U.S. Department of Commerce
Economics and Statistics Administration
BUREAU OF THE CENSUS

U.S. Department of Housing
and Urban Development

Market Absorption of Apartments

ANNUAL 1996 ABSORPTIONS
(Apartments Completed in 1995)

HIGHLIGHTS[1]

- During 1995, a total of 155,000 privately financed, nonsubsidized, unfurnished, rental apartments in buildings of five units or more were completed in permit-issuing areas in the United States. This was a 49 (±16) percent increase over the 104,000 like completions in 1994, and a 101 (±24) percent increase over the 77,200 such units completed in 1993. It was the largest number of such completions since the 165,300 units in 1991 (Table 8).

- Seventy-three (±3) percent of the unfurnished rental apartments built in the United States in 1995 were absorbed (rented) within the first 3 months of completion, 89 (±2) percent within 6 months, 94 (±2) percent within 9 months, and 97 (±1) percent were rented within a year of completion. The majority (51 percent) of these units were built in the South while the fewest (5 percent) were built in the Northeast. There was no significant difference between the 20 percent built in the Midwest and the 24 percent built in the West (Table 1).

- Forty-seven percent of new rental apartments in 1995 were built in suburban areas, not significantly different from the 43 percent built in the nation's central cities; the remaining 9 percent were built outside Metropolitan Areas (MAs). New apartments inside MAs were 76 (±3) percent absorbed after 3 months on the market, which was higher than the 51 (±11) percent completed outside MAs.

- The median asking rent for unfurnished apartments completed in 1995 was $655 which was $79 (±28) higher than the median of $576 for rental apartments completed in 1994. In 1995, about 33 percent rented for more than $750 and were absorbed at a 3-month rate of 73 (±5) percent and a 12-month rate of 97 (±2) percent. Units with asking rents of $650 to $749, about 18 percent of the total, were 78 (±7) percent absorbed in 3 months and 98 (±2) percent absorbed in 12 months. The 14

percent of the 1995 completions with an asking rent below $450 were 69 (±9) percent and 99 (±2) percent absorbed in 3 and 12 months, respectively (Table 2).

- One- and two-bedroom apartments accounted for 84 percent of all new rental-apartment completions. One-bedroom apartments had a median asking rent of $631, not significantly different from $656 for two-bedroom units, but $121 (±52) lower than the $752 median for apartments with three-or-more bedrooms (Table 3).

- The 3-month absorption rate for two-bedroom apartments was 69 percent, which was lower than the 3-month rate for one-bedroom apartments (78 percent). However, the 3-month absorption rate for two-bedroom apartments was not significantly different than the 3-month absorption rate for either efficiency apartments (84 percent), nor three-or-more-bedroom apartments (78 percent). The respective absorption rates for efficiencies, one-bedroom units, and three-or-more-bedroom units were not significantly different from one another.

- Of the 155,000 newly-built rental apartments in 1995, 90 (±2) percent had air conditioning available, while 61 (±3) percent had a swimming pool available. Only 5 (±1) percent included electricity in the monthly rent (Table 4).

- About 36,400 cooperative and condominium apartments were completed in 1995, not significantly different from the 34,400 such completions in 1994. Within 3 months, 74 (±6) percent had been sold (absorbed), and by the end of 12 months, 92 (±4) percent were sold (Table 5).

- The median asking price for all condominium apartments built in 1995 was $114,000 (±9,180), not significantly different from the $104,000 (±8,770) asking price in 1994. Ninety-one (±4) percent of all new condominiums built in 1995 had two bedrooms or more. The majority of these new condominiums were built in suburban areas (58 percent), central cities were next with 27 percent, while only 15 percent were built outside of metropolitan areas (Table 6).

- Completions of apartments in all residential buildings with five units or more increased by about 37 (±12) percent between 1994 and 1995 from 154,900 to 212,400

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[1]Numbers in parentheses represent the 90-percent confidence interval. Details may not sum to totals because of rounding.

(Table 8). The number of 1995 apartment completions was not significantly different than the 216,500 completions in 1991, the last time completions were at or above 200,00 units. Seventy-three (±3) percent of 1995 completions were nonsubsidized, unfurnished, rental apartments, 6 (±1) percent were in federally subsidized properties, 17 (±2) percent were cooperatives and condominiums, 1 (±0.6) percent were furnished rental units, and the remaining 3 (±1) percent were not in the scope of the survey.

CHARACTERISTICS OF THE DATA

All statistics from the Survey of Market Absorption (SOMA) are limited to apartments in newly constructed buildings with five units or more. Absorption rates are based on the first time an apartment offered for rent is rented after completion, or the first time a cooperative or condominium apartment is sold after completion. If apartments initially intended to be sold as cooperative or condominium units are offered by the builder or building owner for rent, they are counted as rental apartments. Units categorized as federally subsidized are those built under the following programs of the Department of Housing and Urban Development: Low Income Housing Assistance (Section 8), Senior Citizens Housing Direct Loans (Section 202), and all units in buildings containing apartments in the Federal Housing Administration (FHA) rent supplement program. The data on privately financed units include privately owned housing subsidized by state and local governments. Units categorized as not in the scope of the survey include time-sharing units, continuing care retirement units, and turnkey units (privately built for and sold to local public housing authorities after completion).

Tables 1 through 4 are restricted to privately financed, nonsubsidized, unfurnished rental apartments. Table 5 is restricted to privately financed, nonsubsidized, cooperative and condominium apartments, while Table 6 is limited to privately financed, nonsubsidized condominium apartments only. Table 7 covers privately financed, nonsubsidized, furnished, rental apartments and Table 8 is an historical summary table which includes all newly constructed apartments in buildings with five units or more.

The SOMA is a sample survey and consequently all statistics in this report are subject to sampling variability. Estimates derived from different samples would differ from one another. The standard error of a survey estimate is a measure of the variation among the estimates from all possible samples.

Estimates of standard errors can be calculated by using Tables A and B. The standard error allows us to construct an interval with prescribed confidence that the interval includes the average of the estimates from all possible samples. For all the change statements made in this report, 90-percent confidence intervals for statistical comparisons can be constructed by using the 90-percent deviate shown

in parentheses after the change; however, when a 90-percent confidence interval contains zero, we are uncertain whether or not the change has occurred. In addition, any statistical findings that are not part of the tables or that are derived by collapsing intervals within a table are also provided with a 90-percent confidence interval.

NOTE TO DATA USERS

The Survey of Market Absorption adopted new ratio estimation procedures in 1990 to derive more accurate estimates of completions.[2] This new procedure was used for the first time for the processing of annual data for 1990. Caution must be used when comparing completions in 1990 and later with those in earlier years.

SAMPLE DESIGN

The SOMA is designed to provide data concerning the rate at which privately financed, nonsubsidized, unfurnished units in buildings with five or more units are rented or sold (absorbed). In addition, data on characteristics of the units, such as number of bedrooms and rent or price, are collected.

The buildings selected for the SOMA are those included in the Census Bureau's Survey of Construction (SOC).[3] For the SOC, the United States is first divided into primary sampling units (PSUs) which are stratified based on population and building permits. The PSUs to be used for the survey are then randomly selected from each stratum. Next, a sample of permit-issuing places is chosen within each of the selected PSUs. Finally, all newly constructed buildings with five units or more within sampled places, as well as a subsample of buildings with one to four units, are included in the SOC.

Each quarter, a sample of buildings with five units or more in the SOC sample reported as completed during that quarter are chosen for the sample for the SOMA. Buildings completed in nonpermit-issuing areas are excluded from consideration. Information on the proportion of units absorbed 3, 6, 9, and 12 months after completion is obtained obtained for units in buildings selected in a given quarter in each of the next 4 quarters.

ESTIMATION

Beginning with data on completions in the fourth quarter of 1990 (which form the base for absorptions in the first quarter of 1991), the estimation procedure was modified.

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[2]See ESTIMATION above.
[3]See the January issue of "Housing Starts," Construction Reports, Series C20, for details of this survey.

The modified estimation procedure was also applied to data for the other 3 quarters of 1990 so that annual estimates for 1990 could be derived using the same methodology for 4 quarters. No additional re-estimation of past data is planned.

Before this change in the estimation procedure, unbiased quarterly estimates were formed by multiplying the counts for each building by its base weight (the inverse of its probability of selection) and then summing over all buildings. The final estimate was then obtained by multiplying the unbiased estimate by the following ratio-estimate factor for the Nation as a whole:

$$\frac{\text{total units in buildings with five units or more in permit-issuing areas as estimated by SOC for that quarter}}{\text{total units in buildings with five units or more as estimated by the SOMA for that quarter}}$$

For the modified estimation procedure, instead of applying a single ratio-estimate factor for the entire nation, separate ratio-estimate factors are computed for each of the four census regions. The final estimates for regions are obtained by multiplying the unbiased regional estimates by the corresponding ratio-estimate factors. The final national estimate is obtained by summing the final regional estimates.

This procedure produces estimates of the units completed in a given quarter which are consistent with unpublished figures from the SOC and reduces, to some extent, the sampling variability of the estimates of totals. Annual absorption rates are obtained by computing a weighted average of the four quarterly estimates.

Absorption rates and other characteristics of units not included in the interviewed group or not accounted for are assumed to be identical to rates for units where data were obtained. The noninterviewed and not-accounted-for cases constitute less than 2 percent of the sample of housing units in this survey.

ACCURACY OF THE ESTIMATES

There are two types of possible errors associated with data from sample surveys: nonsampling and sampling errors. The following is a description of the nonsampling and sampling errors associated with the SOMA.

Nonsampling Errors

In general, nonsampling errors can be attributed to many sources: inability to obtain information about all cases in the sample; difficulties with definitions; differences in interpretation of questions; inability or unwillingness of the respondents to provide correct information; and errors made in processing the data. These nonsampling errors also occur in complete censuses. Although no direct measurements of the biases have been obtained, we believe that most of the important response and operational errors were detected during review of the data for reasonableness and consistency.

Sampling Errors

The particular sample used for this survey is one of many possible samples of the same size that could have been selected using the same design. Even if the same questionnaires, instructions, and interviewers were used, estimates from each of the different samples would differ from each other. The deviation of a sample estimate from the average of estimates from all possible samples is defined as the sampling error. The standard error of a survey estimate attempts to provide a measure of this variation among the estimates from the possible samples and, thus, is a measure of the precision with which an estimate from a sample approximates the average result from all possible samples.

As calculated for this survey, the standard error also partially measures the variation in the estimates due to errors in responses and by the interviewers (nonsampling errors), but it does not measure, as such, any systematic biases in the data. Therefore, the accuracy of the estimates depends on both the standard error, biases, and some additional nonsampling errors not measured by the standard error. As a result, confidence intervals around sample results reflect only a portion of the uncertainty that actually exists. Nonetheless, such intervals are extremely useful because they do capture all of the effect of sampling error and, in this case, some nonsampling error as well.

If all possible samples were selected, each of them was surveyed under essentially the same general conditions, there were no systematic biases, and an estimate and its estimated standard error were calculated from each sample, then:

- Approximately 68 percent of the intervals from one standard error below the estimate to one standard error above the estimate (i.e., the 68-percent confidence interval) would include the average result of all possible samples.

- Approximately 90 percent of the intervals from 1.6 standard errors below the estimate to 1.6 standard errors above the estimate (i.e., the 90-percent confidence interval) would include the average result of all possible samples.

- Approximately 95 percent of the intervals from two standard errors below the estimate to two standard errors above the estimate (i.e., the 95-percent confidence interval) would include the average result of all possible samples.

This report uses a 90-percent confidence level as its standard for statistical significance.

For very small estimates, the lower limit of the confidence interval may be negative. In this case, a better approximation to the true interval estimate can be achieved by restricting the interval estimate to positive values, that is, by changing the lower limit of the interval estimate to zero.

The reliability of an estimated absorption rate (i.e., a percentage) computed by using sample data for both the numerator and denominator depends on both the size of the rate and the size of the total on which the rate is based. Estimated rates of this kind are relatively more reliable than the corresponding estimates of the numerators of the rates, particularly if the rates are 50 percent or more.

Tables A and B present approximations to the standard errors of various estimates shown in the report. Table A presents standard errors for estimated totals, and Table B presents standard errors of estimated percents. In order to derive standard errors that would be applicable to a wide variety of items and could be prepared at moderate cost, a number of approximations were required. As a result, the tables of standard errors provide an indication of the order of magnitude of the standard errors rather than the precise standard error for any specific item. Standard errors for values not shown in Tables A-1 to A-3 or B-1 to B-3 can be obtained by linear interpolation.

ILLUSTRATIVE USE OF THE STANDARD ERROR TABLES

Table 3 of this report shows that 9,000 one-bedroom apartments completed in 1995 rented for $650 to $749. Table A-1 shows the standard error of an estimate of this size to be approximately 1,600. To obtain a 90-percent confidence interval, multiply 1,600 by 1.6 and add and subtract the result from 9,000 yielding limits of 6,440 and 11,560. The average estimate of these units completed in 1995 renting for $650 to $749 may or may not be included in this computed interval, but one can say that the average is included in the constructed interval with a specified confidence of 90 percent.

Table 3 also shows that the rate of absorption after 3 months for these units is 84 percent. Table B-1 shows the standard error on a 84 percent rate on a base of 9,000 to be approximately 6.6 percent. Multiply 6.6 by 1.6 (yielding 10.6) and add and subtract the result from 84. The 90-percent confidence interval for the absorption rate of 84 percent is from 73.4 to 94.6.

Table 3 also shows that the median asking rent for an estimated 82,100 two-bedroom unfurnished rental apartments was $656. The standard error of this median is about $17.

Several statistics are needed to calculate the standard error of a median.

- The base of the median — the estimated number of units for which the median has been calculated. In this example, 82,100.

- The estimated standard error from Table B-1 of a 50-percent characteristic on the base of the median ($\sigma 50\%$). In this example, the estimated standard error of a 50-percent characteristic with the base of 82,100 is about 3.0 percent.

- The length of the interval that contains the median. In this example, the median lies between $650 and $749. The length of the interval is $100.

- The estimated proportion of the base falling in the interval that contains the median. In this example, 18 percent. The standard error of the median is obtained by using the following approximation:

$$\text{standard error of median} = \sigma 50\% \ \times \ \frac{\text{length of interval containing the sample median}}{\text{estimated proportion of the base falling within the interval containing the sample median}}$$

For this example, the standard error of the median of $656 is:

$$3.0 \ \times \ \frac{100}{18} = \$17$$

Therefore, 1.6 standard errors equals $27. This means that an approximate 90-percent confidence interval for the median asking rent of $656 would be between $629 and $683 ($656 plus or minus $27).

Table 1. **Absorption Rates for Unfurnished Apartments Completed by Geographic Area: 1995**

[Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Details may not sum to totals because of rounding]

Geographic areas	Total		Percent absorbed within—			
	Number	Percent	3 months	6 months	9 months	12 months
United States, total	**155,000**	**100**	**73**	**89**	**94**	**97**
Inside MA	140,600	91	76	91	96	98
In central city	67,100	43	76	91	97	99
Not in central city (suburbs)	73,500	47	75	90	96	97
Outside MA	14,500	9	51	70	73	90
Northeast	7,100	5	74	83	90	93
Midwest	31,700	20	75	90	95	96
South	78,500	51	72	90	96	99
West	37,700	24	73	86	91	96

Figure 1.
**Percent Distribution of New Unfurnished Rental and New Cooperative
and Condominium Units Completed, by Region: 1995**

Unfurnished Rental
Apartments

Cooperative and Condominium
Apartments
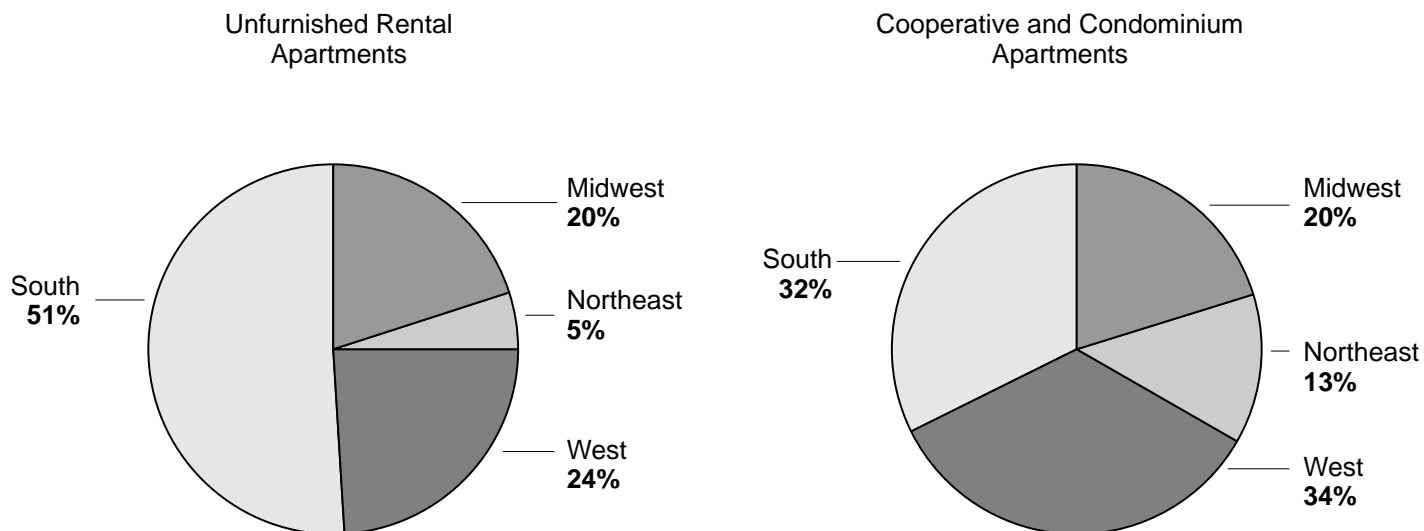
Source: U.S. Bureau of the Census, Market Absorption of Apartments.

Figure 2.
**Percent of New Unfurnished Rental Apartments Absorbed
After 3 Months, by Region: 1991 to 1995**
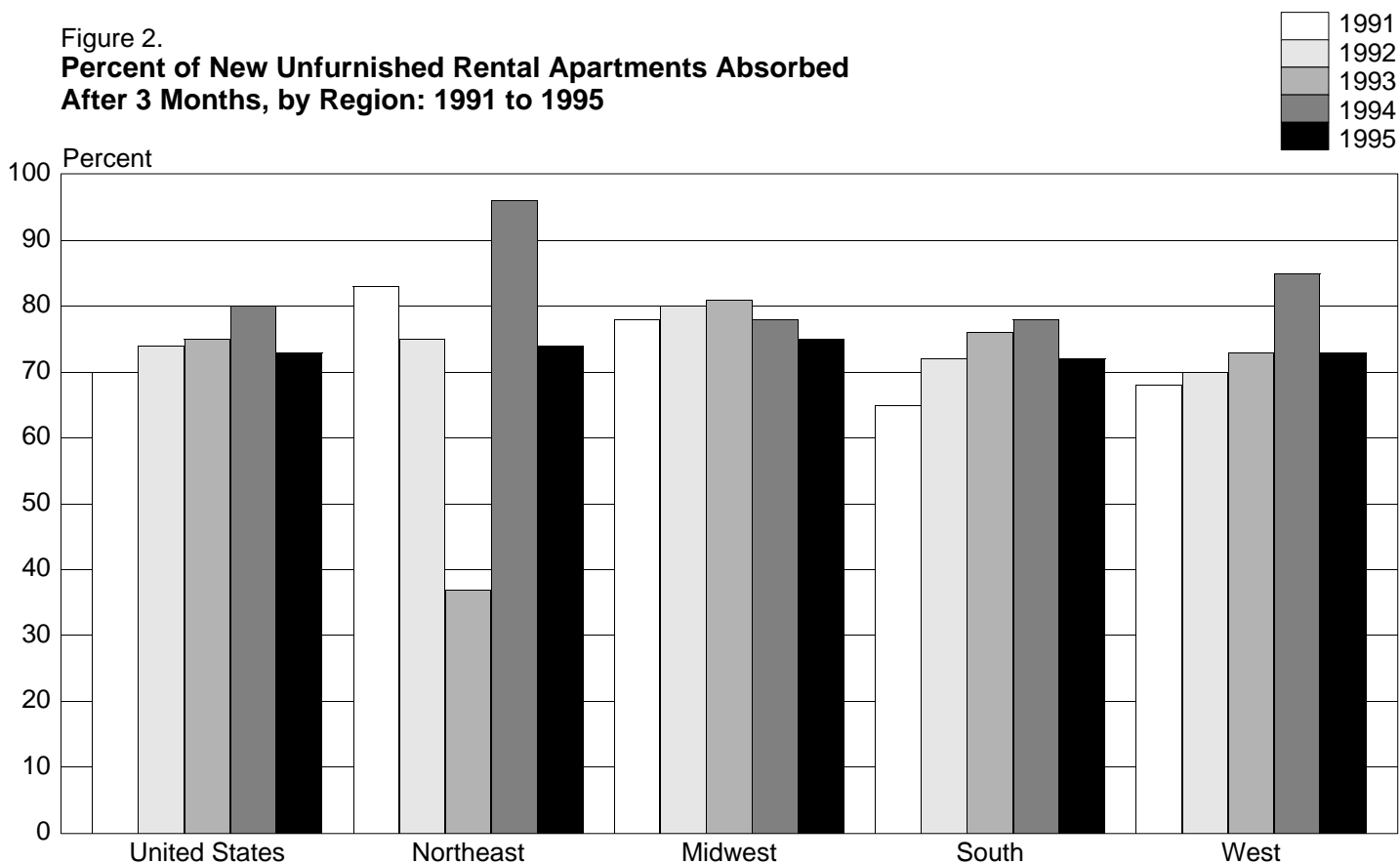
Source: U.S. Bureau of the Census, Market Absorption of Apartments.

Table 2. Absorption Rates for Unfurnished Apartments Completed by Rent for the United States and Regions: 1995

[Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians are computed using unrounded data]

Item	Total		Percent absorbed within—			
	Number	Percent	3 months	6 months	9 months	12 months
Total.	**155,000**	**100**	**73**	**89**	**94**	**97**
Less than $350	9,300	6	71	96	97	100
$350 to $449	12,000	8	68	87	92	99
$450 to $549	26,700	17	73	90	95	97
$550 to $649	28,000	18	73	84	90	96
$650 to $749	27,600	18	78	91	97	98
$750 or more	51,400	33	73	88	94	97
Median asking rent	$655	(X)	(X)	(X)	(X)	(X)
Northeast	7,100	100	74	83	90	93
Less than $350	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)
$350 to $449	200	2	100	100	100	100
$450 to $549	200	2	84	94	98	99
$550 to $649	800	12	94	96	99	99
$650 to $749	800	12	90	94	99	100
$750 or more	5,100	72	68	78	86	90
Median asking rent	$750+	(X)	(X)	(X)	(X)	(X)
Midwest	31,700	100	75	90	95	96
Less than $350	700	2	88	99	100	100
$350 to $449	5,400	17	70	91	97	99
$450 to $549	11,000	35	70	87	91	94
$550 to $649	6,300	20	83	96	99	100
$650 to $749	5,100	16	85	98	99	100
$750 or more	3,200	10	67	79	87	88
Median asking rent	$538	(X)	(X)	(X)	(X)	(X)
South	78,500	100	72	90	96	99
Less than $350	7,400	9	68	98	100	100
$350 to $449	4,900	6	71	96	99	99
$450 to $549	11,000	14	78	93	98	99
$550 to $649	13,400	17	68	82	90	99
$650 to $749	13,700	18	75	88	97	99
$750 or more	28,200	36	72	90	96	98
Median asking rent	$669	(X)	(X)	(X)	(X)	(X)
West	37,700	100	73	86	91	96
Less than $350	1,200	3	79	79	79	100
$350 to $449	1,600	4	47	50	50	100
$450 to $549	4,600	12	68	88	99	100
$550 to $649	7,500	20	69	78	81	87
$650 to $749	7,900	21	77	90	94	96
$750 or more	14,900	40	78	92	96	98
Median asking rent	$700	(X)	(X)	(X)	(X)	(X)

X Not applicable.   Z Fewer than 50 units or less than one-half of one percent.

Table 3. Absorption Rates for Unfurnished Apartments Completed by Number of Bedrooms and Rent for the United States: 1995

[Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding number of bedrooms and asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians are computed using unrounded data]

Item	Total		Percent absorbed within—			
	Number	Percent	3 months	6 months	9 months	12 months
Total	**155,000**	**100**	**73**	**89**	**94**	**97**
Less than $350	9,300	6	71	96	97	100
$350 to $449	12,000	8	68	87	92	99
$450 to $549	26,700	17	73	90	95	97
$550 to $649	28,000	18	73	84	90	96
$650 to $749	27,600	18	78	91	97	98
$750 or more	51,400	33	73	88	94	97
Median asking rent	$655	(X)	(X)	(X)	(X)	(X)
No bedrooms	4,400	100	84	90	92	93
Less than $350	2,700	61	100	100	100	100
$350 to $449	300	7	58	86	100	100
$450 to $549	100	2	90	96	99	99
$550 to $649	200	5	61	83	91	95
$650 to $749	300	7	68	83	92	96
$750 or more	900	20	52	61	67	68
Median asking rent	$350-	(X)	(X)	(X)	(X)	(X)
1 bedroom	48,400	100	78	91	96	98
Less than $350	3,300	7	84	91	92	100
$350 to $449	5,100	11	75	97	98	99
$450 to $549	7,600	16	77	91	98	100
$550 to $649	10,100	21	79	91	95	96
$650 to $749	9,000	19	84	95	99	100
$750 or more	13,300	27	74	88	92	95
Median asking rent	$631	(X)	(X)	(X)	(X)	(X)
2 bedrooms	82,100	100	69	86	93	97
Less than $350	3,000	4	37	96	100	100
$350 to $449	6,100	7	60	79	85	99
$450 to $549	16,700	20	71	88	94	96
$550 to $649	14,300	17	65	78	84	95
$650 to $749	15,000	18	72	87	95	97
$750 to $849	9,900	12	72	87	97	99
$850 or more	17,200	21	73	90	96	98
Median asking rent	$656	(X)	(X)	(X)	(X)	(X)
3 bedrooms or more.....................	20,100	100	78	93	97	98
Less than $350	300	1	6	100	100	100
$350 to $449	500	2	93	98	99	100
$450 to $549	2,300	11	72	93	96	99
$550 to $649	3,400	17	86	94	99	100
$650 to $749	3,300	16	86	97	99	100
$750 to $849	4,600	23	73	87	93	95
$850 or more	5,600	28	78	93	98	99
Median asking rent	$752	(X)	(X)	(X)	(X)	(X)

X Not applicable.

Table 4. **Absorption Rates for Unfurnished Apartments Completed by Presence of Selected Features and Utilities for the United States: 1995**

[Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding features and utilities are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding]

Item	Total		Percent absorbed within—			
	Number	Percent	3 months	6 months	9 months	12 months
Total.	**155,000**	**100**	**73**	**89**	**94**	**97**
SELECTED FEATURES						
Swimming pool						
Available						
Included in rent	94,400	61	75	90	96	99
At extra cost.	700	(Z)	94	98	100	100
Not available.	59,900	39	71	86	91	94
Parking						
Available						
Included in rent	152,000	98	73	88	94	97
At extra cost.	1,700	1	91	95	98	100
Not available.	1,200	1	93	98	100	100
Air-conditioning						
Available	139,900	90	74	89	95	98
Not available	15,100	10	67	81	89	93
Dishwasher						
Available.	141,200	91	75	90	95	98
Not available	13,900	9	54	78	81	90
UTILITIES						
Electricity						
Included in rent	8,100	5	63	75	79	83
At extra cost.	147,000	95	74	89	95	98
Gas						
Available						
Included in rent	12,000	8	62	76	80	83
At extra cost.	60,000	39	73	89	95	99
Not available	83,000	54	75	90	96	99

Z Fewer than 50 units or less than one half of one percent.

Table 5. **Absorption Rates for Cooperative and Condominium Apartments Completed by Number of Bedrooms and Geographic Area: 1995**

[Privately financed, nonsubsidized apartments in buildings with five units or more. Data regarding number of bedrooms are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding]

Item	Total		Percent absorbed within—			
	Number	Percent	3 months	6 months	9 months	12 months
Total.	**36,400**	**100**	**74**	**83**	**89**	**92**
BEDROOMS						
No bedrooms	100	(Z)	68	85	87	91
1 bedroom.	3,400	9	76	88	92	94
2 bedrooms.	26,500	73	73	82	88	91
3 bedrooms or more	6,500	18	80	87	93	95
REGION						
Northeast.	4,800	13	64	71	74	75
Midwest.	7,400	20	71	81	87	93
South.	11,800	32	83	91	96	97
West.	12,400	34	73	82	89	92
AREA						
Inside MA	31,000	85	75	84	89	92
In central city	9,800	27	70	81	89	92
Not in central city (suburbs)	21,200	58	77	85	89	92
Outside MA.	5,400	15	72	79	87	89

Z Fewer than 50 units or less than one half of one percent.

Table 6. **Absorption Rates for Condominium Apartments Completed by Asking Price, Number of Bedrooms, and Geographic Area: 1995**

[Privately financed, nonsubsidized apartments in buildings with five units or more. Data regarding number of bedrooms and asking price are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians are computed using unrounded data]

Item	Total		Percent absorbed within—			
	Number	Percent	3 months	6 months	9 months	12 months
Total..................................	**35,800**	**100**	**75**	**83**	**89**	**92**
PRICE CLASS						
Less than $50,000............................	300	1	90	100	100	100
$50,000 to $74,999..........................	4,300	12	92	97	98	99
$75,000 to $99,999..........................	9,900	28	66	74	80	86
$100,000 to $149,99.........................	12,000	34	77	88	94	96
$150,000 to $199,99.........................	3,600	10	67	77	83	85
$200,000 or more	5,600	16	74	82	90	92
Median asking price	$114,000	(X)	(X)	(X)	(X)	(X)
BEDROOMS						
No bedroom	100	(Z)	70	85	87	90
1 bedroom...................................	3,200	9	77	88	92	94
2 bedrooms..................................	26,200	73	73	82	87	91
3 bedrooms or more..........................	6,400	18	81	88	93	95
REGION						
Northeast...................................	4,700	13	64	71	73	75
Midwest.....................................	7,200	20	72	81	87	93
South.......................................	11,800	33	83	91	96	97
West..	12,200	34	72	82	89	92
AREA						
Inside MA	30,500	85	75	84	89	92
In central city	9,600	27	71	81	89	92
Not in central city (suburbs)	20,900	58	77	85	89	92
Outside MA..................................	5,300	15	74	80	87	89

X Not applicable.   Z Fewer than 50 units or less than one half of one percent.

Table 7. **Absorption Rates for Furnished Apartments Completed by Rent and Number of Bedrooms for the United States: 1995**

[Privately financed, nonsubsidized, furnished, rental apartments in buildings with five units or more. Data regarding number of bedrooms and asking rent are collected at the initial interview, i.e, 3 months following completion. Details may not sum to totals because of rounding. Medians are computed using unrounded data]

Item	Total		Percent absorbed within—			
	Number	Percent	3 months	6 months	9 months	12 months
Total.	**1,600**	**100**	**91**	**97**	**99**	**99**
RENT CLASS						
Less than $350	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)
$350 to $649	1,300	81	95	100	100	100
$650 to $749	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)
$750 or more	300	19	67	81	92	94
Median asking price	$468	(X)	(X)	(X)	(X)	(X)
BEDROOMS						
No bedroom	(Z)	(Z)	(Z)	(Z)	(Z)	(Z)
1 bedroom	500	31	88	100	100	100
2 bedrooms	500	31	99	100	100	100
3 bedrooms or more	600	38	85	92	97	97

X Not applicable.   Z Fewer than 50 units or less than one half of one percent.

Table 8. **Apartments Completed in Buildings With Five Units or More: 1970 to 1995**

[Details may not sum to totals because of rounding]

Year	Total	Unfurnished apartments		Furnished apartments		Cooperatives and condominiums		Federally-subsidized		Other[1]	
		Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
1995....	212,400	155,000	73	1,600	1	36,400	17	13,700	6	5,700	3
1994....	154,900	104,000	67	1,100	1	34,400	22	11,800	8	3,600	2
1993....	124,800	77,200	62	2,700	2	32,000	26	7,700	6	5,200	4
1992....	155,200	110,200	71	700	(Z)	31,100	20	7,000	5	6,000	4
1991....	216,500	165,300	76	2,800	1	35,300	16	9,600	4	3,500	2
1990....	294,400	214,300	73	2,900	1	52,600	18	13,800	5	10,800	4
1989....	337,900	246,400	73	4,900	1	59,700	18	19,800	6	7,200	2
1988....	388,600	284,500	73	4,300	1	76,200	20	15,200	4	8,400	2
1987....	474,200	345,600	73	7,900	2	92,300	19	17,000	4	11,300	2
1986....	550,200	407,600	74	11,600	2	101,700	18	23,300	4	6,000	1
1985....	533,300	364,500	68	7,400	1	135,800	25	12,000	2	13,700	3
1984....	506,000	313,200	62	9,800	2	143,600	28	28,500	6	10,700	2
1983....	370,700	191,500	52	4,700	1	111,800	30	47,700	13	15,100	4
1982....	288,200	117,000	41	5,400	2	107,900	37	48,000	17	10,000	3
1981....	332,500	135,400	41	6,000	2	112,600	34	66,100	20	12,500	4
1980....	418,900	196,100	47	9,700	2	122,800	29	79,900	19	10,500	3
1979....	439,300	241,200	55	12,100	3	91,800	21	87,500	20	6,700	2
1978....	362,700	228,700	63	11,200	3	54,500	15	54,100	15	14,300	4
1977....	289,400	195,600	68	16,200	6	43,000	15	26,000	9	8,700	3
1976....	258,200	157,000	61	12,800	5	46,300	18	32,000	12	10,000	4
1975....	371,400	223,100	60	11,100	3	84,600	23	38,900	10	13,800	4
1974....	685,400	405,500	59	20,700	3	159,000	23	75,400	11	25,000	4
1973....	774,800	531,700	69	36,200	5	98,100	13	82,000	11	26,800	3
1972....	718,200	497,900	69	37,700	5	57,300	8	93,800	13	31,400	4
1971....	583,400	334,400	57	32,200	6	49,100	8	104,800	18	63,000	11
1970....	526,000	328,400	62	48,200	9	72,500	14	55,900	11	21,000	4

Z Fewer than 50 units or less than one half of one percent.

[1]Other includes time-sharing units, continuing care retirement units, and turnkey units (privately built for and sold to local public housing authorities subsequent to completion).

Table A-1. **Standard Errors of Estimated Totals: Completions in 1986 to 1995**

[2 chances out of 3]

Estimated total	Standard error	Estimated total	Standard error
1,000	500	35,000	3,200
2,000	800	50,000	3,800
3,000	900	75,000	4,700
4,000	1,100	100,000	5,400
5,000	1,200	150,000	6,600
10,000	1,700	250,000	8,500
15,000	2,100	350,000	10,100
20,000	2,400	450,000	11,400
25,000	2,700	600,000	13,200

Note: See page 4 for information on the use of this table.

Table B-1. **Standard Errors of Estimated Percentages: Completions in 1986 to 1995**

[2 chances out of 3]

Base of percentage	98 or 2	95 or 5	90 or 10	80 or 20	75 or 25	60 or 40	50
1,000	7.5	11.7	16.1	21.5	23.3	26.3	26.9
2,000	5.3	8.3	11.4	15.2	16.5	18.6	19.0
3,000	4.3	6.8	9.3	12.4	13.4	15.2	15.5
4,000	3.8	5.9	8.1	10.8	11.6	13.2	13.4
5,000	3.4	5.2	7.2	9.6	10.4	11.8	12.0
10,000	2.4	3.7	5.1	6.8	7.4	8.3	8.5
15,000	1.9	3.0	4.2	5.6	6.0	6.8	6.9
20,000	1.7	2.6	3.6	4.8	5.2	5.9	6.0
25,000	1.5	2.3	3.2	4.3	4.7	5.3	5.4
35,000	1.3	2.0	2.7	3.6	3.9	4.5	4.5
50,000	1.1	1.7	2.3	3.0	3.3	3.7	3.8
75,000	0.9	1.4	1.9	2.5	2.7	3.0	3.1
100,000	0.8	1.2	1.6	2.2	2.3	2.6	2.7
150,000	0.6	1.0	1.3	1.8	1.9	2.2	2.2
250,000	0.5	0.7	1.0	1.4	1.5	1.7	1.7
350,000	0.4	0.6	0.9	1.1	1.2	1.4	1.4
450,000	0.4	0.6	0.8	1.0	1.1	1.2	1.3
600,000	0.3	0.5	0.7	0.9	1.0	1.1	1.1

Note: See page 4 for information on the use of this table.

Table A-2. **Standard Errors of Estimated Totals: Completions in 1985**

[2 chances out of 3]

Estimated total	Standard error	Estimated total	Standard error
5,000	1,430	75,000	5,720
10,000	2,030	100,000	6,650
15,000	2,500	150,000	8,310
20,000	2,880	250,000	11,110
25,000	3,240	350,000	13,590
35,000	3,830	450,000	15,890
50,000	4,620	600,000	19,180

Note: See page 4 for information on the use of this table.

Table B-2. **Standard Errors of Estimated Percentages: Completions in 1985**

[2 chances out of 3]

Base of percentage	98 or 2	95 or 5	90 or 10	80 or 20	75 or 25	50
5,000	4.0	6.3	8.5	11.4	12.4	14.3
10,000	2.9	4.3	6.1	8.1	8.7	10.0
15,000	2.3	3.5	5.0	6.6	7.1	8.2
20,000	1.9	3.1	4.3	5.8	6.1	7.1
25,000	1.8	2.7	3.9	5.2	5.5	6.4
35,000	1.5	2.4	3.2	4.3	4.7	5.5
50,000	1.3	1.9	2.7	3.5	3.9	4.5
75,000	1.0	1.6	2.3	2.9	3.2	3.7
100,000	1.0	1.5	1.9	2.6	2.7	3.2
150,000	0.8	1.1	1.6	2.1	2.3	2.6
250,000	0.6	0.8	1.3	1.6	1.8	2.1
350,000	0.5	0.8	1.0	1.3	1.5	1.8
450,000	0.5	0.6	1.0	1.1	1.3	1.5
600,000	0.3	0.6	0.8	1.0	1.1	1.3

Note: See page 4 for information on the use of this table.

Table A-3. **Standard Errors of Estimated Totals: Completions in 1970 to 1984**

[2 chances out of 3]

Estimated total	Standard error	Estimated total	Standard error
5,000	1,060	75,000	4,220
10,000	1,500	100,000	4,910
15,000	1,840	150,000	6,140
20,000	2,130	250,000	8,210
25,000	2,390	350,000	10,040
35,000	2,830	450,000	11,750
50,000	3,520	600,000	14,160

Note: See page 4 for information on the use of this table.

Table B-3. **Standard Errors of Estimated Percentages: Completions in 1970 to 1984**

[2 chances out of 3]

Base of percentage	98 or 2	95 or 5	90 or 10	80 or 20	75 or 25	50
5,000	3.0	4.6	6.3	8.4	9.2	10.6
10,000	2.1	3.2	4.5	6.0	6.4	7.4
15,000	1.7	2.6	3.7	4.9	5.2	6.1
20,000	1.4	2.2	3.2	4.3	4.5	5.2
25,000	1.3	2.0	2.9	3.8	4.0	4.8
35,000	1.1	1.8	2.4	3.2	3.5	4.0
50,000	1.0	1.4	2.0	2.6	2.9	3.3
75,000	0.7	1.2	1.7	2.1	2.4	2.7
100,000	0.7	1.1	1.4	1.9	2.0	2.4
150,000	0.6	0.8	1.2	1.5	1.7	1.9
250,000	0.5	0.6	1.0	1.2	1.3	1.5
350,000	0.4	0.6	0.7	1.0	1.1	1.3
450,000	0.4	0.5	0.7	0.8	1.0	1.1
600,000	0.2	0.5	0.6	0.7	0.8	0.8

Note: See page 4 for information on the use of this table.