

## Construction and Housing

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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 newly released 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 (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 Tables 1190 and 1191 for some preliminary data.

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. 1190. Construction—Summary (SIC Basis): 1992 and 1997

[Preliminary. For establishments with payroll (539,085 represents \$539,085,000,000). See Tables 872 and 873 in Section 17, Business, for more 1997 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>631,595</b>	<b>539,085</b>	<b>832,489</b>	<b>117,730</b>	<b>170,283</b>	<b>4,668</b>	<b>5,617</b>
Building construction—general contractors and operative builders . . .	15	168,407	182,315	220,231	362,381	27,078	39,154	1,097	1,266
Heavy construction contractors <sup>2</sup> . . . . .	16	37,180	38,983	98,528	128,362	23,728	29,258	799	858
Special trade contractors . . . . .	17	367,263	410,297	220,325	341,747	66,924	101,871	2,772	3,492

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

Source: U.S. Census Bureau, 1997 Economic Census, Core Business Statistics Series, Advance, EC97X-CS1.

## No. 1191. Construction Industries—Summary (NAICS Basis): 1997

[Preliminary. For establishments with payroll (865,314 represents \$865,314,000,000). See Tables 872 and 873 in Section 17, Business, for more 1997 Economic Census data]

Industry	1997 NAICS code <sup>1</sup>	Establishments	Revenue (mil. dol.)	Annual payroll (mil. dol.)	Paid employees <sup>2</sup> (1,000)
Building, developing, and general contracting . . .	233	198,124	391,088	42,592	1,358
Heavy construction . . . . .	234	42,010	133,905	30,723	900
Special trade contractors . . . . .	235	409,467	340,321	101,364	3,475

<sup>1</sup> 1997 North American Industrial Classification System code; see text, Section 17, Business. <sup>2</sup> Average of the pay periods including March, May, August, and November 12.

Source: U.S. Census Bureau, 1997 Economic Census, Core Business Statistics Series, Advance Report, EC97X-CS1.

## No. 1192. Construction Materials—Producer Price Indexes: 1990 to 1998

[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	1991	1992	1993	1994	1995	1996	1997	1998 <sup>1</sup>
<b>Construction materials</b> . . . . .	<b>119.6</b>	<b>120.4</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>
Interior solvent based paint . . . . .	133.0	140.2	141.7	142.9	148.1	164.5	175.6	180.5	185.7
Plastic construction products . . . . .	117.2	115.1	112.7	116.6	122.9	133.8	130.9	128.2	126.2
Douglas fir, dressed . . . . .	138.4	139.6	169.5	237.6	236.2	198.8	227.1	221.3	185.8
Southern pine, dressed . . . . .	111.2	111.0	130.6	168.8	182.6	166.9	177.9	201.2	176.7
Millwork . . . . .	130.4	135.5	143.3	156.6	162.4	163.8	166.6	170.9	171.1
Softwood plywood . . . . .	119.6	120.8	147.2	169.7	176.8	188.1	173.7	175.5	175.5
Hardwood plywood and related products . . . . .	102.7	102.8	106.9	115.4	122.3	122.2	124.9	127.1	126.9
Softwood plywood veneer, ex. reinforced/backed . . . . .	142.3	138.5	168.3	216.0	207.8	203.5	189.3	201.7	180.2
Building paper and building board mill products . . . . .	112.2	111.8	119.6	132.7	144.1	144.9	137.2	129.6	132.8
Steel pipe and tubes <sup>2</sup> . . . . .	102.6	100.8	94.1	92.8	96.9	104.4	103.2	106.9	109.5
Builders hardware . . . . .	133.0	138.1	141.4	144.9	148.0	153.2	156.5	158.4	160.8
Plumbing fixtures and brass fittings . . . . .	144.3	149.7	153.1	155.9	159.6	166.0	171.1	174.5	175.1
Heating equipment . . . . .	131.6	134.1	137.3	140.4	142.5	147.5	151.2	152.4	153.2
Metal doors, sash, and trim . . . . .	131.4	134.6	135.0	136.6	142.0	156.5	159.3	161.0	161.3
Siding, aluminum <sup>3</sup> . . . . .	(NA)	(NA)	116.7	117.2	119.4	132.4	125.5	132.1	134.4
Outdoor lighting equipment <sup>4</sup> . . . . .	113.0	114.7	115.3	115.5	115.4	120.8	122.9	123.2	123.1
Commercial fluorescent fixtures <sup>5</sup> . . . . .	113.0	116.5	117.6	117.4	116.2	121.0	123.4	122.8	118.9
Architectural and ornamental metalwork <sup>6</sup> . . . . .	118.7	119.2	117.7	119.5	123.4	128.0	131.3	133.5	135.4
Fabricated ferrous wire products <sup>2</sup> . . . . .	114.6	115.9	117.5	119.3	122.6	125.7	126.8	128.0	130.1
Elevators, escalators, and other lifts . . . . .	110.1	108.7	109.4	110.7	112.4	113.0	113.7	114.8	116.0
Stamped metal outlet box . . . . .	158.0	160.8	166.5	172.9	179.1	183.5	186.3	189.0	191.5
Concrete ingredients and related products . . . . .	115.3	118.4	119.4	123.4	128.7	134.7	138.8	142.5	147.6
Concrete products . . . . .	113.5	116.6	117.2	120.2	124.6	129.4	133.2	136.0	140.1
Clay construction products exc. refractories . . . . .	129.9	130.2	132.0	135.1	138.3	141.3	142.3	143.5	144.9
Prep. asphalt and tar roofing and siding products . . . . .	95.8	96.2	94.3	94.9	92.9	97.8	97.4	96.5	95.8
Gypsum products . . . . .	105.2	99.3	99.9	108.3	136.1	154.5	154.0	170.8	177.2
Insulation materials . . . . .	108.4	110.8	102.3	105.8	111.9	118.8	118.9	117.7	119.7
Paving mixtures and blocks . . . . .	101.2	103.2	100.2	102.0	103.2	105.8	107.6	113.2	112.5

NA Not available. <sup>1</sup> Preliminary. <sup>2</sup> June 1982=100. <sup>3</sup> December 1982=100. <sup>4</sup> June 1985=100. <sup>5</sup> Recessed nonair. <sup>6</sup> December 1983=100.

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

## No. 1193. Price and Cost Indexes for Construction: 1980 to 1998

[1992=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	1993	1994	1995	1996	1997	1998
U.S. Census Bureau:									
Composite fixed-weighted <sup>1</sup>	68.6	82.9	98.5	103.7	108.0	112.5	115.0	118.7	122.0
Implicit price deflator <sup>2</sup>	67.8	81.8	97.8	103.8	108.1	112.6	115.2	118.9	122.2
U.S. Census Bureau houses under construction:									
Fixed-weighted	67.6	81.4	98.6	104.9	109.7	114.4	116.4	119.9	123.3
Price deflator	66.4	79.6	97.2	104.8	109.5	114.3	116.5	119.9	123.0
Federal Highway Administration, composite <sup>4</sup>	92.5	97.1	103.2	103.0	109.5	115.9	116.1	124.7	122.2
Bureau of Reclamation composite <sup>5</sup>	70	84	96	103	106	110	112	116	118
Turner Construction Co.: Building construction <sup>6</sup>	61	83	98	102	105	109	112	117	122
E. H. Boeckh, building cost index:									
Residences	(NA)	82.4	94.2	103.9	107.4	111.0	112.9	115.8	118.1
Apartments, hotels, and office buildings	(NA)	83.8	94.9	102.8	105.6	109.0	111.1	113.9	116.2
Commercial and factory buildings	(NA)	82.3	94.4	102.6	105.7	108.3	110.7	114.7	116.6
Engineering News-Record: <sup>8</sup>									
Buildings	68.5	85.7	95.4	105.7	109.8	109.8	113.0	118.7	119.7
Construction	64.9	84.2	94.9	104.5	108.5	109.8	112.8	116.9	118.8
Handy-Whitman public utility: <sup>9</sup>									
Buildings <sup>10</sup>	78	90	101	105	112	115	118	122	123
Electric	68	83	97	103	107	111	112	115	117
Gas	67	85	96	103	109	111	112	115	117
Water <sup>11</sup>	73	88	98	104	109	112	115	118	120
C. A. Turner Telephone Plant <sup>12</sup>	90	89	99	102	103	110	115	117	117

NA Not available. <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 1992 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> Average of 20 cities for types shown. Weights based on surveys of building costs. Wage rates used for both common and skilled labor. <sup>8</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>9</sup> Based on data covering public utility construction costs in six geographic regions. Covers skilled and common labor. <sup>10</sup> As derived by U.S. Census Bureau. Covers steam generation plants only. <sup>11</sup> As derived by U.S. Census Bureau. Reflects costs for structures and improvements at water pumping and treatment plants. <sup>12</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. 1194. Value of New Construction Put in Place: 1964 to 1998

[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 (1992) dollars				
	Private					Private				
	Total	Total <sup>1</sup>	Residential buildings	Nonresidential buildings	Public	Total	Total <sup>1</sup>	Residential buildings	Nonresidential buildings	Public
1964	75,097	54,893	30,526	17,385	20,203	351,300	259,680	145,486	84,232	91,620
1970	105,890	77,982	35,863	28,171	27,908	372,274	279,212	133,133	100,780	93,062
1975	152,635	109,342	51,581	35,409	43,293	351,973	259,048	128,254	84,282	92,925
1977	200,501	157,418	92,004	38,245	43,083	408,528	324,777	193,479	81,170	83,751
1978	239,867	189,721	109,838	48,824	50,146	439,075	350,182	203,568	93,436	88,893
1979	272,873	216,228	116,444	64,765	56,646	446,503	357,949	192,873	111,235	88,554
1980	273,936	210,290	100,381	72,480	63,646	403,900	315,821	150,943	112,874	88,079
1981	289,070	224,378	99,241	85,569	64,691	396,267	313,358	139,656	122,748	82,910
1982	279,332	216,268	84,676	92,690	63,064	369,135	290,057	115,525	126,705	79,077
1983	311,576	248,126	125,521	87,069	63,450	403,929	324,785	166,981	114,716	79,144
1984	369,025	298,787	153,849	107,680	70,238	463,057	377,445	197,126	135,650	85,612
1985	401,370	323,555	158,474	127,466	77,815	490,943	399,530	199,105	156,349	91,413
1986	429,924	345,342	187,148	120,917	84,582	507,275	411,174	224,557	143,070	96,101
1987	441,647	350,999	194,656	123,247	90,648	502,468	401,642	223,516	140,110	100,826
1988	455,618	360,883	198,101	130,854	94,735	499,621	397,693	218,972	143,467	101,928
1989	469,797	371,623	196,551	139,953	98,174	495,387	393,262	208,748	147,825	102,124
1990	468,532	361,054	182,856	143,506	107,478	479,016	370,102	188,045	146,661	108,914
1991	424,176	314,067	157,835	116,570	110,109	429,592	319,248	160,989	118,266	110,345
1992	452,086	336,239	187,819	105,646	115,847	451,998	336,126	187,687	105,615	115,872
1993	478,648	362,688	210,455	110,635	115,960	461,078	347,851	200,502	106,729	113,227
1994	519,539	399,346	238,874	120,285	120,193	480,620	367,247	218,005	111,416	113,373
1995	537,409	407,477	230,688	135,022	129,933	477,386	360,040	201,677	120,627	117,346
1996	583,445	448,969	256,460	150,350	134,476	506,485	388,324	220,017	131,188	118,161
1997	618,225	475,123	265,863	167,610	143,102	520,123	398,699	221,756	141,129	121,424
1998	665,446	520,073	294,326	181,915	145,373	544,729	424,345	239,201	148,017	120,384

<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. 1195. Value of New Construction Put in Place, by Type: 1990 to 1998

[In millions of dollars (468,532 represents \$468,532,000,000). 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 (1992) dollars				
	1990	1995	1996	1997	1998	1990	1995	1996	1997	1998
<b>Total new construction . . . . .</b>	<b>468,532</b>	<b>537,409</b>	<b>583,445</b>	<b>618,225</b>	<b>665,446</b>	<b>479,016</b>	<b>477,386</b>	<b>506,485</b>	<b>520,123</b>	<b>544,729</b>
<b>Private construction . . . . .</b>	<b>361,054</b>	<b>407,477</b>	<b>448,969</b>	<b>475,123</b>	<b>520,073</b>	<b>370,102</b>	<b>360,400</b>	<b>388,324</b>	<b>398,699</b>	<b>424,345</b>
Residential buildings . . . . .	182,856	230,688	256,460	265,863	294,326	188,045	201,677	220,017	221,756	239,201
New housing units . . . . .	127,987	162,898	179,448	187,328	213,909	131,632	142,413	153,966	156,248	173,828
1 unit . . . . .	108,737	145,009	159,124	164,444	189,453	111,832	126,773	136,516	137,156	153,937
2 or more units . . . . .	19,250	17,889	20,324	22,883	24,457	19,800	15,640	17,450	19,092	19,891
Improvements . . . . .	54,869	67,790	77,012	78,535	80,417	56,414	59,264	66,052	65,509	65,372
Nonresidential buildings . . . . .	143,506	135,022	150,350	167,610	181,915	146,661	120,627	131,188	141,129	148,017
Industrial . . . . .	33,636	32,505	32,657	31,359	32,270	34,373	29,043	28,503	26,405	26,269
Office . . . . .	35,055	25,613	27,896	34,305	41,541	35,838	22,891	24,329	28,876	33,803
Hotels, motels . . . . .	10,679	7,112	10,912	12,898	14,904	10,917	6,351	9,521	10,864	12,121
Other commercial . . . . .	40,047	42,654	48,188	51,809	53,783	40,922	38,098	42,042	43,628	43,749
Religious . . . . .	3,566	4,326	4,534	5,777	6,729	3,642	3,864	3,955	4,861	5,472
Educational . . . . .	4,616	5,493	6,742	8,693	9,629	4,715	4,908	5,880	7,316	7,840
Hospital and institutional . . . . .	10,868	11,248	11,780	13,546	13,663	11,103	10,051	10,280	11,413	11,121
Miscellaneous <sup>1</sup> . . . . .	5,040	6,071	7,650	9,223	9,395	5,151	5,421	6,677	7,767	7,643
Farm nonresidential . . . . .	2,801	3,014	3,658	3,815	3,891	2,862	2,692	3,192	3,210	3,165
Public utilities . . . . .	28,933	35,859	36,070	35,544	37,267	29,537	32,401	31,771	30,644	31,705
Telecommunications . . . . .	9,803	11,093	11,772	11,698	12,441	9,891	10,073	10,245	9,985	10,612
Other public utilities . . . . .	19,130	24,766	24,298	23,846	24,826	19,646	22,328	21,525	20,659	21,093
Railroads . . . . .	2,600	3,509	4,398	4,922	5,320	2,633	3,201	3,894	4,204	4,489
Electric light and power . . . . .	11,299	14,049	11,211	11,260	11,574	11,572	12,656	9,914	9,783	9,827
Gas . . . . .	4,820	6,279	7,674	6,695	6,667	5,013	5,637	6,814	5,828	5,697
Petroleum pipelines . . . . .	411	929	1,015	969	1,265	428	834	903	843	1,080
All other private <sup>2</sup> . . . . .	2,957	2,893	2,431	2,292	2,674	2,997	2,643	2,156	1,960	2,256
<b>Public construction . . . . .</b>	<b>107,478</b>	<b>129,933</b>	<b>134,476</b>	<b>143,102</b>	<b>145,373</b>	<b>108,914</b>	<b>117,346</b>	<b>118,161</b>	<b>121,424</b>	<b>120,384</b>
Buildings . . . . .	43,615	57,754	60,047	63,489	66,137	44,583	51,506	52,348	53,424	53,810
Housing and redevelopment . . . . .	3,808	4,698	4,113	3,795	4,047	3,914	4,108	3,532	3,165	3,291
Industrial . . . . .	1,434	1,508	1,389	999	1,012	1,465	1,348	1,214	843	824
Educational . . . . .	16,055	25,783	27,148	28,915	29,916	16,398	23,027	23,693	24,340	24,336
Hospital . . . . .	2,860	4,236	4,472	4,934	3,978	2,924	3,785	3,905	4,157	3,239
Other <sup>3</sup> . . . . .	19,458	21,528	22,924	24,846	27,183	19,882	19,238	20,004	20,919	22,119
Highways and streets . . . . .	32,105	37,616	39,860	44,292	44,792	31,777	34,501	35,258	37,833	37,525
Military facilities . . . . .	2,665	3,011	2,591	2,556	2,578	2,683	2,728	2,280	2,169	2,131
Conservation and development . . . . .	4,686	6,308	5,910	5,612	5,511	4,870	5,724	5,245	4,801	4,681
Sewer systems . . . . .	10,276	8,420	9,142	9,166	8,707	10,670	7,640	8,110	7,842	7,398
Water supply facilities . . . . .	4,909	4,709	5,234	5,662	5,871	4,987	4,186	4,550	4,817	4,903
Miscellaneous public <sup>4</sup> . . . . .	9,223	12,116	11,691	12,325	11,777	9,344	11,060	10,370	10,537	9,936

<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. 1196. Construction Contracts—Value of Construction and Floor Space of Buildings, by Class of Construction: 1980 to 1998

[(151.8 represents \$151,800,000,000). Building construction includes new structures and additions; nonbuilding construction includes major alterations to existing structures which affect only valuation, since no additional floor area is created by "alteration"]

Year	Nonresidential buildings											
	Total	Residential buildings	Total	Commercial <sup>1</sup>	Manufacturing	Educational <sup>2</sup>	Health	Public buildings	Religious	Social and recreational	Miscellaneous	Nonbuilding construction
<b>VALUE</b> (bil. dol.)												
1980	151.8	60.4	56.9	27.7	9.2	7.4	5.4	1.6	1.2	2.7	1.7	34.5
1985	235.6	102.1	92.1	54.6	8.1	10.0	7.8	3.1	2.0	4.0	2.5	41.4
1988	262.2	116.2	97.9	51.6	9.5	14.1	8.2	4.4	2.2	4.7	3.2	48.1
1989	271.3	116.2	106.1	53.6	12.7	15.9	8.8	5.2	2.0	5.0	2.9	49.0
1990	246.0	100.9	95.4	44.8	8.4	16.6	9.2	5.7	2.2	5.3	3.1	49.7
1991	230.8	94.4	86.2	32.7	8.3	19.0	9.6	6.2	2.4	5.1	3.0	50.2
1992	252.2	110.6	87.0	32.8	8.9	17.6	10.9	5.8	2.5	5.5	3.1	54.6
1993	271.5	123.9	88.8	34.2	9.0	19.3	10.5	3.9	2.4	6.8	2.6	58.9
1994	296.7	133.6	101.5	40.8	11.2	21.0	10.5	6.1	2.5	6.5	3.0	61.6
1995	306.5	127.8	114.2	46.6	13.8	22.9	10.8	6.3	2.8	7.1	3.8	64.4
1996	331.8	146.4	120.3	51.8	13.1	22.9	11.1	6.3	2.9	8.1	4.0	65.1
1997	358.4	152.6	136.5	58.6	14.1	27.8	11.5	6.9	3.7	9.8	4.0	69.4
1998	375.3	173.0	134.0	63.9	10.1	26.9	10.8	6.0	3.8	9.3	3.1	68.2
<b>FLOOR SPACE</b> (mil. sq. ft.)												
1980	3,102	1,839	1,263	738	220	103	55	18	28	49	52	(X)
1985	3,853	2,324	1,529	1,039	165	111	73	28	32	44	38	(X)
1988	3,594	2,181	1,413	883	162	142	71	38	32	49	37	(X)
1989	3,516	2,115	1,400	867	158	151	72	41	27	48	35	(X)
1990	3,020	1,817	1,203	694	128	152	69	47	29	51	32	(X)
1991	2,634	1,653	981	476	100	177	72	50	29	45	33	(X)
1992	2,799	1,864	936	462	95	156	77	41	30	42	32	(X)
1993	3,062	2,091	971	481	110	165	75	30	30	51	29	(X)
1994	3,411	2,267	1,144	600	143	172	72	45	30	51	31	(X)
1995	3,453	2,172	1,281	700	163	186	70	40	33	56	33	(X)
1996	3,773	2,478	1,295	721	155	177	77	41	32	60	32	(X)
1997	4,076	2,566	1,510	838	188	199	86	47	41	76	34	(X)
1998	4,483	2,902	1,581	974	149	194	81	38	42	74	29	(X)

X Not applicable. <sup>1</sup> Includes nonindustrial warehouses. <sup>2</sup> Includes science.

Source: F.W. Dodge, a Division of the McGraw-Hill Companies, New York, NY (copyright).

## No. 1197. Construction Contracts—Value, by State: 1990 to 1998

[In millions of dollars (246,022 represents \$246,022,000,000). Represents value of construction in states in which work was actually done. See headnote, Table 1196]

State	1998					State	1998				
	1990	1995	Total <sup>1</sup>	Residential	Non-residential		1990	1995	Total <sup>1</sup>	Residential	Non-residential
<b>U.S. . . .</b>	<b>246,022</b>	<b>306,503</b>	<b>375,263</b>	<b>173,008</b>	<b>134,038</b>	MO . . . . .	3,833	6,438	6,048	2,741	2,164
AL . . . . .	2,939	4,308	5,976	2,241	2,243	MT . . . . .	332	865	935	345	275
AK . . . . .	1,919	1,660	1,239	379	411	NE . . . . .	1,318	1,694	1,980	795	633
AZ . . . . .	4,553	8,784	11,673	6,748	3,338	NV . . . . .	3,334	5,555	6,398	3,044	2,308
AR . . . . .	1,438	2,903	2,531	1,302	827	NH . . . . .	1,021	1,039	1,606	717	520
CA . . . . .	37,318	29,045	39,560	18,179	14,131	NJ . . . . .	6,141	6,454	7,865	3,270	3,373
CO . . . . .	3,235	6,476	9,416	5,486	2,553	NM . . . . .	1,124	2,108	1,999	817	671
CT . . . . .	3,058	3,124	3,417	1,563	1,409	NY . . . . .	14,137	13,380	13,185	8,896	5,746
DE . . . . .	787	871	892	460	297	NC . . . . .	6,614	10,599	14,329	8,279	4,388
DC . . . . .	795	656	725	82	520	ND . . . . .	506	791	1,103	286	469
FL . . . . .	16,975	21,453	28,200	15,192	9,411	OH . . . . .	9,885	12,430	15,127	6,192	6,149
GA . . . . .	7,120	12,156	16,065	8,394	5,507	OK . . . . .	2,164	2,968	3,501	1,578	1,175
HI . . . . .	2,831	2,273	1,653	522	711	OR . . . . .	3,101	5,451	5,046	2,697	1,608
ID . . . . .	986	1,864	2,015	1,216	479	PA . . . . .	10,117	9,348	11,398	4,117	4,844
IL . . . . .	10,796	11,744	14,120	5,723	5,526	RI . . . . .	594	465	648	337	194
IN . . . . .	6,350	7,896	9,494	4,603	3,451	SC . . . . .	3,664	4,580	7,067	3,225	2,003
IA . . . . .	2,034	2,883	3,249	1,214	1,007	SD . . . . .	468	706	791	297	243
KS . . . . .	2,193	3,264	3,978	1,685	1,362	TN . . . . .	4,388	7,167	9,155	4,188	3,343
KY . . . . .	3,174	4,464	5,687	2,571	1,859	TX . . . . .	13,197	22,999	32,415	15,168	11,988
LA . . . . .	3,191	4,354	4,371	1,544	1,685	UT . . . . .	1,884	4,218	3,858	1,972	1,411
ME . . . . .	897	1,076	1,594	587	389	VT . . . . .	515	484	551	262	175
MD . . . . .	6,056	6,299	6,255	3,111	2,423	VA . . . . .	7,180	8,794	11,081	5,225	4,077
MA . . . . .	5,135	7,411	8,841	3,422	3,745	WA . . . . .	6,185	7,334	8,431	4,047	3,061
MI . . . . .	7,646	9,946	11,593	5,491	3,736	WV . . . . .	1,253	1,215	1,157	241	343
MN . . . . .	4,953	5,607	7,297	3,275	2,851	WI . . . . .	4,654	5,652	5,867	2,947	1,656
MS . . . . .	1,569	2,718	3,291	1,101	1,245	WY . . . . .	462	532	587	236	104

<sup>1</sup> Includes nonbuilding construction, not shown separately.

Source: F.W. Dodge, a Division of the McGraw-Hill Companies, New York, NY (copyright).

## No. 1198. New Privately-Owned Housing Units Authorized, by State: 1997 and 1998

[1,441.1 represents 1,441,100. 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.)		
	1998			1998				1998			1998		
	1997	Total	1 unit	1997	Total	1 unit		1997	Total	1 unit	1997	Total	1 unit
<b>U.S.</b>	<b>1,441.1</b>	<b>1,612.3</b>	<b>1,187.6</b>	<b>141,004</b>	<b>165,266</b>	<b>142,241</b>	MO . . .	25.2	25.7	20.0	2,265	2,425	2,145
AL . . .	17.7	20.5	14.7	1,537	1,791	1,501	MT . . .	2.5	2.6	1.5	204	217	157
AK . . .	2.6	2.9	2.0	334	385	303	NE . . .	9.9	9.6	6.0	711	787	637
AZ . . .	57.8	63.9	50.5	5,776	6,766	6,085	NV . . .	34.8	37.0	24.4	2,788	2,807	2,258
AR . . .	11.0	10.0	7.2	761	798	703	NH . . .	5.4	5.8	5.3	572	658	632
CA . . .	109.6	124.0	93.4	15,396	18,230	15,862	NJ . . .	28.0	31.3	25.5	2,533	2,936	2,662
CO . . .	43.1	51.2	36.1	4,659	5,777	4,858	NM . . .	10.3	10.3	9.2	887	979	934
CT . . .	9.3	11.9	9.1	1,101	1,394	1,263	NY . . .	32.9	38.4	22.8	3,064	3,826	2,943
DE . . .	4.7	5.3	4.6	381	499	465	NC . . .	73.0	80.5	62.4	6,723	8,062	7,223
DC . . .	(Z)	0.4	0.3	1	35	27	ND . . .	3.2	3.0	1.7	222	245	183
FL . . .	134.0	148.6	97.9	12,205	14,123	10,864	OH . . .	46.5	48.0	36.6	4,795	5,410	4,852
GA . . .	75.1	85.4	67.9	6,460	7,859	7,093	OK . . .	11.2	14.4	9.7	1,014	1,286	1,071
HI . . .	3.7	3.3	2.9	507	484	447	OR . . .	27.0	25.9	16.9	2,838	2,827	2,278
ID . . .	10.3	11.7	10.3	1,042	1,251	1,173	PA . . .	39.9	41.6	35.1	3,802	4,219	3,883
IL . . .	46.3	48.0	36.2	5,087	5,618	4,936	RI . . .	2.7	2.6	2.5	250	284	277
IN . . .	35.2	40.7	31.6	3,706	4,333	3,885	SC . . .	30.1	33.6	24.5	2,651	3,087	2,641
IA . . .	10.7	13.1	8.9	1,012	1,292	1,059	SD . . .	3.2	3.5	2.6	256	297	257
KS . . .	13.6	15.3	10.9	1,350	1,516	1,309	TN . . .	34.1	34.1	28.3	3,104	3,428	3,165
KY . . .	18.1	20.6	15.4	1,484	1,731	1,517	TX . . .	126.0	156.7	99.8	10,725	13,682	11,269
LA . . .	15.1	16.5	13.9	1,332	1,541	1,434	UT . . .	19.3	20.9	16.3	1,880	2,210	1,910
ME . . .	4.7	6.3	5.7	451	642	602	VT . . .	1.8	2.2	1.8	192	234	206
MD . . .	26.0	30.9	23.8	2,357	2,903	2,567	VA . . .	45.5	50.2	40.0	4,119	4,744	4,280
MA . . .	17.2	19.3	16.3	2,172	2,519	2,278	WA . . .	41.1	45.7	28.6	4,225	4,745	3,599
MI . . .	49.2	54.5	44.2	5,102	5,880	5,293	WV . . .	4.1	3.8	3.1	309	323	289
MN . . .	24.9	30.4	25.0	2,758	3,485	3,101	WI . . .	31.9	35.4	24.0	2,998	3,556	2,905
MS . . .	10.1	12.9	8.7	716	890	722	WY . . .	1.7	1.9	1.6	190	251	236

Z Less than 50 units.

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

## No. 1199. New Privately-Owned Housing Units Started—Selected Characteristics: 1970 to 1998

[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	2 to 4 units	5 or more units	North-east	Mid-west	South	West	Total	Single-family	Multi-family
1970 . . . . .	1,434	813	85	536	218	294	612	311	(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

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. 1200. New Privately-Owned Housing Units Started, by State: 1996 to 1999

[In thousands of units (1,469.0 represents 1,469,000)]

State	1999					State	1999				
	1996	1997	1998	Total units	Single-family units		1996	1997	1998	Total units	Single-family units
<b>U.S. . . . .</b>	<b>1,469.0</b>	<b>1,476.0</b>	<b>1,623.0</b>	<b>1,631.0</b>	<b>1,286.0</b>	MO . . . . .	28.5	28.0	31.2	31.3	26.5
AL . . . . .	23.6	21.8	23.9	23.1	18.1	MT . . . . .	2.8	2.5	2.2	2.3	1.5
AK . . . . .	2.6	2.5	2.7	2.7	2.0	NE . . . . .	10.0	9.8	9.3	9.4	6.6
AZ . . . . .	56.0	58.2	66.5	65.6	53.0	NV . . . . .	38.5	35.6	37.1	36.9	26.1
AR . . . . .	13.9	12.9	12.8	12.9	9.8	NH . . . . .	4.8	5.3	5.6	5.9	5.3
CA . . . . .	95.0	109.2	125.6	132.7	103.4	NJ . . . . .	23.6	26.8	33.0	33.7	29.3
CO . . . . .	43.7	43.7	49.7	48.8	36.7	NM . . . . .	10.8	10.4	10.0	9.8	8.6
CT . . . . .	8.5	9.1	12.5	12.6	10.7	NY . . . . .	31.2	30.5	32.2	33.7	22.4
DE . . . . .	4.7	4.9	5.7	5.7	5.2	NC . . . . .	68.6	74.0	81.4	79.9	64.9
DC . . . . .	-	-	0.4	0.3	0.2	ND . . . . .	2.5	3.3	3.2	3.2	2.0
FL . . . . .	129.1	135.0	149.8	152.6	110.0	OH . . . . .	47.8	44.6	48.8	49.0	39.9
GA . . . . .	79.1	78.8	88.2	85.9	71.9	OK . . . . .	13.5	13.2	15.5	15.4	11.5
HI . . . . .	4.2	3.9	3.4	3.6	3.1	OR . . . . .	28.8	26.6	26.1	23.6	15.8
ID . . . . .	11.4	10.5	9.9	10.0	8.9	PA . . . . .	37.4	38.7	35.6	36.9	31.8
IL . . . . .	50.1	46.6	51.7	52.1	42.9	RI . . . . .	2.4	2.6	3.1	3.1	3.0
IN . . . . .	37.9	36.0	43.1	42.1	35.6	SC . . . . .	30.0	31.2	33.4	33.2	28.2
IA . . . . .	12.6	11.2	11.0	11.2	8.4	SD . . . . .	3.9	3.4	3.7	3.8	3.0
KS . . . . .	15.1	13.6	14.5	14.7	11.7	TN . . . . .	42.2	38.1	37.5	36.7	30.5
KY . . . . .	21.5	20.6	22.5	22.5	18.0	TX . . . . .	125.0	133.8	155.9	155.3	107.9
LA . . . . .	19.3	16.8	14.1	14.3	12.3	UT . . . . .	24.3	19.8	18.2	18.2	14.1
ME . . . . .	4.9	4.6	5.7	5.8	5.3	VT . . . . .	2.2	1.8	2.0	2.2	1.9
MD . . . . .	26.7	26.4	32.2	32.3	26.9	VA . . . . .	47.0	46.9	51.9	52.7	44.3
MA . . . . .	17.0	16.9	19.5	20.2	18.1	WA . . . . .	40.6	40.6	43.9	41.2	28.6
MI . . . . .	52.7	49.0	55.9	55.6	47.7	WV . . . . .	4.9	5.1	4.8	4.9	4.0
MN . . . . .	27.5	25.2	29.9	30.2	26.3	WI . . . . .	32.5	30.7	29.9	30.2	22.3
MS . . . . .	13.1	12.2	14.9	14.5	11.0	WY . . . . .	2.5	1.9	2.0	2.0	1.7

- Represents or rounds to zero.

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

## No. 1201. Characteristics of New Privately Owned One-Family Houses Completed: 1970 to 1998

[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	1998	Characteristic	1970	1980	1990	1995	1998
<b>Total houses (1,000) . . . . .</b>	<b>793</b>	<b>957</b>	<b>966</b>	<b>1,066</b>	<b>1,160</b>	Bedrooms . . . . .	100	100	100	100	100
Financing . . . . .	100	100	100	100	100	2 or less . . . . .	13	17	15	13	12
Mortgage . . . . .	84	82	82	88	91	3 . . . . .	63	63	57	57	55
FHA-insured . . . . .	30	16	14	8	8	4 or more . . . . .	24	20	29	30	33
VA-guaranteed . . . . .	7	8	4	5	4	Bathrooms . . . . .	100	100	100	100	100
Conventional . . . . .	47	55	62	74	78	1 1/2 or less . . . . .	52	27	13	11	8
Rural Housing						2 . . . . .	32	48	42	41	41
Service <sup>1</sup> . . . . .	( <sup>2</sup> )	3	2	1	1	2 1/2 or more . . . . .	16	25	45	48	52
Cash or equivalent . . . . .	16	18	18	12	9	Heating fuel . . . . .	100	100	100	100	100
Floor area . . . . .	100	100	100	100	100	Electricity . . . . .	28	50	33	28	26
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	20	Oil . . . . .	8	3	5	3	3
1,600 to 1,999 sq. ft. . . . .	16	22	22	23	22	Other . . . . .	1	5	3	1	1
2,000 to 2,399 sq. ft. . . . .	21	13	17	17	18	Heating system . . . . .	100	100	100	100	100
2,400 sq. ft. and over . . . . .	( <sup>3</sup> )	15	29	28	32	Warm air furnace . . . . .	71	57	65	67	72
Average (sq. ft.) . . . . .	1,500	1,740	2,080	2,095	2,190	Electric heat pump . . . . .	(NA)	24	23	25	21
Median (sq. ft.) . . . . .	1,385	1,595	1,905	1,920	2,000	Other . . . . .	29	19	12	9	7
Number of stories . . . . .	100	100	100	100	100	Central air-conditioning . . . . .	100	100	100	100	100
1 . . . . .	74	60	46	49	48	With . . . . .	34	63	76	80	83
2 or more . . . . .	17	31	49	48	50	Without . . . . .	66	37	24	20	17
Split level . . . . .	10	8	4	3	2	Fireplaces . . . . .	100	100	100	100	100
Foundation . . . . .	100	100	100	100	100	No fireplace . . . . .	65	43	34	37	39
Full or partial basement . . . . .	37	36	38	39	37	1 or more . . . . .	35	56	66	63	61
Slab . . . . .	36	45	40	42	45	Parking facilities . . . . .	100	100	100	100	100
Crawl space . . . . .	27	19	21	19	18	Garage . . . . .	58	69	82	84	86
						Carport . . . . .	17	7	2	2	1
						No garage or carport . . . . .	25	24	16	14	12

NA Not available. <sup>1</sup> Prior to 1988, Farmers Home Administration. <sup>2</sup> Included with "Conventional" financing. <sup>3</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. 1202. New Privately Owned One-Family Houses Sold, by Region and Type of Financing, 1980 to 1998, and by Sales-Price Group, 1998

[In thousands (545 represents 545,000). Based on a national probability sample of monthly interviews with builders or owners of one-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	Conven-tional <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
1988	676	101	97	276	202	437	171	6	62
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
<b>1998</b>	<b>886</b>	<b>81</b>	<b>164</b>	<b>398</b>	<b>243</b>	<b>693</b>	<b>136</b>	<b>9</b>	<b>48</b>
Under \$70,000	19	(B)	(B)	16	(B)	11	6	(B)	(B)
\$70,000 to \$79,999	22	(B)	3	17	(B)	11	8	(B)	(B)
\$80,000 to \$99,999	91	3	16	57	15	48	34	4	5
\$100,000 to \$119,999	112	5	20	61	25	73	32	(B)	5
\$120,000 to \$149,999	183	12	33	82	56	136	35	(B)	11
\$150,000 to \$199,999	208	19	42	80	67	178	18	(B)	12
\$200,000 to \$249,999	104	13	22	40	29	97	(B)	(B)	5
\$250,000 to \$299,999	59	11	11	20	17	57	(B)	(B)	(B)
\$300,000 and over	88	17	15	25	31	84	(B)	(B)	5

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

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. 1203. Median Sales Price of New Privately Owned One-Family Houses Sold, by Region: 1980 to 1998

[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	Midwest	South	West	Year	U.S.	North-east	Midwest	South	West
1980	64,600	69,500	63,400	59,600	72,300	1991	120,000	155,900	110,000	100,000	141,100
1984	79,900	88,600	85,400	72,000	87,300	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

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. 1204. New Mobile Homes Placed for Residential Use and Average Sales Price, by Region: 1980 to 1998

[233.7 represents 233,700. A mobile home is a moveable dwelling, 10 feet or more wide and 35 feet or more long, designed to be towed on its own chassis 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 region, 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
1988	224.3	22.7	39.1	130.7	31.8	25,100	27,000	24,600	22,700	33,900
1989	202.8	20.2	39.1	112.8	30.6	27,200	30,200	26,700	24,100	37,800
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	310.7	14.6	56.0	198.3	41.8	36,300	37,600	36,600	34,000	46,800
1996	319.7	15.4	56.6	205.1	42.6	38,400	40,200	39,600	36,100	47,700
1997	296.5	13.7	50.9	188.8	43.1	41,100	43,900	41,600	38,700	50,900
1998	331.0	13.4	53.9	216.5	47.1	43,800	45,900	44,100	41,600	53,700

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

## No. 1205. Existing One-Family Houses Sold and Price, by Region: 1970 to 1998

[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	North-east	Midwest	South	West	Total	North-east	Midwest	South	West
1970	1,612	251	501	568	292	23,000	25,700	20,100	22,200	24,300
1972	2,252	361	630	788	473	26,700	29,800	23,900	26,400	28,400
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 <sup>1</sup>	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	4,381	606	1,005	1,596	1,174	121,800	131,800	107,000	109,600	155,200
1998	4,970	662	1,130	1,868	1,309	128,400	135,900	114,300	116,200	164,800

<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. 1206. Median Sales Price of Existing One-Family Homes, by Selected Metropolitan Area: 1996 to 1998

[In thousands of dollars (115.8 represents \$115,800). For the top 60 areas in sales price in 1998. Areas are metropolitan statistical areas defined by source as of 1992]

Metropolitan area	1996	1997	1998	Metropolitan area	1996	1997	1998
<b>U.S., all areas</b>	<b>115.8</b>	<b>121.8</b>	<b>128.4</b>	Minneapolis-St. Paul, MN-WI	113.9	118.4	128.0
Albuquerque, NM	122.3	126.7	128.2	Nashville, TN	112.7	115.2	116.7
Atlanta, GA	100.7	108.4	115.4	New Haven-Meriden, CT	133.3	134.1	137.8
Atlantic City, NJ	108.0	109.7	112.8	New York-N. New Jersey-Long Island, NY-NJ-CT	174.5	177.9	188.1
Aurora-Elgin, IL	137.0	141.8	146.2	NY: Bergen-Passaic, NJ	199.4	205.4	213.5
Baltimore, MD	113.0	118.2	120.6	NY: Middlesex-Somerset-Hunterdon, NJ	175.9	176.7	184.2
Birmingham, AL	114.1	118.9	122.7	NY: Monmouth-Ocean, NJ	144.7	147.7	152.6
Boston, MA	189.3	196.2	212.6	NY: Nassau-Suffolk, NY	159.8	164.0	175.4
Charlotte, SC	94.9	103.6	120.0	NY: Newark, NJ	(NA)	193.0	199.2
Charlotte-Gastonia-Rock Hill, NC-SC	116.8	124.2	134.0	Orange Cnty. (Anaheim-Santa Ana) CA	213.4	229.8	261.7
Chicago, IL	153.2	158.9	166.8	Phoenix, AZ	105.3	113.7	120.2
Cincinnati, OH-KY-IN	104.8	110.5	116.3	Portland, OR	141.5	152.4	158.1
Cleveland, OH	111.9	116.8	121.8	Providence, RI	118.1	119.6	124.4
Colorado Springs, CO	126.6	130.5	138.5	Raleigh-Durham, NC	145.4	152.8	159.8
Columbus, OH	108.2	117.6	121.7	Reno, NV	140.0	143.4	147.2
Dallas, TX	103.5	112.0	120.4	Richmond-Petersburg, VA	108.7	114.2	122.0
Denver, CO	133.4	140.6	152.2	Riverside-San Bernardino, CA	115.2	114.6	121.2
Detroit, MI	111.4	119.6	132.6	Sacramento, CA	115.3	116.3	125.6
Eugene-Springfield, OR	116.2	119.4	124.4	Salt Lake City-Ogden, UT	122.7	128.6	133.5
Ft. Lauderdale-Hollywood-Pompano Beach, FL	112.3	123.7	128.6	San Diego, CA	174.5	185.2	207.1
Greensboro-Winston-Salem-High Point, NC	112.7	117.3	123.5	San Francisco Bay Area, CA	266.7	286.2	321.7
Greenville-Spartanburg, SC	105.5	112.8	113.1	Sarasota, FL	107.7	114.1	123.1
Hartford, CT	139.2	138.1	142.8	Seattle, WA	164.6	171.3	175.3
Kansas City, MO-KS	98.8	106.8	114.0	Springfield, MA	106.0	106.5	110.5
Lake County, IL	144.7	153.5	159.4	Tallahassee, FL	109.8	111.7	114.6
Las Vegas, NV	118.5	123.2	128.2	Trenton, NJ	136.4	137.7	139.5
Los Angeles Area, CA	172.9	176.5	192.6	Tucson, AZ	105.5	106.8	112.6
Madison, WI	122.2	126.8	131.8	Washington, DC-MD-VA	160.7	166.3	172.1
Memphis, TN-AR-MS	96.1	103.7	109.8	Worcester, MA	131.2	135.8	138.7
Miami-Hialeah, FL	113.2	117.7	121.5	W. Palm Beach-Boca Raton-Delray Beach, FL	126.6	133.4	126.6
Milwaukee, WI	119.4	125.3	132.9				

NA Not available.

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

## No. 1207. Existing Home Sales, by State: 1990 to 1998

[In thousands (3,599 represents 3,599,000)]

State	1990	1995	1997	1998	State	1990	1995	1997	1998
<b>United States</b> . . .	<b>3,599</b>	<b>4,350</b>	<b>4,915</b>	<b>5,589</b>	Missouri . . . . .	77.1	100.8	107.0	116.0
Alabama . . . . .	52.0	69.0	78.0	84.0	Montana . . . . .	13.5	14.8	16.8	18.3
Alaska . . . . .	12.3	10.2	13.5	17.1	Nebraska . . . . .	23.6	25.0	27.5	33.3
Arizona . . . . .	71.8	120.3	133.1	155.1	Nevada . . . . .	26.9	31.0	31.4	38.4
Arkansas . . . . .	33.7	45.0	46.3	54.9	New Hampshire . . . . .	13.5	26.2	35.8	40.5
California . . . . .	413.1	426.7	596.2	665.4	New Jersey . . . . .	85.7	102.4	115.7	129.9
Colorado . . . . .	77.7	102.5	117.2	130.6	New Mexico . . . . .	24.7	27.6	24.9	27.1
Connecticut . . . . .	37.4	43.3	43.8	49.9	New York . . . . .	135.9	149.7	161.0	183.1
Delaware . . . . .	7.9	9.5	8.6	8.6	North Carolina . . . . .	98.9	157.7	183.8	211.6
District of Columbia . . . . .	7.2	7.0	8.7	13.0	North Dakota . . . . .	8.5	8.5	9.4	11.4
Florida . . . . .	281.1	379.6	408.4	454.4	Ohio . . . . .	146.9	173.1	176.2	191.4
Georgia . . . . .	91.2	101.0	102.6	117.5	Oklahoma . . . . .	62.2	74.5	84.0	95.5
Hawaii . . . . .	19.0	10.3	11.5	14.7	Oregon . . . . .	56.6	58.7	60.8	63.1
Idaho . . . . .	22.3	27.1	28.0	29.7	Pennsylvania . . . . .	143.2	163.2	167.6	175.4
Illinois . . . . .	163.3	183.4	200.1	235.3	Rhode Island . . . . .	9.6	13.6	15.8	19.0
Indiana . . . . .	83.6	102.6	112.7	125.9	South Carolina . . . . .	54.3	70.7	84.6	98.7
Iowa . . . . .	42.8	43.2	48.0	56.5	South Dakota . . . . .	10.8	11.9	13.5	14.3
Kansas . . . . .	36.8	50.5	57.0	66.8	Tennessee . . . . .	66.2	106.6	121.8	136.2
Kentucky . . . . .	47.9	61.5	64.3	71.8	Texas . . . . .	311.8	367.9	424.0	512.1
Louisiana . . . . .	57.1	77.3	82.4	91.7	Utah . . . . .	29.4	43.5	42.7	44.9
Maine . . . . .	17.0	25.5	28.9	32.9	Vermont . . . . .	7.2	7.9	6.4	6.8
Maryland . . . . .	67.0	63.5	73.3	92.4	Virginia . . . . .	89.3	94.8	103.6	133.4
Massachusetts . . . . .	47.9	69.4	90.6	100.0	Washington . . . . .	85.9	110.9	140.5	159.2
Michigan . . . . .	137.6	142.2	143.6	161.9	West Virginia . . . . .	22.6	26.1	27.2	29.3
Minnesota . . . . .	68.1	81.6	93.9	108.5	Wisconsin . . . . .	62.1	78.2	87.5	101.1
Mississippi . . . . .	28.2	41.3	43.5	48.2	Wyoming . . . . .	8.5	11.4	11.3	12.0

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

## No. 1208. New Apartments Completed and Rented in 3 Months, by Region: 1980 to 1997

[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
1981 . . . . .	135.3	4.9	36.9	68.4	25.1	80	85	86	78	75
1982 . . . . .	117.0	4.6	21.9	66.8	23.7	72	74	79	70	72
1983 . . . . .	191.5	3.5	41.1	115.1	31.8	69	73	86	63	69
1984 . . . . .	313.2	3.8	41.2	194.4	73.9	67	64	79	63	70
1985 . . . . .	365.2	8.1	54.0	166.1	137.0	65	69	72	59	68
1986 . . . . .	407.6	16.9	64.5	171.7	154.5	66	70	70	62	67
1987 . . . . .	345.6	11.3	66.0	124.5	143.9	63	73	65	59	64
1988 . . . . .	284.5	8.7	60.4	91.7	123.8	66	52	73	58	69
1989 . . . . .	247.8	13.4	45.8	86.3	102.3	70	74	74	68	69
1990 <sup>1</sup> . . . . .	214.3	12.7	44.3	77.2	80.0	67	66	75	64	65
1991 . . . . .	165.3	6.8	37.9	63.6	57.0	70	83	78	65	68
1992 . . . . .	110.2	10.9	34.0	37.4	28.0	74	75	80	72	70
1993 . . . . .	77.2	3.7	25.3	27.7	20.5	75	37	81	76	73
1994 . . . . .	104.0	3.7	32.2	44.5	23.6	80	96	78	78	85
1995 . . . . .	155.0	7.1	31.7	78.5	37.7	73	74	75	72	73
1996 . . . . .	191.3	6.1	37.2	96.9	51.1	72	61	77	69	75
<b>1997</b> . . . . .	<b>189.2</b>	<b>7.7</b>	<b>34.1</b>	<b>96.1</b>	<b>51.3</b>	<b>73</b>	<b>55</b>	<b>81</b>	<b>72</b>	<b>72</b>
Less than \$450 . . . . .	14.7	0.2	3.1	9.1	2.4	81	63	74	85	77
\$450 to \$649 . . . . .	52.0	0.3	16.3	25.1	10.4	73	69	78	72	71
\$450 to \$549 . . . . .	22.1	0.1	7.4	11.1	3.6	75	51	83	72	71
\$550 to \$649 . . . . .	29.9	0.2	8.9	14.0	6.8	72	77	74	72	70
\$650 to \$849 . . . . .	63.7	2.4	8.2	31.8	21.5	73	49	87	72	74
\$650 to \$749 . . . . .	37.3	1.9	5.6	17.9	12.0	74	39	85	75	74
\$750 to \$849 . . . . .	26.4	0.5	2.6	13.9	9.5	72	94	91	67	74
\$850 or more . . . . .	58.7	4.8	6.6	30.1	17.2	71	56	85	71	71
Median monthly asking rent . . . . .	\$724	( <sup>2</sup> )	\$624	\$727	\$760	(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. 1209. Recent Home Buyers—General Characteristics: 1976 to 1998

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

Item	Unit	1976	1980	1985	1990	1994	1995	1996	1997	1998
Median purchase price . . . . .	Dollars . .	43,340	68,714	90,400	131,200	145,400	147,700	153,200	159,700	167,900
First-time buyers . . . . .	Dollars . .	37,670	61,450	75,100	106,000	125,000	128,300	130,100	135,400	142,200
Repeat buyers <sup>1</sup> . . . . .	Dollars . .	50,090	75,750	106,200	149,400	163,500	164,300	170,700	178,700	189,800
Average monthly mortgage payment . . . . .	Dollars . .	329	599	896	1,127	1,028	1,062	1,087	1,114	1,212
Percent of income . . . . .	Percent . .	24.0	32.4	30.0	33.8	31.4	32.6	32.6	32.8	32.3
Percent buying—										
New houses . . . . .	Percent . .	15.1	22.4	23.8	21.2	22.0	21.5	22.7	20.9	21.2
Existing houses . . . . .	Percent . .	84.9	77.6	76.2	78.8	78.0	78.5	77.3	79.1	78.8
Single-family houses . . . . .	Percent . .	88.8	82.4	87.0	83.8	83.9	83.1	82.6	81.6	82.3
Other houses <sup>2</sup> . . . . .	Percent . .	11.2	17.6	13.0	16.2	16.1	16.9	17.4	18.4	17.7
For the first time . . . . .	Percent . .	44.8	32.9	36.6	41.9	47.1	46.2	44.7	46.8	46.2
Average age:										
First-time buyers . . . . .	Years . . .	28.1	28.3	28.4	30.5	31.6	32.1	32.4	32.1	32.2
Repeat buyers <sup>1</sup> . . . . .	Years . . .	35.9	36.4	38.4	39.1	41.7	40.7	41.1	41.1	41.1
Downpayment/sales price . . . . .	Percent . .	25.2	28.0	24.8	23.3	20.2	20.4	19.5	20.3	19.3
First-time buyers . . . . .	Percent . .	18.0	20.5	11.4	15.7	13.7	13.3	12.4	13.7	12.8
Repeat buyers <sup>1</sup> . . . . .	Percent . .	30.8	32.7	32.7	28.9	26.1	26.8	25.3	26.1	24.9

<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. 1210. Total Housing Inventory for the United States: 1970 to 1998

[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	1993	1994	1995	1996	1997	1998
<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>109,611</b>	<b>110,952</b>	<b>112,655</b>	<b>114,139</b>	<b>115,621</b>	<b>117,282</b>
Vacant . . . . .	6,137	6,896	8,101	9,446	12,059	11,894	12,257	12,669	13,155	13,419	13,748
Year-round vacant . . . . .	4,391	5,202	5,996	7,400	9,128	8,937	9,229	9,570	9,945	10,114	10,516
For rent . . . . .	1,299	1,647	1,575	2,221	2,662	2,809	2,858	2,946	3,008	2,978	3,046
For sale only . . . . .	427	591	734	1,006	1,064	894	953	1,022	1,082	1,133	1,205
Rented or sold . . . . .	427	536	623	664	660	625	772	810	834	867	927
Held off market . . . . .	2,238	2,429	3,064	3,510	4,742	4,609	4,646	4,793	5,022	5,136	5,338
Occasional use . . . . .	615	649	814	977	1,485	1,508	1,612	1,667	1,709	1,818	1,792
Usual residence else- where . . . . .	429	470	568	659	1,068	994	815	801	852	885	910
Other . . . . .	1,195	1,309	1,683	1,875	2,189	2,108	2,219	2,325	2,461	2,433	2,636
Seasonal . . . . .	1,746	1,694	2,106	2,046	2,931	2,957	3,028	3,099	3,209	3,305	3,232
Total occupied . . . . .	63,640	71,925	79,638	87,887	94,224	97,717	98,695	99,985	100,984	102,202	103,534
Owner . . . . .	40,834	46,463	52,223	56,152	60,248	62,533	63,136	64,739	66,041	67,143	68,638
Renter . . . . .	22,806	25,462	27,415	31,736	33,976	35,184	35,558	35,246	34,943	35,059	34,896
<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	10.9	11.0	11.2	11.5	11.6	11.7
Total occupied . . . . .	91.2	91.3	90.8	90.3	88.7	89.1	89.0	88.8	88.5	88.4	88.3
Owner . . . . .	58.5	58.9	59.5	57.7	56.7	57.0	56.9	57.5	57.9	58.1	58.5
Renter . . . . .	32.7	32.3	31.2	32.6	32.0	32.1	32.0	31.3	30.6	30.3	29.8

<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>> (accessed 26 March 1999).

## No. 1211. Vacancy Rates for Housing Units—Characteristics: 1990 to 1998

[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>	1996	1997	1998	1990	1995 <sup>1</sup>	1996	1997	1998
<b>Total units . . . . .</b>	<b>7.2</b>	<b>7.6</b>	<b>7.8</b>	<b>7.7</b>	<b>7.9</b>	<b>1.7</b>	<b>1.5</b>	<b>1.6</b>	<b>1.6</b>	<b>1.7</b>
Inside MSAs . . . . .	7.1	7.6	7.7	7.5	7.7	1.7	1.5	1.6	1.6	1.6
Outside MSAs . . . . .	7.6	7.9	8.7	8.8	9.2	1.8	1.6	1.7	1.9	2.0
Northeast . . . . .	6.1	7.2	7.4	6.7	6.7	1.6	1.5	1.6	1.6	1.5
Midwest . . . . .	6.4	7.2	7.9	8.0	7.9	1.3	1.3	1.3	1.2	1.4
South . . . . .	8.8	8.3	8.6	9.1	9.6	2.1	1.7	1.8	1.9	2.0
West . . . . .	6.6	7.5	7.2	6.6	6.7	1.8	1.7	1.7	1.8	1.7
Units in structure:										
1 unit . . . . .	4.0	5.4	5.5	5.8	6.3	1.4	1.4	1.4	1.5	1.6
2 units or more . . . . .	9.0	9.0	9.2	9.0	9.0	7.1	4.8	5.1	4.4	4.4
5 units or more . . . . .	9.6	9.5	9.6	9.1	9.4	8.4	5.1	6.0	4.6	4.5
Units with—										
3 rooms or less . . . . .	10.3	11.4	11.3	11.1	10.8	10.2	9.2	10.0	9.6	9.7
4 rooms . . . . .	8.0	8.2	8.9	8.6	8.9	3.2	2.8	3.2	3.3	3.5
5 rooms . . . . .	5.7	5.8	5.8	6.0	6.5	2.0	1.8	1.9	1.9	1.9
6 rooms or more . . . . .	3.0	3.8	3.7	3.9	4.3	1.1	1.1	1.1	1.1	1.2

<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/annual98/ann98ind.html>> (accessed 6 July 1999).

## No. 1212. 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	1,216	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:</b> <sup>1</sup>										
One story . . . . .	3,709	58	3,173	312	2,861	254	480	1,359	1,080	478
2 stories . . . . .	12,210	125	10,582	1,355	9,227	1,916	1,984	3,344	3,339	1,503
3 stories . . . . .	7,317	105	6,229	944	5,284	2,036	1,997	1,228	967	983
4 to 6 stories . . . . .	3,742	93	3,176	496	2,681	1,907	543	361	365	473
7 or more stories . . . . .	2,190	68	1,831	338	1,493	953	315	369	195	290
<b>Foundation:</b> <sup>2</sup>										
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
Burners and oven . . . . .	108,779	2,860	98,318	65,023	33,295	19,306	23,727	34,372	20,913	7,601
Burners only . . . . .	267	5	247	165	82	28	37	85	98	14
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: Central:</b>										
Percent of total units . . . . .	57,168	974	52,303	38,789	13,514	4,416	13,119	26,728	8,038	3,891
One or more room units . . . . .	50.9	30.8	52.6	59.2	39.7	22.7	54.8	76.8	37.8	40.1
Source of water:										
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

<sup>1</sup> - Represents or rounds to zero. <sup>2</sup> Limited to multiunit structures. <sup>3</sup> Limited to single-family units.

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

## No. 1213. 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	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	663	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>2</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.

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

## No. 1214. 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 in the United States*.

## No. 1215. Homeownership Rates, by Age of Householder and Family Status: 1985 to 1998

[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	1991	1992	1993 <sup>1</sup>	1994	1995	1996	1997	1998
<b>United States . . . . .</b>	<b>63.9</b>	<b>63.9</b>	<b>64.1</b>	<b>64.1</b>	<b>64.0</b>	<b>64.0</b>	<b>64.7</b>	<b>65.4</b>	<b>65.7</b>	<b>66.3</b>
<b>AGE OF HOUSEHOLDER</b>										
Less than 25 years old. . . . .	17.2	15.7	15.3	14.9	14.8	14.9	15.9	18.0	17.7	18.2
25 to 29 years old. . . . .	37.7	35.2	33.8	33.6	33.6	34.1	34.4	34.7	35.0	36.2
30 to 34 years old. . . . .	54.0	51.8	51.2	50.5	50.8	50.6	53.1	53.0	52.6	53.6
35 to 39 years old. . . . .	65.4	63.0	62.2	61.4	61.8	61.2	62.1	62.1	62.6	63.7
40 to 44 years old. . . . .	71.4	69.8	69.5	69.1	68.6	68.2	68.6	69.0	69.7	70.0
45 to 49 years old. . . . .	74.3	73.9	73.7	74.2	73.7	73.8	73.7	74.4	74.2	73.9
50 to 54 years old. . . . .	77.5	76.8	76.1	76.2	77.2	76.8	77.0	77.2	77.7	77.8
55 to 59 years old. . . . .	79.2	78.8	79.5	79.3	78.9	78.4	78.8	79.4	79.7	79.8
60 to 64 years old. . . . .	79.9	79.8	80.5	81.2	80.9	80.1	80.3	80.7	80.5	82.1
65 to 69 years old. . . . .	79.5	80.0	81.4	80.8	80.7	80.6	81.0	82.4	81.9	81.9
70 to 74 years old. . . . .	76.8	78.4	78.8	79.0	79.9	80.1	80.9	81.4	82.0	82.2
75 years old and over. . . . .	69.8	72.3	73.1	73.3	73.4	73.5	74.6	75.3	75.8	76.2
Less than 35 years old. . . . .	39.9	38.5	37.8	37.6	37.3	37.3	38.6	39.1	38.7	39.3
35 to 44 years old. . . . .	68.1	66.3	65.8	65.1	65.1	64.5	65.2	65.5	66.1	66.9
45 to 54 years old. . . . .	75.9	75.2	74.8	75.1	75.3	75.2	75.2	75.6	75.8	75.7
55 to 64 years old. . . . .	79.5	79.3	80.0	80.2	79.9	79.3	79.5	80.0	80.1	80.9
65 years and over. . . . .	74.8	76.3	77.2	77.1	77.3	77.4	78.1	78.9	79.1	79.3
<b>FAMILY STATUS</b>										
Family households:										
Married-couple families. . . . .	78.2	78.1	78.5	78.7	78.7	78.8	79.6	80.2	80.8	81.5
Male householder, no spouse present. . . . .	57.8	55.2	54.3	53.6	53.7	52.8	55.3	55.5	54.0	55.7
Female householder, no spouse present. . . . .	45.8	44.0	43.9	43.6	43.9	44.2	45.1	46.1	46.1	47.0
Nonfamily households:										
One-person . . . . .	45.8	49.0	49.4	49.8	49.8	49.8	50.5	51.4	51.8	52.1
Male householder. . . . .	38.8	42.4	43.1	43.5	42.8	43.1	43.8	44.9	45.2	45.7
Female householder. . . . .	51.3	53.6	53.8	54.1	54.6	54.5	55.4	56.0	56.7	56.9
Other . . . . .										
Male householder. . . . .	30.1	31.7	31.8	32.4	32.6	33.6	34.2	35.5	35.9	36.7
Female householder. . . . .	30.6	32.5	33.8	34.0	35.0	34.3	33.0	35.9	39.5	40.3

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

Source: U.S. Census Bureau, <<http://www.census.gov/hhes/www/hvs.html>> (accessed 26 March 1999).

## No. 1216. Homeownership Rates, by State: 1985 to 1998

[In percent. See headnote, Table 1215]

State	1985	1990	1995	1996	1997	1998	State	1985	1990	1995	1996	1997	1998
<b>United States . . . . .</b>	<b>63.9</b>	<b>63.9</b>	<b>64.7</b>	<b>65.4</b>	<b>65.7</b>	<b>66.3</b>	Missouri . . . . .	69.2	64.0	69.4	70.2	70.5	70.7
Alabama . . . . .	70.4	68.4	70.1	71.0	71.3	72.9	Montana . . . . .	66.5	69.1	68.7	68.6	67.5	68.6
Alaska . . . . .	61.2	58.4	60.9	62.9	67.2	66.3	Nebraska . . . . .	68.5	67.3	67.1	66.8	66.7	69.9
Arizona . . . . .	64.7	64.5	62.9	62.0	63.0	64.3	Nevada . . . . .	57.0	55.8	58.6	61.1	61.2	61.4
Arkansas . . . . .	66.6	67.8	67.2	66.6	66.7	66.7	New Hampshire. . . . .	65.5	65.0	66.0	65.0	66.8	69.6
California . . . . .	54.2	53.8	55.4	55.0	55.7	56.0	New Jersey . . . . .	62.3	60.0	64.9	64.6	63.1	63.1
Colorado . . . . .	63.6	59.0	64.6	64.5	64.1	65.2	New Mexico . . . . .	68.2	68.6	67.0	67.1	69.6	71.3
Connecticut . . . . .	69.0	67.9	68.2	69.0	68.1	69.3	New York . . . . .	50.3	53.3	52.7	52.7	52.6	52.8
Delaware . . . . .	70.3	67.7	71.7	71.5	69.2	71.0	North Carolina. . . . .	68.0	69.0	70.1	70.4	70.2	71.3
Dist of Columbia . . . . .	37.4	36.4	39.2	40.4	42.5	40.3	North Dakota . . . . .	69.9	67.2	67.3	68.2	68.1	68.0
Florida . . . . .	67.2	65.1	66.6	67.1	66.9	66.9	Ohio . . . . .	67.9	68.7	67.9	69.2	69.0	70.7
Georgia . . . . .	62.7	64.3	66.6	69.3	70.9	71.2	Oklahoma . . . . .	70.5	70.3	69.8	68.4	68.5	69.7
Hawaii . . . . .	51.0	55.5	50.2	50.6	50.2	52.8	Oregon . . . . .	61.5	64.4	63.2	63.1	61.0	63.4
Idaho . . . . .	71.0	69.4	72.0	71.4	72.3	72.6	Pennsylvania . . . . .	71.6	73.8	71.5	71.7	73.3	73.9
Illinois . . . . .	60.6	63.0	66.4	68.2	68.1	68.0	Rhode Island . . . . .	61.4	58.5	57.9	56.6	58.7	59.8
Indiana . . . . .	67.6	67.0	71.0	74.2	74.1	72.6	South Carolina . . . . .	72.0	71.4	71.3	72.9	74.1	76.6
Iowa . . . . .	69.9	70.7	71.4	72.8	72.7	72.1	South Dakota . . . . .	67.6	66.2	67.5	67.8	67.6	67.3
Kansas . . . . .	68.3	69.0	67.5	67.5	66.5	66.7	Tennessee . . . . .	67.6	68.3	67.0	68.8	70.2	71.3
Kentucky . . . . .	68.5	65.8	71.2	73.2	75.0	75.1	Texas . . . . .	60.5	59.7	61.4	61.8	61.5	62.5
Louisiana . . . . .	70.2	67.8	65.3	64.9	66.4	66.6	Utah . . . . .	71.5	70.1	71.5	72.7	72.5	73.7
Maine . . . . .	73.7	74.2	76.7	76.5	74.9	74.6	Vermont . . . . .	69.5	72.6	70.4	70.3	69.1	69.1
Maryland . . . . .	65.6	64.9	65.8	66.9	70.5	68.7	Virginia . . . . .	68.5	69.8	68.1	68.5	68.4	69.4
Massachusetts . . . . .	60.5	58.6	60.2	61.7	62.3	61.3	Washington . . . . .	66.8	61.8	61.6	63.1	62.9	64.9
Michigan . . . . .	70.7	72.3	72.2	73.3	73.3	74.4	West Virginia . . . . .	75.9	72.0	73.1	74.3	74.6	74.8
Minnesota . . . . .	70.0	68.0	73.3	75.4	75.4	75.4	Wisconsin . . . . .	63.8	68.3	67.5	68.2	68.3	70.1
Mississippi . . . . .	69.6	69.4	71.1	73.0	73.7	75.1	Wyoming . . . . .	73.2	68.9	69.0	68.0	67.6	70.0

Source: U.S. Census Bureau, <<http://www.census.gov/hhes/www/hvs.html>> (accessed 26 March 1999).

## No. 1217. 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 1218 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 . . . . .	18,886	1,923	4,912	8,910	3,142	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 . . . . .	4,251	849	1,241	1,531	629	6.5	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 . . . . .	4,544	998	1,199	1,596	751	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. 1218. 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	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 . . . . .	23,430	18,886	4,544		1,845	1,399	1,016	616	8,785	1,205	3,494	2,531
\$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	452
\$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) . . . . .	20.7	17.5	28.9		16.1	25.4	21.7	32.8	18.3	38.7	54.6	65.5
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	23	46	28	42	30
Fuel oil . . . . .	63	66	49		67	44	79	24	64	52	60	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.

Source of Tables 1217 and 1218: U.S. Census Bureau, *Current Housing Reports*, Series H-150/97, *American Housing Survey in the United States*.



## No. 1219. 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
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	209
Number of regular and home equity mortgages:								
1 mortgage . . . . .	29,210	3,174	1,914	2,473	1,947	2,508	3,465	1,677
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 . . . . .	8,465	482	196	499	232	819	301	336
Lump sum only . . . . .	3,354	220	108	259	109	298	109	126
Credit line only . . . . .	4,765	233	64	209	119	498	160	184
Both . . . . .	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 in the United States.

## No. 1220. Debt Status of Homeowners, by Selected Characteristic: 1997

[In percent. See headnote, Table 821]

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. 1221. 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	620	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	474	0.5	0.5
None . . . . .	372	362	287	113	0.4	0.1

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

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

## No. 1222. 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	3,658	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	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 in the United States*.

## No. 1223. Appliances and Office Equipment Used by Households, by Region and Family Income: 1997

[Preliminary (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 map inside front cover]

Type of appliance	Households using appliance	Region				Family income in 1997			
		North-east	Mid-west	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 . . . . .	47.1	22.3	51.4	69.7	27.6	27.7	37.7	50.7	62.2
Room . . . . .	26.1	41.4	27.4	24.3	13.9	33.9	29.8	25.4	19.2
Clothes washer . . . . .	77.4	76.0	78.9	81.9	69.6	52.7	69.0	81.5	93.4
Clothes dryer <sup>1</sup> . . . . .	71.1	66.7	75.7	74.2	65.1	36.2	61.0	77.1	91.8
Electric . . . . .	55.0	48.2	50.1	66.3	48.2	31.0	49.0	59.9	67.5
Natural gas . . . . .	15.3	17.9	23.9	7.4	16.6	4.8	11.1	16.4	23.6
Dishwasher . . . . .	50.2	48.5	46.9	51.5	53.1	15.7	35.5	53.6	78.2
Ceiling fan . . . . .	60.1	51.3	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	25.7	30.0	35.1	37.9
One . . . . .	30.2	24.2	38.4	33.1	22.0	23.6	27.5	32.2	34.1
Two 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	81.1	86.7	91.5
Oven . . . . .	98.8	99.3	99.1	98.6	98.2	96.4	98.7	99.4	99.3
Electric . . . . .	61.5	49.7	56.6	72.0	60.1	49.2	58.7	63.9	67.5
Natural gas . . . . .	33.2	44.8	38.1	22.1	35.7	41.8	34.8	31.5	29.5
Self cleaning oven . . . . .	44.0	48.5	45.0	41.8	42.7	18.1	31.1	47.0	66.6
Range . . . . .	99.2	99.6	99.4	99.0	98.8	96.8	99.1	99.8	99.6
Electric . . . . .	60.3	48.8	55.6	70.9	58.4	49.2	58.4	62.9	64.6
Natural gas . . . . .	34.6	45.5	39.4	23.5	37.7	42.0	35.5	32.8	32.1
Refrigerator . . . . .	99.9	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 . . . . .	39.5	26.5	27.6	58.3	33.3	41.9	43.9	39.9	33.1
Natural gas . . . . .	51.7	46.8	66.4	37.4	63.2	46.3	48.0	51.7	58.0
Stereo equipment . . . . .	68.8	66.7	67.0	67.8	74.4	45.2	60.1	73.7	83.7
Color TV . . . . .	98.7	98.8	99.0	98.7	98.2	96.1	98.4	99.2	99.6
One . . . . .	31.9	31.8	32.1	29.1	36.1	55.6	40.5	27.3	16.6
Two . . . . .	37.4	36.1	36.2	38.9	37.2	30.9	37.7	41.6	35.4
Three . . . . .	19.1	20.8	20.4	18.4	17.3	7.5	15.5	20.4	26.8
Four . . . . .	7.6	7.5	7.8	8.9	5.5	1.7	3.6	8.2	14.0
Five or more . . . . .	2.8	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 . . . . .	35.0	31.9	38.0	31.0	41.3	9.7	16.5	36.9	64.5
One . . . . .	29.2	27.2	32.4	25.9	32.8	7.9	14.5	32.8	50.6
Two 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	19.7	40.7
With laser printer . . . . .	12.4	11.3	12.9	11.7	14.2	2.5	4.4	12.8	25.1
Used 15 hrs. per week or less . . . . .	25.2	21.5	27.7	23.0	29.2	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	61.4	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/emeu/consumption>> (accessed 20 May 1998).

## No. 1224. Net Stock of Residential Capital: 1985 to 1997

[In billions of dollars (4,683.3 represents \$4,683,300,000,000). End of year estimates]

Item	1985	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997
<b>Total residential capital<sup>1</sup></b> . . . . .	<b>4,683.3</b>	<b>5,737.1</b>	<b>6,054.7</b>	<b>6,295.7</b>	<b>6,407.8</b>	<b>6,749.5</b>	<b>7,152.5</b>	<b>7,643.5</b>	<b>7,964.4</b>	<b>8,378.2</b>	<b>8,791.1</b>
By type of owner and legal form of organization:											
Private:											
Corporate . . . . .	4,578.2	5,602.7	5,911.1	6,147.3	6,258.5	6,591.4	6,983.1	7,465.8	7,779.0	8,185.5	8,590.9
Noncorporate . . . . .	55.6	65.3	67.1	68.6	69.4	72.3	74.0	78.1	78.3	81.5	84.3
Government . . . . .	4,522.6	5,537.4	5,844.0	6,078.7	6,189.1	6,519.1	6,909.2	7,389.6	7,700.7	8,104.0	8,506.6
Federal . . . . .	105.1	134.4	143.6	148.4	149.3	158.2	169.4	177.7	185.4	192.7	200.2
State and local . . . . .	32.0	46.2	50.3	51.4	50.1	52.9	56.1	58.7	61.1	63.2	65.3
By tenure group:											
Owner-occupied . . . . .	3,254.0	4,043.9	4,298.3	4,494.3	4,597.9	4,870.7	5,211.9	5,629.7	5,899.7	6,241.1	6,587.8
Farm . . . . .	128.6	142.5	146.9	151.2	152.0	156.8	162.2	170.7	175.1	180.0	184.7
Nonfarm . . . . .	3,125.3	3,901.4	4,151.4	4,343.1	4,445.9	4,713.9	5,049.6	5,459.0	5,724.7	6,061.1	6,403.1
Tenant-occupied . . . . .	1,302.3	1,534.0	1,587.1	1,626.7	1,634.7	1,694.1	1,743.4	1,807.1	1,849.9	1,914.4	1,972.3
Farm . . . . .	5.6	6.3	6.4	6.7	6.7	6.9	7.3	7.8	8.1	8.4	8.6
Nonfarm . . . . .	1,296.7	1,527.7	1,580.7	1,620.1	1,628.0	1,687.2	1,736.2	1,799.3	1,841.8	1,906.0	1,963.7

<sup>1</sup> Includes 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*, monthly, September 1998 issue.

## No. 1225. Expenditures by Residential Property Owners for Improvements and Maintenance and Repairs, by Type of Property and Activity: 1980 to 1997

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

Year and type of expenditure	One-unit properties with owner occupant		Other properties		Additions and alterations					
					To structures			To property outside of structures	Major replacements	Maintenance and repairs
					Total	Additions	Alterations			
1980	46,338	31,481	14,857	21,336	4,183	11,193	5,960	9,816	15,187	
1982	45,291	29,779	15,512	18,774	2,641	10,711	5,423	9,707	16,810	
1983	49,295	32,524	16,771	20,271	4,739	11,673	3,859	10,895	18,128	
1984	69,784	43,781	26,003	27,822	6,007	14,486	7,329	13,067	28,894	
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	42,047	
<b>1996, total<sup>1</sup></b>	<b>114,919</b>	<b>76,094</b>	<b>38,825</b>	<b>53,456</b>	<b>12,035</b>	<b>30,064</b>	<b>11,357</b>	<b>24,465</b>	<b>36,997</b>	
Heating and air conditioning <sup>2</sup>	10,315	7,028	3,287	2,637	(NA)	2,637	(NA)	4,741	2,937	
Plumbing	7,884	4,398	3,486	1,892	(NA)	1,892	(NA)	2,239	3,753	
Roofing	9,964	6,435	3,529	(NA)	(NA)	(NA)	(NA)	6,809	3,155	
Painting	12,126	6,658	5,474	(NA)	(NA)	(NA)	(NA)	(NA)	12,126	
<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	

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. 1226. Rental Units, by Type of Owner: 1995

[In thousands (8,773 represents 8,773,000). For privately owned rental properties. Based on the Property Owners and Managers Survey and subject to sampling error; see source for details]

Characteristic	Single family properties		Multifamily properties						
	Total	De-tached	Total	2 units	3 to 4 units	5 to 9 units	10 to 19 units	20 to 49 units	50 units or more
<b>All properties<sup>1</sup></b>	<b>8,773</b>	<b>6,438</b>	<b>20,585</b>	<b>3,085</b>	<b>2,471</b>	<b>1,894</b>	<b>1,468</b>	<b>2,224</b>	<b>9,443</b>
With individual or partnership owners <sup>2</sup>	7,746	5,752	16,915	2,953	2,347	1,713	1,236	1,858	6,808
Under 25 years old	-	-	14	5	3	-	3	-	3
25 to 34 years old	218	118	490	155	130	68	24	44	69
35 to 44 years old	1,146	823	1,514	475	281	232	114	122	289
45 to 54 years old	1,663	1,237	2,808	670	496	372	184	341	744
55 to 64 years old	1,747	1,336	2,698	561	494	337	218	373	716
65 to 74 years old	1,425	1,093	1,995	428	349	232	167	201	618
75 years or older	891	713	958	270	200	94	109	65	221
Male	5,130	3,814	9,584	1,866	1,540	1,103	768	1,181	3,125
Female	2,316	1,744	2,261	838	545	347	150	174	206
White	6,307	4,654	10,400	2,264	1,731	1,270	825	1,234	3,077
Black	595	499	599	241	197	79	17	14	51
American Indian or Alaskan Native	41	30	22	4	8	3	-	-	7
Asian or Pacific Islander	254	192	442	90	79	53	50	63	107
Other	174	127	217	56	49	32	7	30	43
Hispanic	436	322	479	135	126	80	27	59	52
Non-Hispanic	6,719	5,017	11,104	2,492	1,925	1,334	864	1,276	3,213
Percent of rental income spent on maintenance:									
None	1,261	1,020	283	185	27	27	7	-	36
1 to 4 percent	1,426	1,022	1,530	407	280	141	105	122	475
5 to 9 percent	1,429	1,057	2,844	513	385	275	230	338	1,103
10 to 19 percent	1,741	1,303	4,446	784	658	400	380	431	1,793
20 to 29 percent	764	516	2,287	317	283	256	145	263	1,023
30 to 39 percent	316	211	1,270	158	118	103	58	162	671
40 to 49 percent	182	114	751	78	35	95	83	89	370
50 to 74 percent	231	174	935	73	128	73	65	130	466
75 percent or more	300	219	639	132	123	78	26	91	190

- Represents zero. <sup>1</sup> Includes properties with other owners not shown separately. <sup>2</sup> Includes properties with owners not reporting.

Source: U.S. Census Bureau, Internet site <<http://www.census.gov/hhes/www/poms.html>> (accessed 23 April 1997).

## No. 1227. Commercial Office Space—Overview for Selected Market Areas: 1998

[As of mid-October. (3,491,274 represents 3,491,274,000). For the 76 market areas with the highest vacancy rates in 1998. 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.)
<b>United States, all market areas<sup>2</sup> . . .</b>	<b>3,491,274</b>	<b>305,624</b>	<b>8.8</b>	<b>119,764</b>	<b>111,526</b>
Albuquerque, NM . . . . .	10,801	1,072	9.9	525	733
Allentown, PA . . . . .	7,581	1,067	14.1	233	1,057
Annapolis, MD . . . . .	2,428	201	8.3	44	-172
Atlanta, GA . . . . .	71,423	6,505	9.1	4,220	(NA)
Baltimore, MD . . . . .	39,001	4,559	11.7	450	245
Bridgeport/Stratford, CT . . . . .	7,619	844	11.1	351	437
Bristol, VA . . . . .	710	65	9.2	22	(NA)
Buffalo, NY . . . . .	8,286	961	11.6	278	638
Charleston, SC . . . . .	3,728	314	8.4	250	193
Chicago, IL . . . . .	148,604	17,517	11.8	2,814	3,848
Cincinnati, OH . . . . .	32,284	2,832	8.8	520	4,542
Cleveland, OH . . . . .	36,144	4,396	12.2	650	1,491
Columbia, SC . . . . .	9,955	839	8.4	305	360
Corpus Christi, CA . . . . .	2,789	534	19.2	(NA)	-5
Dallas, TX . . . . .	134,864	17,629	13.1	12,171	7,007
Dayton, OH . . . . .	12,103	1,940	16.0	18	147
Denver, CO . . . . .	63,708	6,476	10.2	2,200	5,213
Des Moines, IA . . . . .	9,228	884	9.6	88	168
El Paso, TX . . . . .	6,850	864	12.6	120	175
Fort Lauderdale, FL . . . . .	15,293	1,596	10.4	1,258	1,219
Fort Worth, TX . . . . .	18,433	2,195	11.9	365	41
Fresno, CA . . . . .	13,168	1,437	10.9	156	353
Grand Rapids, MI . . . . .	10,190	959	9.4	415	447
Greensboro, NC . . . . .	14,181	1,859	13.1	423	369
Greenville, SC . . . . .	5,014	585	11.7	325	474
Hartford, CT . . . . .	20,689	4,261	20.6	-	(NA)
Indianapolis, IN . . . . .	19,759	2,318	11.7	791	600
Jacksonville, FL . . . . .	22,669	2,291	10.1	1,760	1,695
Knoxville, TN . . . . .	9,715	870	9.0	170	80
Las Vegas, NV . . . . .	13,936	1,625	11.7	950	1,777
Little Rock, AR . . . . .	10,380	918	8.8	240	238
Los Angeles-Central, CA . . . . .	27,836	5,120	18.4	(NA)	-380
Los Angeles-East, CA . . . . .	2,740	247	9.0	40	117
Los Angeles-Inland Empire, CA . . . . .	6,241	1,131	18.1	117	90
Los Angeles-Orange County, CA . . . . .	53,810	4,611	8.6	1,201	3,167
Los Angeles-San Fernando Valley, CA . . . . .	31,601	3,792	12.0	600	494
Los Angeles-San Gabriel, CA . . . . .	12,267	1,840	15.0	(NA)	1,195
Los Angeles-South Bay, CA . . . . .	29,707	5,494	18.5	377	997
Los Angeles-West, CA . . . . .	46,829	3,893	8.3	951	1,753
Louisville, KY . . . . .	14,196	1,841	13.0	450	424
Melbourne, FL . . . . .	4,211	592	14.1	44	89
Miami, FL . . . . .	28,729	2,758	9.6	1,296	973
Milwaukee, WI . . . . .	25,577	2,555	10.0	165	451
Mobile, AL . . . . .	3,363	450	13.4	46	180
Nashua, NH . . . . .	1,891	229	12.1	106	-58
New Haven, CT . . . . .	12,500	2,060	16.5	290	300
New Jersey-Central . . . . .	62,469	6,924	11.1	4,301	3,193
New Jersey-Northern . . . . .	63,887	11,466	17.9	2,086	3,691
New Jersey-Southern . . . . .	15,606	1,618	10.4	571	1,817
New Orleans, LA . . . . .	17,822	2,814	15.8	(NA)	140
New York-Long Island, NY . . . . .	37,355	3,298	8.8	720	1,213
Oakland, CA . . . . .	15,190	3,209	21.1	275	(NA)
Oklahoma City, OK . . . . .	14,025	2,324	16.6	(NA)	-43
Philadelphia, PA . . . . .	85,517	7,542	8.8	1,112	1,892
Pittsburgh, PA . . . . .	33,602	4,107	12.2	241	-634
Providence, RI . . . . .	9,140	946	10.4	45	656
Richmond, VA . . . . .	19,349	1,645	8.5	242	398
Roanoke, VA . . . . .	2,797	333	11.9	39	51
Rochester, NY . . . . .	13,443	1,490	11.1	477	301
Sacramento, CA . . . . .	26,877	2,220	8.3	2,701	719
Saint Louis, MO . . . . .	35,913	3,392	9.4	1,356	1,656
San Antonio, TX . . . . .	16,833	1,956	11.6	446	47
Shreveport, LA . . . . .	3,621	879	24.3	(NA)	27
Sioux Falls, SD . . . . .	1,838	206	11.2	21	100
Sonoma County, CA . . . . .	4,736	509	10.7	91	254
South Bend, IN . . . . .	2,916	252	8.6	140	237
Syracuse, NY . . . . .	9,211	1,427	15.5	-	249
Tampa, FL . . . . .	22,161	2,048	9.2	1,078	810
Toledo, OH . . . . .	6,674	1,265	18.9	107	131
Tucson, AZ . . . . .	6,350	614	9.7	197	-108
Tulsa, OK . . . . .	14,929	1,283	8.6	-	954
Ventura/Oxnard, CA . . . . .	9,375	1,225	13.1	200	260
West Palm Beach, FL . . . . .	8,946	1,020	11.4	340	859
Wichita, KS . . . . .	6,001	997	16.6	(NA)	24
Wilmington, DE . . . . .	11,002	1,103	10.0	113	407
Youngstown, OH . . . . .	2,500	315	12.6	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, 1999 Comparative Statistics of Industrial and Office Real Estate Markets (copyright).

## No. 1228. 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	3,737	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>3</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>2</sup> 1,144	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>§</sup> Figure does not meet publication standards. <sup>1</sup> 100,001 to 500,000 square feet. <sup>2</sup> 200,001 to 500,000 square feet. <sup>3</sup> 100,001 to 200,000 square feet. <sup>4</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. 1229. Commercial Buildings—Number and Size, by Principal Activity: 1995

[See headnote, Table 1228. (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	Religi-ous 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/erneu/cbecs/contents.html>> (accessed 28 August 1998).

## No. 1230. Office Buildings—Vacancy Rates for Major Markets: 1980 to 1998

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

Market	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997	1998
<b>Total<sup>1</sup></b>	<b>4.6</b>	<b>16.9</b>	<b>20.0</b>	<b>20.2</b>	<b>20.5</b>	<b>19.4</b>	<b>16.2</b>	<b>14.3</b>	<b>12.4</b>	<b>10.1</b>	<b>9.7</b>
Atlanta, GA . . . . .	10.0	21.0	19.1	19.5	19.4	16.8	13.0	10.4	9.2	10.5	11.2
Baltimore, MD . . . . .	7.2	11.5	20.0	21.0	20.6	17.3	15.5	10.7	14.3	11.6	10.0
Boston, MA . . . . .	3.8	13.1	19.6	19.1	17.5	17.7	13.3	10.4	6.2	4.4	7.1
Charlotte, NC . . . . .	(NA)	16.7	16.5	19.4	(NA)	(NA)	10.0	8.9	8.2	7.1	7.2
Chicago, IL . . . . .	7.0	16.5	18.6	20.0	22.1	21.4	18.7	15.5	15.5	(NA)	14.4
Cincinnati, OH . . . . .	(NA)	(NA)	(NA)	(NA)	19.4	(NA)	15.3	(NA)	13.1	11.5	9.9
Colorado Springs, CO . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	8.1
Dallas, TX . . . . .	8.6	23.0	25.8	26.0	31.3	29.5	21.7	18.7	16.2	14.7	15.0
Denver, CO . . . . .	6.6	24.7	24.8	23.0	21.5	15.9	12.8	12.1	10.8	9.3	7.6
Detroit, MI . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	21.4	19.7	16.9	11.1	8.5	6.9
Fort Lauderdale, FL . . . . .	(NA)	(NA)	23.0	24.9	22.9	(NA)	10.8	(NA)	10.5	10.4	10.0
Houston, TX . . . . .	4.0	27.6	24.9	27.3	27.0	25.1	24.7	21.9	17.5	12.1	10.7
Indianapolis, IN . . . . .	(NA)	(NA)	21.2	21.4	22.4	18.8	18.4	14.3	(NA)	14.2	11.2
Los Angeles, CA . . . . .	0.9	15.3	16.8	20.2	21.2	21.0	19.6	23.2	22.1	13.8	14.2
Memphis, TN . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.6	12.0	12.5
Miami, FL . . . . .	2.4	20.9	23.4	22.6	18.5	19.0	15.4	13.8	12.4	11.2	11.4
Minneapolis, MN . . . . .	(NA)	(NA)	(NA)	18.9	19.9	(NA)	8.2	(NA)	6.5	6.2	7.0
Nashville, TN . . . . .	(NA)	(NA)	25.1	18.4	(NA)	(NA)	7.5	(NA)	6.9	6.0	7.5
New Jersey (Central) . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	20.7	(NA)	16.0	11.2	9.9
New Jersey (North) . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	16.5	(NA)	14.5	11.9	10.0
New York, NY <sup>2</sup> . . . . .	3.1	7.9	16.0	18.8	18.3	17.9	16.3	17.0	16.0	(NA)	8.6
Orlando, FL . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	12.1	(NA)	6.5	6.4	7.1
Philadelphia, PA . . . . .	6.3	14.5	18.2	17.3	19.0	17.8	16.3	16.2	13.7	10.9	12.4
Phoenix, AZ . . . . .	(NA)	(NA)	27.6	24.8	24.4	(NA)	11.8	(NA)	11.5	9.3	8.9
Pittsburgh, PA . . . . .	1.2	(NA)	16.3	14.2	(NA)	17.0	15.8	14.5	(NA)	15.4	14.0
Raleigh, NC . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	6.0
Richmond, VA . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	11.9	(NA)	9.7	9.7	10.7
Sacramento, CA . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	14.1	(NA)	12.4	12.3	11.8
St. Louis, MO . . . . .	(NA)	(NA)	21.0	20.5	21.8	19.1	18.1	12.7	13.4	12.3	9.6
St. Paul, MN . . . . .	(NA)	(NA)	(NA)	19.7	18.5	(NA)	15.2	(NA)	12.5	9.9	7.2
San Diego, CA . . . . .	(NA)	24.7	19.5	23.7	23.8	22.1	18.8	17.4	14.1	10.1	9.1
Silicon Valley, CA . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	12.7	(NA)	8.7	5.8	8.3
Tampa/St. Petersburg . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.0	9.1	8.8
Washington, DC . . . . .	2.5	9.0	19.0	17.6	15.4	14.1	13.4	10.8	9.3	8.0	5.8
West Palm Beach, CA . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	16.8	(NA)	12.0	12.3	13.5
Wilmington, DE . . . . .	(NA)	(NA)	20.3	21.0	19.8	(NA)	16.7	(NA)	9.5	9.7	8.7
Winston-Salem/Greensboro . . . . .	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.2	(NA)	14.1	12.3	14.5

NA Not available. <sup>1</sup> Includes other North American markets not shown separately. In 1998, 45 markets were covered.

<sup>2</sup> Refers to Manhattan.

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