25	32	27
\$50,000 to \$74,999	23	12	26	38	42	39
\$75,000 to \$99,999	10	5	13	16	8	14
\$100,000 or more	8	5	8	16	11	14
Home equity <sup>2</sup> :						
Less than \$50,000	41	24	55	21	69	38
\$50,000 to \$99,999	33	38	29	40	21	34
\$100,000 or more	26	37	16	39	10	28

<sup>1</sup> Excludes those who have only a home equity line of credit. <sup>2</sup> Home equity consists of the market value of the home less all debts secured by the home, including balances outstanding on equity lines of credit and traditional home equity loans.

Source: Board of Governors of the Federal Reserve System, *Federal Reserve Bulletin*, April 1998.

## No. 1219. Heating Equipment and Fuels for Occupied Units: 1991 to 1997

[As of fall. (93,147 represents 93,147,000) Based on American Housing Survey. See Appendix III]

Type of equipment or fuel	Number (1,000)				Percent distribution	
	1991	1993	1995	1997	1991	1997
<b>Occupied units, total . . . . .</b>	<b>93,147</b>	<b>94,724</b>	<b>97,692</b>	<b>99,487</b>	<b>100.0</b>	<b>100.0</b>
<b>Heating equipment:</b>						
Warm air furnace . . . . .	49,423	51,248	53,165	58,603	53.1	58.9
Heat pumps . . . . .	7,638	8,422	9,406	11,101	8.2	11.2
Steam or hot water . . . . .	13,929	13,657	13,689	12,929	15.0	13.0
Floor, wall, or pipeless furnace . . . . .	4,291	4,746	4,963	5,588	4.6	5.6
Built-in electric units . . . . .	6,755	6,722	7,035	4,531	7.3	4.6
Room heaters with flue . . . . .	2,549	1,766	1,620	1,584	2.7	1.6
Room heaters without flue . . . . .	2,111	1,597	1,642	1,754	2.3	1.8
Fireplaces, stoves, portable heaters or other . . . . .	5,590	5,654	5,150	2,780	6.0	2.8
None . . . . .	861	911	1,044	617	0.9	0.6
<b>House main heating fuel:</b>						
Utility gas . . . . .	47,018	47,669	49,203	51,052	50.5	51.3
Fuel oil, kerosene, etc. . . . .	12,462	12,189	12,029	10,855	13.4	10.9
Electricity . . . . .	23,714	25,107	26,771	29,202	25.5	29.4
Bottled, tank, or LP gas . . . . .	3,882	3,922	4,251	5,398	4.2	5.4
Coal or coke . . . . .	319	297	210	183	0.3	0.2
Wood and other fuel . . . . .	4,890	4,630	4,186	2,177	5.2	2.2
None . . . . .	862	910	1,043	620	0.9	0.6
<b>Cooking fuel:</b>						
Electricity . . . . .	54,232	55,887	57,621	58,818	58.2	59.1
Gas <sup>1</sup> . . . . .	38,119	37,996	39,218	40,083	40.9	40.3
Other fuel . . . . .	424	479	566	113	0.5	0.1
None . . . . .	372	362	287	474	0.4	0.5

<sup>1</sup> Includes utility, bottled, tank, and LP gas.

Source: U.S. Census Bureau, *Current Housing Reports*, Series H150/91, H150/93, H150/95RV, and H150/97, *American Housing Survey for the United States*.

## No. 1220. Occupied Housing Units—Housing Indicators by Selected Characteristics of the Householder: 1997

[In thousands of units (99,487 represents 99,487,000). As of fall. Based on the American Housing Survey; see Appendix III]

Characteristic	Total occupied units	Tenure		Black		Hispanic origin <sup>1</sup>		Elderly <sup>2</sup>		Households below poverty level	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
<b>Total units . . . . .</b>	<b>99,487</b>	<b>65,487</b>	<b>34,000</b>	<b>5,457</b>	<b>6,628</b>	<b>3,646</b>	<b>4,867</b>	<b>16,493</b>	<b>4,413</b>	<b>6,619</b>	<b>9,108</b>
<b>Amenities:</b>											
Porch, deck, balcony or patio . . . . .	75,986	55,374	20,612	4,217	3,689	2,835	2,477	13,737	2,371	5,156	4,791
Usable fireplace . . . . .	31,825	27,702	4,123	1,554	460	1,106	354	5,575	280	1,721	526
Separate dining room . . . . .	39,077	31,411	7,666	2,805	1,635	1,555	917	7,269	749	2,696	1,690
With 2 or more living rooms or recreation rooms . . . . .	34,515	31,582	2,932	2,493	479	1,263	191	7,181	312	2,226	499
Garage or carport with home . . . . .	58,027	47,488	10,539	2,903	1,173	2,566	1,543	12,208	1,210	3,754	1,969
<b>Cars and trucks available:</b>											
No cars, trucks, or vans . . . . .	9,447	2,480	6,967	480	2,438	132	1,174	1,713	2,028	944	3,636
Other households without cars . . . . .	7,494	5,165	2,329	178	175	373	391	704	123	560	475
1 car with or without trucks or vans . . . . .	47,902	30,544	17,357	2,541	3,019	1,673	2,313	9,808	1,961	3,509	3,991
2 cars . . . . .	27,573	21,185	6,389	1,803	904	1,117	845	3,688	270	1,381	883
3 or more cars . . . . .	7,071	6,112	958	455	92	352	143	579	31	226	123
With cars, no trucks or vans . . . . .	51,617	32,456	19,161	3,241	3,501	1,654	2,590	9,667	1,881	3,308	4,096
1 truck or van with or without cars . . . . .	28,096	22,171	5,925	1,346	474	1,346	829	3,952	308	1,742	971
2 or more trucks or vans . . . . .	10,327	8,380	1,948	390	215	514	273	1,160	195	626	405
<b>Internal deficiencies:</b>											
Signs of rats in last 3 months . . . . .	920	425	495	78	154	68	180	79	42	92	211
Holes in floors . . . . .	1,168	487	680	81	209	54	184	99	48	126	288
Open cracks or holes . . . . .	5,748	2,719	3,029	387	778	229	493	420	212	342	1,010
Broken plaster or peeling paint (interior of unit) . . . . .	2,938	1,239	1,699	189	461	94	378	256	130	177	635
No electrical wiring . . . . .	40	33	7	3	-	5	5	5	3	17	5
Exposed wiring . . . . .	788	457	331	58	84	35	74	106	43	68	123
Rooms without electric outlet . . . . .	2,122	1,160	962	119	238	88	181	281	106	190	323
Water leakage <sup>3</sup> . . . . .	9,667	5,177	4,490	558	1,054	338	594	817	311	476	1,126

- Represents zero. <sup>1</sup> Persons of Hispanic origin may be of any race. <sup>2</sup> Householders 65 years old and over. <sup>3</sup> During the 12 months prior to the survey.

Source: U.S. Census Bureau, *Current Housing Reports*, Series H150/97, *American Housing Survey for the United States*.

## No. 1221. Appliances and Office Equipment Used by Households by Region and Household Income: 1997

[101.5 represents 101,500,000. Represents appliances possessed and generally used by the household. Based on Residential Energy Consumption Survey; see source. For composition of regions, see inside front cover]

Type of appliance	Households using appliance	Region				Household income in 1997			
		North-east	Midwest	South	West	Under \$10,000	\$10,000-\$24,999	\$25,000-\$49,999	\$50,000 and over
Total households (mil.) . . . . .	101.5	19.7	24.1	35.9	21.8	13.3	29.1	31.1	27.9
PERCENT WITH—									
Air conditioner:									
Central system . . . . .	46.8	22.1	51.3	69.4	26.9	27.4	37.3	50.2	62.1
Room . . . . .	24.8	39.6	26.1	23.2	12.8	33.3	28.8	24.0	17.5
Clothes washer . . . . .	77.4	76.0	78.9	82.0	69.5	52.7	69.0	81.5	93.4
Clothes dryer <sup>1</sup> . . . . .	71.2	66.7	75.8	74.2	65.1	36.2	61.0	77.1	91.8
Electric . . . . .	55.1	48.3	50.1	66.4	48.2	31.0	49.0	59.9	67.6
Natural gas . . . . .	15.2	17.7	23.9	7.2	16.5	4.8	11.1	16.3	23.3
Dishwasher . . . . .	50.2	48.5	46.9	51.5	53.1	15.7	35.5	53.6	78.2
Ceiling fan . . . . .	60.1	51.2	63.6	71.2	46.0	39.3	55.2	64.4	70.3
Freezer . . . . .	33.2	25.7	41.8	36.9	24.2	25.6	30.0	35.1	37.9
1 . . . . .	30.2	24.2	38.4	33.1	22.1	23.6	27.5	32.2	34.1
2 or more . . . . .	2.9	1.5	3.4	3.8	2.2	2.0	2.5	2.9	3.8
Microwave oven . . . . .	83.0	78.7	86.9	82.4	83.3	60.3	81.2	86.7	91.5
Oven . . . . .	98.8	99.4	99.1	98.7	98.1	96.6	98.6	99.4	99.3
Electric . . . . .	61.4	49.3	56.6	72.1	60.2	49.1	58.7	63.9	67.4
Natural gas . . . . .	33.3	45.0	38.0	22.1	35.7	42.2	34.9	31.6	29.2
Self cleaning oven . . . . .	44.1	48.5	45.1	41.8	42.7	18.1	31.1	47.0	66.6
Range . . . . .	99.2	99.7	99.4	99.1	98.8	97.0	99.1	99.8	99.6
Electric . . . . .	60.2	48.3	55.5	70.9	58.4	49.1	58.3	62.8	64.4
Natural gas . . . . .	34.7	45.7	39.3	23.6	37.8	42.4	35.6	32.9	31.9
Refrigerator . . . . .	99.8	99.9	99.9	99.9	99.7	99.3	99.9	99.9	100.0
Frost free . . . . .	86.8	85.2	85.1	90.0	84.7	73.0	83.1	88.5	95.2
Water heater <sup>1</sup> . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Electric . . . . .	39.1	25.9	26.5	58.3	33.0	40.7	43.3	39.9	32.9
Natural gas . . . . .	51.9	46.3	67.6	37.3	63.5	46.9	48.5	51.5	58.2
Stereo equipment . . . . .	68.8	66.7	67.0	67.8	74.4	45.2	60.1	73.7	83.7
Color TV . . . . .	98.7	98.9	99.0	98.7	98.2	96.1	98.5	99.2	99.6
1 . . . . .	31.8	31.8	32.1	29.1	36.0	55.6	40.5	27.3	16.6
2 . . . . .	37.4	36.1	36.2	38.9	37.3	30.9	37.7	41.6	35.4
3 . . . . .	19.1	20.8	20.4	18.4	17.3	7.5	15.6	20.4	26.8
4 . . . . .	7.7	7.5	7.8	8.9	5.5	1.7	3.6	8.2	14.0
5 or more . . . . .	2.7	2.6	2.5	3.4	2.2	(S)	1.1	1.7	6.8
VCR . . . . .	87.6	86.1	89.7	86.0	89.0	66.8	84.0	91.6	96.6
Personal computers . . . . .	35.1	31.9	38.0	31.0	41.3	9.7	16.5	36.9	64.5
1 . . . . .	29.2	27.2	32.4	25.9	32.9	8.0	14.5	32.8	50.7
2 or more . . . . .	5.9	4.7	5.6	5.1	8.5	(S)	2.0	4.1	13.8
With modem . . . . .	20.4	17.8	21.7	18.2	24.9	5.2	8.6	19.8	40.7
With laser printer . . . . .	12.5	11.4	12.9	11.7	14.2	2.5	4.5	12.8	25.1
Used 15 hrs. per week or less . . . . .	25.2	21.5	27.7	23.0	29.3	6.3	12.2	28.2	44.4
Used 16 hrs. per week or more . . . . .	9.9	10.4	10.2	8.0	12.1	3.4	4.2	8.7	20.0
Personal use only . . . . .	4.7	4.5	5.2	4.2	5.3	2.3	2.3	4.1	9.1
Business use only . . . . .	2.1	2.3	2.5	1.1	3.1	(S)	(S)	1.4	5.0
Both . . . . .	3.1	3.6	2.6	2.7	3.7	(S)	1.2	3.3	6.0
Cordless phone . . . . .	61.4	59.6	63.8	61.5	60.2	35.3	51.5	66.9	77.9
Facsimile machine . . . . .	6.2	6.5	5.3	5.6	8.1	(S)	2.5	5.3	13.3
Photocopier . . . . .	3.7	3.8	3.9	3.5	3.9	(S)	1.5	3.9	7.3
Answering machine . . . . .	58.4	62.2	61.0	54.2	59.1	30.2	49.1	62.3	77.2

S Figure does not meet publication standards. <sup>1</sup> Includes other types, not shown separately.  
Source: U.S. Energy Information Administration, Internet site <<http://www.eia.doe.gov/emeu/recs/contents.html>>.

## No. 1222. Net Stock of Residential Capital: 1985 to 1998

[In billions of dollars (4,707.5 represents \$4,707,500,000). End of year estimates]

Item	1985	1990	1992	1993	1994	1995	1996	1997	1998
<b>Total residential fixed assets . . . . .</b>	<b>4,707.5</b>	<b>6,287.4</b>	<b>6,755.5</b>	<b>7,161.9</b>	<b>7,654.5</b>	<b>7,973.1</b>	<b>8,391.5</b>	<b>8,821.2</b>	<b>9,405.1</b>
By type of owner and legal form of organization:									
Private . . . . .	4,601.3	6,137.7	6,595.8	6,991.0	7,472.2	7,784.2	8,195.3	8,618.5	9,193.0
Corporate . . . . .	57.0	68.0	71.9	73.7	76.0	78.2	81.5	85.4	91.7
Noncorporate . . . . .	4,544.4	6,069.6	6,524.0	6,917.2	7,396.3	7,706.0	8,113.8	8,533.1	9,101.3
Government . . . . .	106.2	149.7	159.6	170.9	182.3	188.8	196.2	202.7	212.1
Federal . . . . .	33.0	52.5	53.5	57.3	60.7	62.4	64.5	66.4	69.1
State and local . . . . .	73.2	97.2	106.1	113.7	121.6	126.5	131.7	136.2	142.9
By tenure group: <sup>1</sup>									
Owner-occupied . . . . .	3,249.8	4,486.9	4,873.5	5,214.1	5,628.7	5,891.6	6,228.8	6,578.6	7,034.4
Farm . . . . .	127.8	150.3	155.6	161.1	169.6	174.0	178.9	184.4	191.9
Nonfarm . . . . .	3,122.0	4,336.6	4,717.9	5,053.0	5,459.1	5,717.7	6,049.9	6,394.2	6,842.5
Tenant-occupied . . . . .	1,436.1	1,774.5	1,855.7	1,920.3	1,997.3	2,052.5	2,133.1	2,212.2	2,339.0
Farm . . . . .	9.4	10.9	11.2	11.7	12.5	12.8	13.2	13.5	14.0
Nonfarm . . . . .	1,426.6	1,763.6	1,844.5	1,908.6	1,984.8	2,039.7	2,119.9	2,198.7	2,325.0

<sup>1</sup> Excludes stocks of other nonfarm residential capital, which consists of dormitories, fraternity and sorority houses, and nurses' homes.

Source: U.S. Bureau of Economic Analysis, *Survey of Current Business*, April 2000 issue and *Fixed Assets and Consumer Durable Goods in the United States, 1925-97*, forthcoming.

## No. 1223. Expenditures by Residential Property Owners for Improvements and Maintenance and Repairs by Type of Property and Activity: 1980 to 1998

[In millions of dollars (46,338 represents \$46,338,000,000)]

Year and type of expenditure				Additions and alterations				Major replacements	Maintenance and repairs
	Total	1-unit properties with owner occupant	Other properties	To structures		To property outside of structures			
				Additions	Alterations				
1980	46,338	31,481	14,857	21,336	4,183	11,193	5,960	9,816	15,187
1985	80,267	47,742	32,525	28,775	3,966	17,599	7,211	16,134	35,358
1986	91,274	54,298	36,976	38,608	7,377	21,192	10,040	16,695	35,971
1987	94,082	54,791	39,291	39,978	9,557	21,641	8,779	15,875	38,229
1988	101,117	60,822	40,295	43,339	11,333	22,703	9,303	16,893	40,885
1989	100,891	59,858	41,033	39,786	6,828	23,129	9,828	18,415	42,689
1990	106,773	59,683	47,090	37,253	8,561	21,920	6,771	18,215	51,305
1991	97,528	58,083	39,445	30,944	7,914	16,076	6,954	16,744	49,640
1992	103,734	67,316	36,418	40,186	6,783	22,700	10,704	18,393	45,154
1993	108,305	70,746	37,559	45,797	12,757	24,781	8,259	20,809	41,699
1994	115,030	77,270	37,760	48,828	9,647	28,672	10,509	23,248	42,953
1995	111,683	75,362	36,321	44,726	7,936	26,893	9,897	24,910	42,947
1996	114,919	76,094	38,825	53,456	12,035	30,064	11,357	24,465	36,097
<b>1997, total<sup>1</sup></b>	<b>118,569</b>	<b>82,216</b>	<b>36,353</b>	<b>55,530</b>	<b>11,042</b>	<b>33,046</b>	<b>11,442</b>	<b>24,463</b>	<b>38,576</b>
Heating and air conditioning <sup>2</sup>	10,904	7,648	3,256	3,041	(NA)	3,041	(NA)	5,917	1,945
Plumbing	10,434	5,788	4,646	3,668	(NA)	3,668	(NA)	2,765	4,000
Roofing	11,493	7,885	3,608	(NA)	(NA)	(NA)	(NA)	6,662	4,832
Painting	11,348	7,443	3,905	(NA)	(NA)	(NA)	(NA)	(NA)	11,348
<b>1998, total<sup>1</sup></b>	<b>120,661</b>	<b>87,243</b>	<b>33,418</b>	<b>53,868</b>	<b>10,092</b>	<b>32,784</b>	<b>10,992</b>	<b>27,467</b>	<b>39,326</b>
Heating and air conditioning <sup>2</sup>	9,763	7,242	2,521	2,376	(NA)	2,376	(NA)	4,958	2,429
Plumbing	7,697	4,187	3,510	1,860	(NA)	1,860	(NA)	2,505	3,332
Roofing	11,719	8,636	3,083	(NA)	(NA)	(NA)	(NA)	8,133	3,586
Painting	12,651	8,267	4,383	(NA)	(NA)	(NA)	(NA)	(NA)	12,651

NA Not available. <sup>1</sup> Includes types of expenditures not separately specified. <sup>2</sup> Central air-conditioning.

Source: U.S. Census Bureau, *Current Construction Reports*, Series C50, *Expenditures for Residential Improvement*, quarterly.

## No. 1224. Home Remodeling Work Done and Amount Spent: 1998

[In thousands, except percent (1,345 represents 1,345,000)]. As of **spring**. For work done in the prior 12 months. Based on survey and subject to sampling error; see source]

Remodeling project	Households with work done <sup>1</sup>		Work done by—		Amount spent (dol.)		
	Number	Percent of households	Household member	Outside contractor	Under \$1,000	\$1,000 to \$2,999	Over \$3,000
Conversion of garage/attic/basement into living space	1,345	1.3	888	277	445	335	356
Remodel bathroom	5,543	5.5	3,608	1,322	3,012	1,103	503
Remodel kitchen	4,623	4.6	2,705	1,268	2,040	813	918
Remodel bedroom	3,035	3.0	2,262	397	1,968	361	2,165
Remodel/convert room to home office	1,094	1.1	748	2123	588	2149	85
Remodel other rooms	3,225	3.2	2,141	593	1,736	482	376
Add bathroom	759	0.8	431	2164	237	249	493
Add/extend garage	491	0.5	2186	204	258	291	250
Add other rooms— exterior addition	778	0.8	378	257	2166	2111	307
Add deck/porch/patio	2,218	2.2	1,402	571	911	592	318
Roofing	4,749	4.7	1,143	2,884	1,270	1,510	1,218
Siding - vinyl/metal	1,487	1.5	466	754	229	370	616
Aluminum windows	815	0.8	323	310	289	2169	2145
Clad-wood/wood windows	442	0.4	199	2185	2160	2124	2111
Vinyl windows	1,555	1.5	451	850	393	487	406
Ceramic tile floors	1,993	2.0	941	781	1,094	430	2147
Hardwood floors	1,273	1.3	616	494	653	252	2133
Vinyl flooring	2,720	2.7	1,321	1,029	1,813	348	55
Carpeting	4,887	4.8	1,191	3,076	2,316	1,368	440
Kitchen cabinets	2,213	2.2	932	821	692	503	395
Kitchen counter tops	2,317	2.3	843	999	1,074	370	2196
Skylights	552	0.5	2181	271	258	2101	20
Exterior doors	2,736	2.7	1,385	993	1,924	216	265
Interior doors	1,326	1.3	794	256	844	299	294
Garage doors	1,544	1.5	461	826	917	244	57
Concrete or masonry work	2,321	2.3	951	1,023	1,098	417	343
Swimming pool—in ground	328	0.3	2105	131	42	272	2107
Wall paneling	786	0.8	581	2140	513	255	29
Ceramic wall tile	895	0.9	560	233	599	2157	239

<sup>1</sup> Includes no response and amount unknown. <sup>2</sup> Figure does not meet standards of reliability or precision.

Source: Mediamark Research Inc., *New York, NY, Top-Line Reports*, (copyright) Internet site <<http://www.mediamark.com/mri/docs/TopLineReports.html>> (accessed 30 May 2000).

## No. 1225. Commercial Office Space—Overview for Selected Market Areas: 1999

[As of mid-October. (3,459,729 represents 3,459,729,000). For the 76 market areas with the highest vacancy rates in 1999. Data based on responses from individuals knowledgeable in the local markets]

Market area	Inventory (1,000 sq. ft.)	Vacant space (1,000 sq. ft.)	Vacancy rate (percent)	Construction (1,000 sq. ft.)	Net absorption <sup>1</sup> (1,000 sq. ft.)
United States, all market areas <sup>2</sup>	3,459,729	308,762	8.9	139,856	116,112
Albuquerque, NM	11,181	1,171	10.5	463	487
Allentown, PA	8,576	695	8.1	220	-57
Atlanta, GA	107,335	12,190	11.4	6,062	5,341
Baltimore, MD	39,539	3,856	9.8	1,445	2,532
Birmingham, AL	20,096	2,003	10.0	62	133
Boise, ID	5,928	683	11.5	283	989
Bridgeport/Stratford, CT	7,792	1,282	16.5	-	-265
Buffalo, NY	8,564	1,231	14.4	208	9
Charleston, SC	3,916	344	8.8	385	149
Charlotte, NC	27,730	2,447	8.8	4,400	1,882
Chicago, IL	148,717	17,271	11.6	4,234	-1,924
Cincinnati, OH	32,285	3,095	9.6	532	337
Cleveland, OH	36,379	3,900	10.7	899	731
Columbia, SC	10,470	863	8.2	515	491
Corpus Christi, CA	2,789	507	18.2	-	27
Dallas, TX	148,102	25,791	17.4	6,320	5,139
Dayton, OH	11,961	1,685	14.1	(NA)	264
Des Moines, IA	9,228	852	9.2	15	31
El Paso, TX	7,173	942	13.1	(NA)	244
Fargo, ND	3,567	297	8.3	69	269
Fort Worth, TX	18,572	2,355	12.7	393	78
Fresno, CA	14,051	1,629	11.6	303	691
Grand Rapids, MI	10,605	977	9.2	320	396
Greensboro, NC	14,351	1,939	13.5	565	91
Greenville, SC	5,985	1,058	17.7	347	497
Hartford, CT	21,767	4,160	19.1	-	1,179
Honolulu, Hawaii	11,737	1,677	14.3	-	-123
Houston, TX	107,620	9,231	8.6	5,360	2,758
Indianapolis, IN	21,506	2,049	9.5	308	1,261
Jacksonville, FL	15,005	1,522	10.1	1,170	1,438
Knoxville, TN	6,886	887	12.9	94	416
Las Vegas, NV	15,562	1,878	12.1	1,092	1,132
Little Rock, AR	10,540	819	7.8	347	259
Los Angeles-Central, CA	27,378	5,242	19.1	(NA)	785
Los Angeles-East, CA	1,840	147	8.0	60	18
Los Angeles-Inland Empire, CA	6,604	1,209	18.3	-	285
Los Angeles-San Fernando Valley, CA	32,076	3,464	10.8	425	803
Los Angeles-South Bay, CA	29,898	4,520	15.1	82	1,097
Los Angeles-West, CA	40,427	3,319	8.2	650	797
Louisville, KY	14,636	1,840	12.6	225	341
Medford, OR	6,462	531	8.2	300	380
Melbourne, FL	4,397	592	13.5	60	186
Miami, FL	30,626	3,155	10.3	1,429	1,175
Milwaukee, WI	25,900	2,630	10.2	550	245
Minneapolis/St. Paul, MN	49,315	4,028	8.2	4,888	202
Mobile, AL	3,577	527	14.7	90	107
Nashville, TN	20,620	2,102	10.2	1,891	-1,842
New Haven, CT	13,900	2,115	15.2	390	360
New Jersey-Central	66,645	7,163	10.7	1,595	3,937
New Jersey-Northern	71,724	10,998	15.3	3,845	8,304
New Jersey-Southern	16,177	1,575	9.7	(NA)	4,810
Orlando, FL	21,397	2,294	10.7	2,421	1,928
Philadelphia, PA	87,728	9,153	10.4	777	1,597
Phoenix, AZ	27,494	2,516	9.1	2,182	936
Pittsburgh, PA	34,078	4,111	12.1	755	-265
Providence, RI	9,319	922	9.9	-	204
Reno, NV	4,560	515	11.3	50	217
Richmond, VA	20,065	1,842	9.2	630	519
Rochester, NY	14,043	1,749	12.5	(NA)	340
Sacramento, CA	29,080	2,427	8.3	2,304	1,786
Saint Louis, MO	38,562	3,987	10.3	1,281	2,054
San Antonio, TX	17,261	2,109	12.2	680	274
Shreveport, LA	3,605	861	23.9	(NA)	-53
Sioux Falls, SD	1,911	177	9.3	214	102
Sonoma County, CA	9,514	762	8.0	440	248
South Bend, IN	3,089	393	12.7	79	32
Springfield, MA	4,427	455	10.3	50	97
Syracuse, NY	9,361	1,270	13.6	-	157
Tampa, FL	23,054	1,864	8.1	1,275	1,077
Toledo, OH	6,928	1,295	18.7	213	196
Tulsa, OK	15,129	2,102	13.9	884	-619
Ventura/Oxnard, CA	9,600	1,000	10.4	570	450
West Palm Beach, FL	9,238	893	9.7	321	402
Wichita, KS	7,735	1,646	21.3	(NA)	1,086
Wilmington, DE	11,373	1,089	9.6	-	981
Youngstown, OH	2,585	320	12.4	25	5

- Represents zero. NA Not available. <sup>1</sup> Net change in occupied stock. <sup>2</sup> Includes other market areas, not shown separately.

Source: Society of Industrial and Office REALTORS, Washington DC, 2000 Comparative Statistics of Industrial and Office Real Estate Markets (copyright).

## No. 1226. Commercial Buildings—Selected Characteristics by Square Footage of Floorspace: 1995

[Excludes buildings 1,000 square feet or smaller (4,579 represents 4,579,000). Building type based on predominant activity in which the occupants were engaged. Based on a sample survey of building representatives conducted between August and December 1995; therefore, subject to sampling variability. For composition of regions, see map inside front cover]

Characteristic	Number of buildings (1,000)	Floorspace (mil. sq. ft.)							Mean sq. ft. per building (1,000)	Median sq. ft. per building (1,000)
		Within buildings having square footage of—								
		Total	5,000 or less	5,001 to 10,000	10,001 to 25,000	25,001 to 50,000	50,001 to 100,000	100,001 and over		
<b>All buildings</b> . . . . .	<b>4,579</b>	<b>58,772</b>	<b>6,338</b>	<b>7,530</b>	<b>11,617</b>	<b>7,676</b>	<b>7,968</b>	<b>17,643</b>	<b>12.8</b>	<b>5.0</b>
<b>Region:</b>										
Northeast . . . . .	725	11,883	995	1,223	2,118	1,380	1,371	4,795	16.4	5.0
Midwest . . . . .	1,139	14,322	1,772	1,678	2,701	1,726	1,920	4,526	12.6	4.5
South . . . . .	1,750	20,830	2,428	2,786	4,481	2,664	2,980	5,491	11.9	4.8
West . . . . .	964	11,736	1,144	1,842	2,317	1,905	1,697	2,831	12.2	5.5
<b>Year constructed:</b>										
1919 or before . . . . .	353	3,673	442	756	957	407	386	<sup>3</sup> 340	10.4	5.5
1920 to 1945 . . . . .	562	6,710	855	981	1,241	595	750	2,288	11.9	4.8
1946 to 1959 . . . . .	867	9,298	1,180	1,710	1,942	1,260	1,293	1,913	10.7	4.3
1960 to 1969 . . . . .	718	10,858	889	1,132	2,163	1,650	1,453	3,572	15.1	5.5
1970 to 1979 . . . . .	813	11,333	1,245	1,186	2,071	1,337	1,453	4,040	13.9	5.0
1980 to 1989 . . . . .	846	12,252	1,087	1,102	2,809	1,701	1,816	3,373	14.5	5.0
1990 to 1992 . . . . .	218	2,590	316	368	251	378	410	867	11.9	3.5
1993 to 1995 . . . . .	202	2,059	324	296	184	349	407	<sup>2</sup> 264	10.2	3.5
<b>Principal activity within building:</b>										
Education . . . . .	309	7,740	250	404	1,045	1,825	1,752	<sup>1</sup> 2,216	25.1	8.5
Food sales . . . . .	137	642	234	(S)	(S)	(S)	(S)	(NA)	4.7	2.5
Food service . . . . .	285	1,353	550	390	(S)	(S)	(S)	(NA)	4.8	3.0
Health care . . . . .	105	2,333	152	(S)	243	175	(S)	1,483	22.2	4.5
Lodging . . . . .	158	3,618	150	269	748	512	613	<sup>1</sup> 1,105	22.8	9.0
Mercantile/services . . . . .	1,289	12,728	1,841	2,202	2,939	1,180	1,274	3,292	9.9	4.0
Office . . . . .	705	10,478	1,084	915	1,580	1,293	1,542	4,064	14.9	4.0
Public assembly . . . . .	326	3,948	312	786	940	485	499	655	12.1	6.0
Public order and safety . . . . .	87	1,271	(S)	(S)	368	(S)	(S)	(NA)	14.6	5.0
Religious worship . . . . .	269	2,792	301	662	1,120	392	(S)	(NA)	10.4	8.0
Warehouse . . . . .	580	8,481	807	991	1,530	1,165	1,147	2,841	14.6	5.5
Other . . . . .	67	1,004	(S)	(S)	(S)	(S)	(S)	(NA)	14.9	5.0
Vacant . . . . .	261	2,384	399	497	503	148	225	(NA)	9.1	4.0
Government owned . . . . .	553	12,076	630	924	1,546	2,023	2,211	4,741	21.8	7.0
Nongovernment owned . . . . .	4,025	46,696	5,709	6,606	10,071	5,653	5,757	9,209	11.6	4.8
<b>Fuels used alone or in combination:</b>										
Electricity . . . . .	4,358	57,275	6,008	7,064	11,310	7,641	7,925	17,326	13.1	5.0
Natural gas . . . . .	2,522	38,838	3,020	4,542	7,654	5,309	5,658	12,655	15.4	5.5
Fuel oil . . . . .	634	14,670	987	713	1,445	1,164	1,992	8,368	23.1	4.8
Propane . . . . .	589	5,344	997	881	1,342	562	637	1,772	9.1	4.0
District heat . . . . .	115	5,941	(S)	(S)	407	673	792	3,848	51.6	12.5
District chilled water . . . . .	53	2,521	(S)	(S)	239	275	348	1,576	47.7	12.5
Any other . . . . .	213	2,336	278	414	413	223	419	<sup>2</sup> 252	16.2	4.0
<b>Workers:</b>										
Fewer than 5 . . . . .	2,505	13,885	4,184	3,636	3,806	770	518	<sup>3</sup> 415	5.5	3.0
5 to 9 . . . . .	798	6,291	1,202	1,608	2,090	529	567	(NA)	7.9	4.8
10 to 19 . . . . .	625	7,102	695	1,637	2,399	1,099	557	<sup>3</sup> 480	11.4	7.5
20 to 49 . . . . .	400	9,132	225	615	2,513	2,620	2,087	<sup>1</sup> 940	22.8	16.3
50 to 99 . . . . .	138	6,931	(S)	(S)	567	1,644	2,108	<sup>2</sup> 325	50.3	37.5
100 to 249 . . . . .	71	5,988	(S)	(S)	155	913	1,472	3,431	84.4	55.0
250 or more . . . . .	43	9,443	(S)	(S)	(S)	(S)	658	8,598	220.1	120.0
<b>Weekly operating hours:</b>										
39 or less . . . . .	899	6,143	1,544	1,619	1,354	576	426	(NA)	6.8	4.0
40 to 48 . . . . .	1,257	13,233	1,701	2,033	3,382	1,981	1,776	<sup>1</sup> 2,144	10.5	4.8
49 to 60 . . . . .	969	12,242	1,264	1,707	2,562	2,103	1,897	2,709	12.6	5.5
61 to 84 . . . . .	567	10,052	653	1,020	1,873	1,182	1,354	3,970	17.7	6.0
85 to 167 . . . . .	420	6,202	618	503	1,024	749	988	2,319	14.8	4.3
168 (open continuously) . . . . .	466	10,908	559	647	1,422	1,085	1,527	5,670	23.4	6.0

NA Not available. <sup>1</sup> Figure does not meet publication standards. <sup>2</sup> 100,001 to 500,000 square feet. <sup>3</sup> 200,001 to 500,000 square feet. <sup>4</sup> 100,001 to 200,000 square feet. <sup>5</sup> 200,001 square feet and over.

Source: U.S. Energy Information Administration, *Commercial Buildings Energy Consumption Survey, 1995*, Internet site <<http://www.eia.doe.gov/emeu/cbecs/contents.html>> (accessed 26 August 1998).

## No. 1227. Commercial Buildings—Number and Size by Principal Activity: 1995

[See headnote, Table 1226. (4,579 represents 4,579,000). For composition of regions, see map inside front cover]

Building characteristics	All buildings <sup>1</sup>	Educa-tion	Food sales	Food service	Health care	Lodging	Mercan-tile/ services	Offices	Public assem-bly	Reli-gious worship	Ware-house
<b>NUMBER (1,000)</b>											
<b>All buildings.</b>	<b>4,579</b>	<b>309</b>	<b>137</b>	<b>285</b>	<b>105</b>	<b>158</b>	<b>1,289</b>	<b>705</b>	<b>326</b>	<b>269</b>	<b>580</b>
Region:											
Northeast . . . . .	725	39	(S)	41	14	10	241	112	46	41	88
Midwest . . . . .	1,139	42	(S)	69	19	38	390	157	89	57	163
South . . . . .	1,750	111	73	109	51	51	457	298	134	97	223
West . . . . .	964	117	32	66	21	59	201	138	57	74	105
Year constructed:											
1919 or before . . . . .	353	18	(S)	(S)	(S)	(S)	112	57	37	20	31
1920 to 1945 . . . . .	562	42	(S)	(S)	(S)	7	154	74	72	(S)	59
1946 to 1959 . . . . .	867	72	(S)	(S)	19	33	278	128	38	65	79
1960 to 1969 . . . . .	718	66	(S)	25	7	53	229	75	63	50	68
1970 to 1979 . . . . .	813	45	42	66	34	24	207	158	60	53	73
1980 to 1986 . . . . .	846	36	(S)	74	(S)	25	212	151	33	58	161
1990 to 1992 . . . . .	218	17	(S)	(S)	(S)	(S)	47	38	20	(S)	38
1993 to 1995 . . . . .	202	13	(S)	(S)	(S)	(S)	49	23	(S)	(S)	71
<b>FLOORSPACE (mil. sq. ft.)</b>											
<b>All buildings.</b>	<b>58,772</b>	<b>7,740</b>	<b>642</b>	<b>1,353</b>	<b>2,333</b>	<b>3,618</b>	<b>12,728</b>	<b>10,478</b>	<b>3,948</b>	<b>2,792</b>	<b>8,481</b>
Region:											
Northeast . . . . .	11,883	1,930	(S)	166	408	350	2,838	2,154	694	442	1,480
Midwest . . . . .	14,322	1,997	(S)	474	466	909	3,203	2,338	957	633	2,044
South . . . . .	20,830	2,315	287	443	916	1,313	4,864	3,483	1,367	1,006	3,436
West . . . . .	11,736	1,498	209	271	543	1,047	1,822	2,503	930	711	1,522
Year constructed:											
1919 or before . . . . .	3,673	521	(S)	(S)	(S)	(S)	816	599	381	266	192
1920 to 1945 . . . . .	6,710	1,080	(S)	(S)	(S)	170	1,118	1,155	706	(S)	1,076
1946 to 1959 . . . . .	9,298	1,921	(S)	(S)	356	607	1,895	1,262	498	637	1,236
1960 to 1969 . . . . .	10,858	1,841	(S)	192	428	972	2,342	1,206	821	535	1,530
1970 to 1979 . . . . .	11,333	1,232	165	285	748	576	2,749	2,095	736	510	1,616
1980 to 1986 . . . . .	12,252	614	(S)	305	425	829	2,727	3,377	399	598	2,104
1990 to 1992 . . . . .	2,590	238	(S)	(S)	(S)	(S)	632	568	221	(S)	318
1993 to 1995 . . . . .	2,059	293	(S)	(S)	(S)	(S)	449	217	(S)	(S)	409

S Figure does not meet publication standards. <sup>1</sup> Includes other commercial buildings, not shown separately.

Source: U.S. Energy Information Administration, *Commercial Buildings Energy Consumption Survey, 1995*, Internet site <<http://www.eia.doe.gov/emeu/cbecs/contents.html>> (accessed 28 August 1998).

## No. 1228. Office Buildings—Vacancy Rates for Major Markets: 1980 to 1999

[As of end of year. Excludes government owned and occupied, owner-occupied, and medical office buildings]

Market	1980	1985	1990	1992	1993	1994	1995	1996	1997	1998	1999
Atlanta, GA . . . . .	10.0	21.0	19.1	19.4	16.8	13.0	10.4	9.2	10.5	11.2	11.8
Charlotte, NC . . . . .	(NA)	16.7	16.5	(NA)	(NA)	10.0	8.9	8.2	7.1	7.2	9.5
Chicago, IL . . . . .	7.0	16.5	18.6	22.1	21.4	18.7	15.5	15.5	(NA)	14.4	14.6
Cincinnati, OH . . . . .	(NA)	(NA)	(NA)	19.4	(NA)	15.3	(NA)	13.1	11.5	9.9	9.9
Colorado Springs, CO . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	8.1	7.9
Dallas, TX . . . . .	8.6	23.0	25.8	31.3	29.5	21.7	18.7	16.2	14.7	15.0	18.5
Denver, CO . . . . .	6.6	24.7	24.8	21.5	15.9	12.8	12.1	10.8	9.3	7.6	8.2
Emmonton, CN . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	12.0
Houston, TX . . . . .	4.0	27.6	24.9	27.0	25.1	24.7	21.9	17.5	12.1	10.7	12.7
Indianapolis, IN . . . . .	(NA)	(NA)	21.2	22.4	18.8	18.4	14.3	(NA)	14.2	11.2	10.8
Los Angeles, CA . . . . .	0.9	15.3	16.8	21.2	21.0	19.6	23.2	22.1	13.8	14.2	11.5
Memphis, TN . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.6	12.0	12.5	11.2
Miami, FL . . . . .	2.4	20.9	23.4	18.5	19.0	15.4	13.8	12.4	11.2	11.4	10.7
Milwaukee, WI . . . . .	(NA)	(NA)	22.9	18.4	21.0	17.6	16.3	(NA)	(NA)	(NA)	16.9
Minneapolis, MN . . . . .	(NA)	(NA)	(NA)	19.9	(NA)	8.2	(NA)	6.5	6.2	7.0	7.6
Montreal, CN . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	21.3	(NA)	20.5	19.1	17.5	14.4
Nashville, TN . . . . .	(NA)	(NA)	25.1	(NA)	(NA)	7.5	(NA)	6.9	6.0	7.5	9.7
New Jersey (Central) . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	20.7	(NA)	16.0	11.2	9.9	10.1
New Jersey (North) . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	16.5	(NA)	14.5	11.9	10.0	9.6
New York, NY <sup>1</sup> . . . . .	3.1	7.9	16.0	18.3	17.9	16.3	17.0	16.0	(NA)	8.6	7.3
Orlando, FL . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	12.1	(NA)	6.5	6.4	7.1	9.5
Ottawa, CN . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	14.5	(NA)	14.6	10.6	8.0	8.2
Philadelphia, PA . . . . .	6.3	14.5	18.2	19.0	17.8	16.3	16.2	13.7	10.9	12.4	11.1
Phoenix, AZ . . . . .	(NA)	(NA)	27.6	24.4	(NA)	11.8	(NA)	11.5	9.3	8.9	13.4
Pittsburgh, PA . . . . .	1.2	(NA)	16.3	(NA)	17.0	15.8	14.5	(NA)	15.4	14.0	13.0
Raleigh-Durham, NC . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	6.0	8.0
Richmond, VA . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	11.9	(NA)	9.7	9.7	10.7	9.3
Sacramento, CA . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	14.1	(NA)	12.4	12.3	11.8	12.4
San Diego, CA . . . . .	(NA)	24.7	19.5	23.8	22.1	18.8	17.4	14.1	10.1	9.1	10.1
St. Louis, MO . . . . .	(NA)	(NA)	21.0	21.8	19.1	18.1	12.7	13.4	12.3	9.6	11.2
St. Paul, MN . . . . .	(NA)	(NA)	(NA)	18.5	(NA)	15.2	(NA)	12.5	9.9	7.2	9.2
Tampa/St. Petersburg . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.0	9.1	8.8	10.0
Toronto, CN . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	19.9	(NA)	19.4	13.2	11.9	11.0
Vancouver, CN . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	8.2	(NA)	7.6	7.0	6.7	7.6
West Palm Beach, FL . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	16.8	(NA)	12.0	12.3	13.5	13.0
Winston-Salem/Greensboro . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	13.2	(NA)	14.1	12.3	14.5	15.7

NA Not available. <sup>1</sup> Refers to Manhattan.

Source: ONCOR International, Houston, TX, 1980 and 1985, *National Office Market Report*, semiannual; 1989-1990, *International Office Market Report*, semiannual; thereafter, *Year-End (year) Market Data Book*, annual (copyright).