
Supplement.

Expenditures by Job Category, Region, and Selected Property and Household Characteristics

INTRODUCTION

This supplement presents detailed annual statistics on expenditures made by property owners for improvements and repairs of residential properties in the United States.

Table S1 shows annual expenditures by specific type of job for owner-occupied and rental housing. Because of recent changes in the way jobs are classified, more job types are now available for publication. Please note that many of the type of job expenditures shown are subject to high sampling errors, and should not be considered as precise estimates.

Comparisons of the data presented in Table S1 with previous years can be made for the major category totals — additions, alterations, outside additions and alterations, major replacements, and maintenance and repairs. However, those specific job types within major categories which existed in years prior to 1993 are no longer comparable with data for recent years.

Table S2 presents annual expenditures by region, property type, and size for 1994 to 1997.

Table S3 presents annual expenditures for owner-occupied one-unit properties by selected property and household characteristics (value of property, year householder acquired unit, income of household, and age of householder) for 1995 to 1997.

Data for this report were collected by personal interview and by mail from a sample of owners of residential properties. General information about the survey including definitions, methodology, and reliability of the data appears in Appendices A and B of this report. Detailed 1998 statistics will be presented in a supplement to the fourth quarter 1998 report.

ADDITIONAL TYPE OF JOB DEFINITIONS

Please refer to the “Type of Expenditures” section of Appendix A for definitions of major categories. The following are additional definitions for categories specific to Table S1 only:

1. “HVAC” includes heating, ventilation, and central air-conditioning systems.
2. “Flooring” does not include carpeting.
3. “Attached garages” also includes attached carports, greenhouses, sheds, and breezeways.
4. “Detached buildings” includes detached garages, carports, sheds, greenhouses, and storm cellars.
5. “Rooms” includes any and all rooms in the residence such as kitchens, bathrooms, family rooms, bedrooms, or sunrooms that are added to increase the floor space of an existing building.
6. If both the kitchen and bathroom were remodeled and the costs could not be separated, the expenditures are reported in the “Kitchen and bathroom remodeling” category, else they are reported separately under the “Kitchen remodeling” and “Bathroom remodeling” categories.
7. “Interior restructuring” includes the creation of a new room or kinds of space within the confines of the original house.
8. “Materials to have on hand” includes expenditures for materials and supplies that are to be used in a future home improvement or repair job.

Table S1. Expenditures by Type of Job and Property Type: 1995 to 1997

[Millions of dollars. Components may not add to totals due to rounding]

Type of job ¹	Property type						Average relative standard error	
	Owner-Occupied			Rental ²			Owner-Occupied	Rental ²
	1995	1996	1997	1995	1996	1997		
Total	78,583	80,070	85,305	33,100	34,849	33,264	5	5
Additions	6,576	10,276	8,838	1,361	1,760	2,204	15	31
Decks and porches	2,419	2,356	2,792	264	679	1,143	21	64
Attached garages	1,688	1,312	460	307	79	161	34	80
Rooms	2,468	6,608	5,587	789	1,002	899	22	30
Alterations	19,176	21,667	23,817	7,717	8,397	9,229	9	17
Plumbing	1,050	771	1,547	1,304	1,121	1,343	26	22
HVAC	1,232	1,940	1,902	640	697	1,139	29	38
Electrical	485	720	542	399	594	686	33	49
Flooring	2,000	2,952	2,508	937	975	1,153	18	29
Kitchen remodeling	1,716	2,038	3,141	#	#	#	20	(NA)
Bathroom remodeling	2,501	2,609	3,675	#	#	#	26	(NA)
Kitchen and bathroom remodelin ..	608	845	167	1,549	2,037	1,539	43	36
Finishing space	1,146	1,196	1,185	\$	\$	\$	35	(NA)
Interior restructuring	2,249	3,318	3,187	1,143	761	583	26	70
Siding	550	685	1,134	\$	\$	\$	55	(NA)
Windows and doors	359	538	605	518	473	786	29	34
Other alterations	5,280	4,055	4,224	1,226	1,738	2,000	15	26
Outside Additions and Alteration	8,221	8,387	8,424	1,676	2,970	3,019	13	23
Detached buildings	1,271	1,868	2,038	253	1,189	632	30	50
Patios and terraces	484	983	1,323	\$	\$	\$	34	(NA)
Driveways and walkways	814	497	1,209	\$	\$	\$	34	(NA)
Fences	1,447	1,419	1,524	140	372	308	19	46
Other outside additions and alterations	4,204	3,621	2,329	1,283	1,409	2,079	20	30
Major Replacements	18,348	18,053	17,600	6,562	6,412	6,863	8	16
Plumbing	1,997	1,312	1,516	1,056	927	1,249	16	19
HVAC	5,014	3,719	4,487	625	1,022	1,430	16	30
Siding	1,056	1,849	1,077	\$	\$	\$	37	(NA)
Roofing	4,176	5,212	5,312	2,104	1,597	1,350	16	32
Driveways and walkways	438	457	537	\$	\$	\$	32	(NA)
Windows	2,435	3,030	2,739	820	850	1,024	23	48
Doors	1,020	986	982	201	173	362	19	36
Other major replacements	2,213	1,489	950	1,756	1,842	1,447	23	26
Maintenance and Repairs	26,262	21,687	26,626	15,785	15,310	11,949	6	5
Painting and papering	6,660	7,247	7,748	4,250	4,879	3,600	10	9
Plumbing	2,281	2,285	2,618	1,801	1,468	1,382	12	16
HVAC	1,692	2,044	1,375	948	893	570	12	23
Electrical	615	418	503	740	456	551	22	30
Siding	587	241	706	775	458	384	57	45
Roofing	2,902	1,670	2,666	1,233	1,485	2,166	17	23
Flooring	1,417	1,093	1,638	1,010	860	698	25	19
Windows and doors	726	515	853	651	996	500	22	23
Materials to have on hand	1,990	2,650	2,726	330	320	282	16	30
Other maintenance and repairs	7,392	3,523	5,793	4,047	3,495	1,818	11	12

NA Not applicable.

Expenditures included in the "Kitchen and bathroom remodeling" category.

\$ Expenditures included in the "Other" category.

¹The expenditures given for each specified type of job consist of those outlays which have been identified as being primarily of the specified type. Thus, expenditures for one type of job done incidental to another type are included under the latter classification. For example, the relatively minor cost of painting done in conjunction with a roofing job is included in the roofing category.

²Includes rental, vacant, and seasonal properties.

Table S2. Expenditures by Region and Property Type: 1994 to 1997

[Millions of dollars. Components may not add to totals due to rounding]

Structural purpose, year and region	All residential properties	Owner-Occupied		Rental		
		1 unit	2 units or more ¹	1 unit	2 to 4 units	5 units or more
TOTAL EXPENDITURES						
1997						
All regions	118,569	82,216	3,089	18,447	3,578	11,239
Northeast	29,953	16,058	1,462	7,334	1,453	3,646
Midwest	28,945	22,538	836	2,935	625	2,012
South	33,205	23,340	408	5,401	531	3,525
West	26,465	20,280	385	2,776	969	2,055
Relative standard error of annual estimates (percent)	2	4	16	10	15	7
Northeast (percent)	10	7	34	26	33	28
Midwest (percent)	8	9	33	32	36	25
South (percent)	6	9	44	27	31	13
West (percent)	9	11	31	23	39	17
1996						
All regions	114,919	76,094	3,975	18,342	8,020	8,486
Northeast	22,212	13,698	2,044	2,045	1,387	3,038
Midwest	28,001	19,474	593	2,975	3,338	1,622
South	37,453	25,307	1,141	8,044	413	2,548
West	27,253	17,616	198	5,279	2,883	1,278
1995						
All regions	111,638	75,362	3,221	12,872	5,898	14,330
Northeast	25,611	15,319	1,087	1,482	2,796	4,927
Midwest	28,536	20,769	1,327	3,423	1,590	1,427
South	32,307	24,135	616	3,394	392	3,769
West	25,229	15,139	191	4,573	1,120	4,206
1994						
All regions	115,030	77,270	4,466	14,823	6,823	11,648
Northeast	27,029	16,958	1,270	1,208	3,679	3,915
Midwest	27,545	20,804	861	3,070	574	2,237
South	35,700	22,292	1,800	7,554	1,037	3,017
West	24,755	17,216	536	2,992	1,532	2,479
MAINTENANCE AND REPAIRS						
1997						
All regions	38,576	25,537	1,089	5,189	1,670	5,091
Northeast	8,055	4,833	550	880	536	1,256
Midwest	8,397	6,382	86	658	356	916
South	12,533	8,029	293	2,407	260	1,542
West	9,591	6,293	161	1,242	517	1,377
Relative standard error of annual estimates (percent)	2	6	23	18	22	7
Northeast (percent)	11	13	36	29	25	29
Midwest (percent)	7	12	29	33	45	18
South (percent)	7	9	44	32	37	14
West (percent)	9	11	44	40	40	18
1996						
All regions	36,997	20,192	1,495	8,446	2,279	4,585
Northeast	7,505	4,048	756	834	533	1,333
Midwest	7,624	4,871	224	784	876	870
South	12,542	7,169	384	3,232	219	1,537
West	9,326	4,104	131	3,596	651	844
1995						
All regions	42,047	25,076	1,186	5,563	2,899	7,323
Northeast	10,113	5,021	611	867	1,163	2,451
Midwest	8,432	5,536	376	862	1,010	649
South	13,120	9,275	118	2,011	196	1,519
West	10,382	5,245	81	1,823	530	2,704

Table S2. Expenditures by Region and Property Type: 1994 to 1997—Con.

[Millions of dollars. Components may not add to totals due to rounding]

Structural purpose, year and region	All residential properties	Owner-Occupied		Rental		
		1 unit	2 units or more ¹	1 unit	2 to 4 units	5 units or more
1994						
All regions	42,953	24,241	934	8,061	3,489	6,228
Northeast.....	10,366	5,851	419	964	1,677	1,455
Midwest.....	8,703	5,304	232	1,614	460	1,094
South.....	14,884	7,810	133	4,385	381	2,176
West.....	9,000	5,277	150	1,099	972	1,503
TOTAL IMPROVEMENTS						
1997						
All regions	79,993	56,679	2,000	13,258	1,909	6,148
Northeast.....	21,898	11,225	912	6,454	918	2,390
Midwest.....	20,548	16,156	750	2,276	269	1,097
South.....	20,672	15,310	114	2,994	271	1,983
West.....	16,874	13,987	224	1,534	451	678
Relative standard error of annual estimates (percent).....	4	6	25	18	25	11
Northeast (percent).....	11	9	45	29	39	29
Midwest (percent).....	10	11	40	36	50	42
South (percent).....	8	11	50	35	40	21
West (percent).....	12	14	48	36	49	24
1996						
All regions	77,922	55,903	2,480	9,896	5,741	3,901
Northeast.....	14,707	9,650	1,288	1,211	854	1,704
Midwest.....	20,377	14,603	369	2,191	2,462	752
South.....	24,911	18,138	757	4,811	194	1,011
West.....	17,927	13,512	67	1,682	2,232	434
1995						
All regions	69,639	50,286	2,035	7,309	2,999	7,007
Northeast.....	15,499	10,298	476	616	1,633	2,476
Midwest.....	20,103	15,233	950	2,561	581	778
South.....	19,188	14,860	498	1,384	196	2,251
West.....	14,847	9,895	110	2,749	590	1,503
1994						
All regions	72,077	53,030	3,532	6,761	3,334	5,420
Northeast.....	16,663	11,107	851	244	2,002	2,460
Midwest.....	18,843	15,501	629	1,456	115	1,142
South.....	20,816	14,483	1,666	3,169	657	841
West.....	15,754	11,939	386	1,891	560	976
1993						
All regions	66,606	49,571	1,178	7,797	3,501	4,560
Northeast.....	16,018	11,579	376	1,881	1,473	710
Midwest.....	17,102	12,455	540	2,450	752	905
South.....	18,448	13,632	162	2,543	722	1,389
West.....	15,038	11,905	100	922	554	1,556

¹Includes 2- to 4-unit properties with 1 unit owner-occupied and owner-occupied condominiums on properties with 5 units or more.

Table S3. Expenditures for Owner-Occupied One-Unit Properties by Selected Characteristics: 1995 to 1997

[Millions of dollars. Components may not add to totals due to rounding]

Characteristics	Total expenditures				Maintenance and repairs				Improvements			
	1995	1996	1997	Average RSE	1995	1996	1997	Average RSE	1995	1996	1997	Average RSE
Total.....	75,362	76,094	82,216	4	25,076	20,192	25,537	6	50,286	55,903	56,679	6
VALUE OF PROPERTY												
Less than \$50,000	6,772	5,998	5,163	16	2,056	1,324	1,551	17	4,715	4,673	3,612	19
\$50,000 to 99,999	21,055	18,795	19,379	9	5,913	4,856	6,184	12	15,142	13,939	13,195	10
\$100,000 to 149,999	12,990	14,471	16,323	11	3,577	4,051	5,058	14	9,413	10,420	11,266	13
\$150,000 to 199,999	8,933	9,542	13,310	11	3,719	2,944	3,087	15	5,214	6,598	10,223	14
\$200,000 to 249,999	5,070	6,384	6,471	18	1,623	1,527	2,088	23	3,447	4,857	4,383	22
\$250,000 or more	11,798	11,186	14,027	15	4,791	3,029	5,113	13	7,007	8,157	8,914	19
Not Reported.....	8,745	9,720	7,543	16	3,397	2,461	2,456	18	5,348	7,259	5,087	19
YEAR HOUSEHOLD ACQUIRED UNIT												
1990 to 1997.....	28,944	27,210	37,853	7	9,180	6,985	11,254	9	19,763	20,225	26,599	9
1980 to 1989.....	21,157	22,531	16,953	8	6,362	5,517	5,384	9	14,794	17,014	11,569	10
1970 to 1979.....	12,232	9,937	11,199	12	4,207	3,031	3,872	12	8,026	6,906	7,327	14
1960 to 1969.....	6,440	7,910	7,761	13	2,326	2,042	2,168	16	4,114	5,868	5,594	17
Before 1960.....	4,263	4,085	5,811	16	2,400	1,676	2,077	21	1,863	2,408	3,734	18
Not Reported.....	2,327	4,423	2,638	28	601	940	782	29	1,725	3,482	1,856	35
INCOME OF HOUSEHOLD												
Less than \$20,000	6,533	5,799	5,468	13	2,589	2,159	2,227	13	3,944	3,640	3,241	18
\$20,000 to 34,999	11,576	11,006	10,935	11	3,917	3,067	2,988	15	7,660	7,939	7,947	13
\$35,000 to 49,999	12,239	10,762	12,441	12	3,241	3,095	3,734	14	8,998	7,667	8,708	14
\$50,000 to 74,999	14,889	15,336	17,732	10	4,583	3,634	4,770	11	10,305	11,701	12,962	12
\$75,000 or more.....	16,758	20,824	25,248	10	5,843	5,640	8,687	14	10,915	15,184	16,561	13
Not Reported.....	13,368	12,367	10,391	13	4,904	2,596	3,132	14	8,464	9,770	7,259	16
AGE OF HOUSEHOLDER												
Under 30 years.....	2,496	2,133	3,049	19	543	798	761	30	1,952	1,335	2,289	22
30 to 34	7,791	6,721	7,082	14	1,842	1,660	2,145	18	5,949	5,061	4,937	16
35 to 44	19,058	18,586	21,791	10	5,839	4,213	6,307	13	13,219	14,373	15,484	11
45 to 54	19,156	20,247	19,231	9	5,512	4,992	6,134	12	13,645	15,255	13,097	12
55 to 64	11,129	12,947	12,506	11	4,243	3,626	4,096	13	6,886	9,321	8,410	14
65 to 74	10,668	10,385	11,442	11	4,548	2,775	3,357	14	6,120	7,610	8,086	14
75 years and over	5,065	5,075	7,114	12	2,549	2,127	2,738	13	2,515	2,948	4,376	17