Housing in Metropolitan Areas —
Black Households

In 1990, 10 million of our Nation's households had a Black householder. Most of them (8.5 million, or 85 percent) lived in a metropolitan area (MA). These metropolitan Black households are the focus of this Brief, which compares their housing characteristics with those of metropolitan households with White householders.

The MA's used in this Brief, one of a series on housing in metropolitan areas, correspond to the definitions that were in place in 1990. The count of 335 MA's equals the total number of MSA's (metropolitan statistical areas) and PMSA's (primary metropolitan statistical areas). PMSA's are aggregated into consolidated metropolitan statistical areas, which are not discussed in this Brief.

The majority of Black households lived in central cities.

More than half (59 percent) of the Nation's Black households lived in central cities of metropolitan areas; another quarter (25 percent) resided in the suburbs. Nearly 1 in 8 metro area householders (12 percent) were Black. This proportion was much higher in central cities (20 percent) than in the suburbs (6 percent).

New York had the highest *number* of Black households ....

New York, NY (762,309); Chicago, IL (439,938); Washington, DC-MD-VA (371,387); Los Angeles-Long Beach, CA (352,679); and Detroit, MI (329,319) had more Black households than any other metro areas. Combined, these five MA's accounted for about 1 in 4 metropolitan Black households. (See table on page 3.) Three in four lived in one of the 50 MA's that had more than 40,000 Black households. (In this Brief, these metro areas are referred to as the "top 50" MA's.) Twenty-six of these MA's were located in the South; seven were found in either Georgia or the Carolinas.

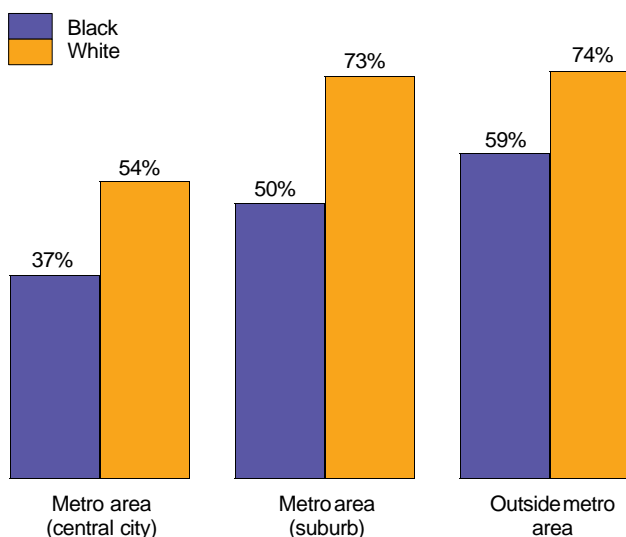**.... but Jackson had the highest *percentage*.**

In Jackson, MS, 37 percent of householders were Black — the highest percentage of any of the top 50 MA's. Memphis, TN-AR-MS (36 percent) and New Orleans, LA (31 percent) followed closely. All in all, there were 10 MA's in the top 50 where Blacks accounted for at least one-quarter of all householders. All 10 were in the South.

Black homeownership rate differed substantially among metro areas.

Nationally, homeownership eluded most metro Black householders. Only about 4 in 10 were owners, much lower than the 2 in 3 metro

Blacks Were Less Likely to Be Homeowners
Percent of householders who owned the home they lived in, by metropolitan location and race: 1990

Black
White

	Black	White
Metro area (central city)	37%	54%
Metro area (suburb)	50%	73%
Outside metro area	59%	74%

White householders. (The gap was wider in the suburbs than in central cities, as the graph on page 1 shows.) Among the top 50 MA's, Black homeownership rates ranged from 62 percent in Nassau-Suffolk, NY, to 21 percent in neighboring New York, NY. Within the top 50 MA's that had heavy concentrations of Black households (one quarter or more of all households), Charleston, SC (57 percent) and Jackson, MS (54 percent) led the way. (See table on page 3.) There wasn't a single metro area in the United States where Blacks were as likely as Whites to own their home. But among the top 50, those in Charleston, SC, came the closest (57 percent compared with 65 percent).

Black households were larger ....

Nationally, metro Black households contained a median of 2.50 persons, higher than the 2.23 in metro White households. Black households in central cities were smaller than those in the suburbs (2.42 versus 2.71 persons). The corresponding medians for White households were lower (2.03 in central cities, 2.34 in the suburbs). Of the top 50 MA's, Nassau-Suffolk, NY (3.30); Ft. Lauderdale-Holly-wood-Pompano Beach, FL (2.95) and Miami-Hialeah, FL (2.90) had the largest Black households. (See table on page 3.)

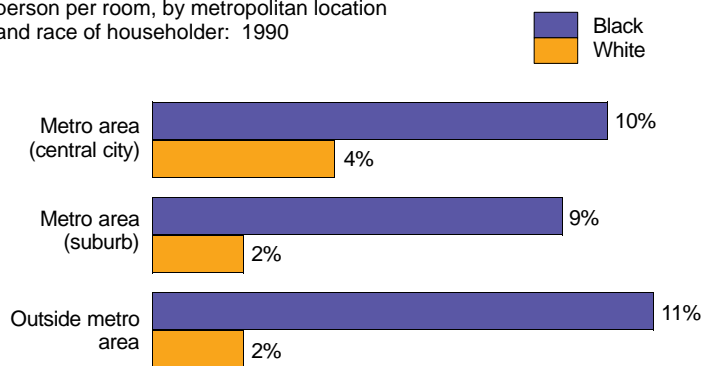### .... and more likely to be crowded.

Households with more than one person per room are considered "crowded." Within MA's, Black households were more likely than White households to face this problem (10 percent versus 3 percent). (See graph at top right.) Miami and Ft. Lauderdale, where more than 1 in 5 Black households were crowded, led the top 50 MA's. (See table on page 3.)

Blacks owned lower-valued homes.

Value is the owner's estimate of how much their property would sell for if it were on the market. (Value data in this Brief are for single-family homes on less than 10 acres with no commercial establishment or medical office on the property.) In metro areas,
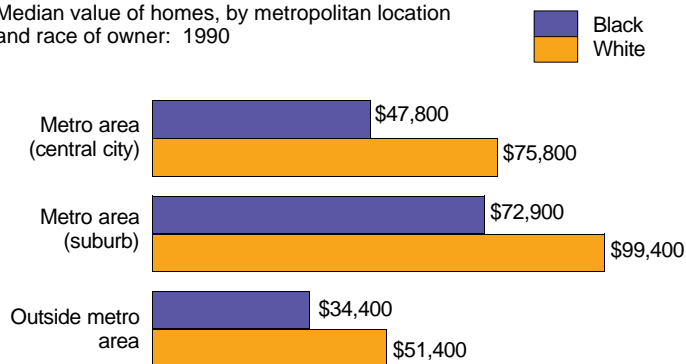
Crowded Homes Were More Common for Blacks

Percent of households with more than one person per room, by metropolitan location and race of householder: 1990

Legend: Black / White

- Metro area (central city): Black 10%, White 4%
- Metro area (suburb): Black 9%, White 2%
- Outside metro area: Black 11%, White 2%

Home Values Were Lower for Blacks in Central Cities and Suburbs Alike

Median value of homes, by metropolitan location and race of owner: 1990

Legend: Black / White

- Metro area (central city): Black $47,800, White $75,800
- Metro area (suburb): Black $72,900, White $99,400
- Outside metro area: Black $34,400, White $51,400

Black-owned homes had a median value of $55,500, nearly 40 percent lower than that of homes owned by Whites ($91,700). (See table on page 4.)

Among the top 50 MA's, the most expensive Black-owned homes (median values exceeding $150,000) were found in San Francisco, CA; Boston, MA; New York, NY; and Nassau-Suffolk, NY. Median home values were lower for Blacks than for Whites in each of the top 50 MA's. Blacks came closest to parity in Riverside-San Bernardino, CA ($127,900, 6 percent lower than the median of $135,400 for Whites). The gap was largest, meanwhile, in Philadelphia, PA-NJ, where median home values were 68 percent lower for Blacks than for Whites and in Detroit, MI, where they were 61 percent less. (See table on page 4.)

The typical metro Black renters spent less on rent than their White counterparts.

Contract rent refers to the monthly rent agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included. In this Brief, rent data are for all renter-occupied homes, except one-family houses on 10 or more acres. The census also provides data on *gross* rent — the contract rent plus the estimated average monthly cost of utilities if these are paid for by the renter. Data on gross rent were collected from a sample of households. See "Housing in Metropolitan Areas — Renter Financial Characteristics," *Statistical Brief* 94-19, for metro area rankings by gross rent for areas with 1 million or more persons.

Within metro areas, Black renters paid a median of $329 in

contract rent, while Whites spent $414. In the suburbs, though, this difference narrowed considerably ($420 for Blacks compared with $443 for Whites).

Among Black renters, the most expensive median housing costs in the top 50 MA's were evident in the Nassau-Suffolk, NY ($637); San Diego, CA ($530); and Los Angeles-Long Beach, CA ($522) metro areas. At the other extreme were a pair of areas in Alabama — Mobile and Birmingham — where their median rent was below $200.

More information:

Subject Summary Tape File 7 (Metropolitan Housing Characteristics) presents 1990 census data for States and MA's. Data are presented on various social, physical housing, and financial characteristics of Black households. *SSTF 7 comes* on both computer tape and CD-ROM. Call Customer Services (301-457-4100) for more information on 1990 census products.

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This Brief is one of a series that presents information of current interest. It examines data from the 1990 census. Some of the data items from the census were collected from every household. Other data came from additional questions asked of a sample of households. Since all the data in this Brief came from the questions asked of all households, the statistics in it are not subject to sampling variability.

Data for Other MA's

The tables in this Brief contain data only for the 50 metro areas with the highest number of Black households. However, the information we show in them is available at a small charge for all 335 metropolitan areas. To order these printouts, call Jeanne Woodward (301-763-8148).

The Top 50 Metro Areas — An Overview

Selected household and housing characteristics for Black householders: United States by inside and outside metropolitan areas and the 50 metropolitan areas (MA's) with the highest number of Black households: 1990

	Number of Black households	Rank	Percent of all households	Percent who owned their home	Median number of persons in households	Percent who lived in a crowded home
United States	**9,976,161**	—	**10.8**	**43.4**	**2.52**	**9.8**
Inside metropolitan area	**8,455,952**	—	**11.9**	**40.6**	**2.50**	**9.7**
In central city	5,925,383	—	19.9	36.6	2.42	10.0
Not in central city	2,530,569	—	6.1	50.0	2.71	8.9
Outside metropolitan area	1,520,209	—	7.4	58.9	2.65	10.5
Top 50 MA's	**6,334,069**					
Atlanta, GA	253,881	7	24.0	40.4	2.52	7.8
Augusta, GA-SC	40,187	50	28.2	51.7	2.68	8.8
Baltimore, MD	206,989	9	23.5	39.4	2.55	6.3
Baton Rouge, LA	49,222	39	26.1	52.8	2.81	11.1
Birmingham, AL	84,864	20	24.6	53.3	2.51	6.3
Boston, MA	70,642	24	6.5	24.7	2.44	10.1
Buffalo, NY	42,585	45	11.3	34.2	2.16	3.2
Charleston, SC	47,439	41	26.7	57.1	2.87	9.5
Charlotte-Gastonia-Rock Hill, NC-SC	77,588	21	17.6	43.8	2.62	8.7
Chicago, IL	439,938	2	19.8	37.1	2.56	9.4
Cincinnati, OH-KY-IN	71,050	22	13.0	33.1	2.23	5.7
Cleveland, OH	131,799	14	18.5	42.2	2.30	3.4
Columbia, SC	42,435	46	26.0	50.3	2.72	8.5
Columbus, OH	58,021	33	11.1	38.9	2.32	4.5
Dallas, TX	140,359	13	14.7	37.9	2.57	12.0
Dayton-Springfield OH	45,808	42	12.6	47.3	2.30	4.2
Detroit, MI	329,319	5	20.3	48.7	2.42	6.0
Ft. Lauderdale-Hollywood-Pompano Beach, FL	58,627	32	11.1	44.9	2.95	22.4
Fort Worth-Arlington, TX	49,044	40	9.9	43.9	2.56	10.5
Gary-Hammond, IN	40,312	49	18.7	50.8	2.50	7.0
Greensboro-Winston-Salem-High Point, NC	65,701	25	17.7	41.3	2.37	5.1
Houston, TX	209,183	8	17.6	43.1	2.53	11.1
Indianapolis, IN	61,838	31	12.9	42.5	2.36	5.9
Jacksonville, FL	61,898	30	18.0	50.2	2.50	10.9
Jackson, MS	51,671	37	36.9	54.0	2.82	12.2
Kansas City, MO-KS	70,728	23	11.7	46.7	2.38	6.5
Los Angeles-Long Beach, CA	352,679	4	11.8	36.5	2.33	14.0
Louisville, KY-IN	45,589	43	12.4	42.7	2.36	5.9
Memphis, TN-AR-MS	128,620	16	36.0	47.9	2.72	10.3
Miami-Hialeah, FL	120,321	17	17.4	43.7	2.90	25.9
Milwaukee, WI	62,092	29	11.5	30.3	2.79	8.4
Mobile, AL	42,225	47	24.3	54.8	2.75	9.5
Nashville, TN	53,671	35	14.3	41.7	2.39	6.2
Nassau-Suffolk, NY	51,737	36	6.0	61.5	3.30	11.0
New Orleans, LA	140,834	12	30.9	40.9	2.69	12.3
New York, NY	762,309	1	23.4	20.8	2.45	16.4
Newark, NJ	140,895	11	21.6	30.9	2.51	11.1
Norfolk-Virginia Beach-Newport News, VA	131,545	15	26.7	42.3	2.59	7.0
Oakland, CA	111,281	18	14.3	36.7	2.28	9.3
Orlando, FL	41,461	48	10.3	46.0	2.78	13.0
Philadelphia, PA-NJ	315,557	6	17.8	55.5	2.44	6.5
Pittsburgh, PA	63,548	27	7.7	38.9	2.22	3.5
Raleigh-Durham, NC	65,458	26	22.8	41.4	2.35	6.1
Richmond-Petersburg, VA	88,800	19	26.8	49.0	2.42	4.7
Riverside-San Bernardino, CA	53,833	34	6.2	45.5	2.88	11.5
San Diego, CA	50,219	38	5.7	28.4	2.58	12.7
San Francisco, CA	44,167	44	6.9	31.5	2.16	11.2
St. Louis, MO-IL	144,221	10	15.6	45.3	2.48	8.1
Tampa-St. Petersburg-Clearwater, FL	63,035	28	7.2	45.4	2.51	12.1
Washington, DC-MD-VA	371,387	3	25.4	41.1	2.35	8.2

The Top 50 Metro Areas — Home Value and Rent

Selected financial housing characteristics for Black and White householders: United States by inside and outside metropolitan areas and the 50 metropolitan areas (MA's) with the highest number of Black households: 1990

	Median home value		Value ratio	Median contract rent	
	Blacks	Whites	Black:White	Blacks	Whites
United States	**$50,700**	**$80,200**	**0.63**	**$312**	**$382**
Inside metropolitan area	**$55,500**	**$91,700**	**0.61**	**$329**	**$414**
In central city	$47,800	$75,800	0.63	$307	$390
Not in central city	$72,900	$99,400	0.73	$420	$443
Outside metropolitan area	$34,400	$51,400	0.67	$161	$246
Top 50 MA's					
Atlanta, GA	$66,700	$94,000	0.71	$390	$476
Augusta, GA-SC	$47,700	$68,500	0.70	$235	$330
Baltimore, MD	$57,100	$109,900	0.52	$325	$453
Baton Rouge, LA	$45,900	$71,500	0.64	$221	$311
Birmingham, AL	$38,900	$66,200	0.59	$176	$307
Boston, MA	$160,200	$186,600	0.86	$501	$593
Buffalo, NY	$38,500	$75,200	0.51	$233	$312
Charleston, SC	$52,800	$77,600	0.68	$263	$373
Charlotte-Gastonia-Rock Hill, NC-SC	$49,900	$76,100	0.66	$270	$358
Chicago, IL	$64,100	$118,900	0.54	$355	$480
Cincinnati, OH-KY-IN	$54,400	$72,000	0.76	$249	$326
Cleveland, OH	$45,500	$77,500	0.59	$261	$366
Columbia, SC	$53,200	$78,200	0.68	$287	$367
Columbus, OH	$50,400	$73,700	0.68	$291	$353
Dallas, TX	$57,000	$86,700	0.66	$352	$415
Dayton-Springfield, OH	$42,100	$66,700	0.63	$250	$321
Detroit, MI	$29,200	$74,200	0.39	$267	$426
Ft. Lauderdale-Hollywood- Pompano Beach, FL	$67,300	$94,400	0.71	$412	$519
Fort Worth-Arlington, TX	$47,600	$74,500	0.64	$325	$372
Gary-Hammond, IN	$34,200	$62,600	0.55	$222	$337
Greensboro-Winston-Salem- High Point, NC	$53,700	$74,000	0.73	$266	$317
Houston, TX	$43,200	$70,100	0.62	$296	$366
Indianapolis, IN	$41,000	$69,300	0.59	$290	$355
Jacksonville, FL	$41,500	$72,200	0.57	$284	$383
Jackson, MS	$42,100	$69,100	0.61	$218	$362
Kansas City, MO-KS	$37,600	$68,700	0.55	$272	$363
Los Angeles-Long Beach, CA	$143,500	$246,600	0.58	$522	$603
Louisville, KY-IN	$34,800	$58,300	0.60	$225	$291
Memphis, TN-AR-MS	$44,500	$74,600	0.60	$222	$366
Miami-Hialeah, FL	$62,800	$91,900	0.68	$353	$445
Milwaukee, WI	$40,600	$78,400	0.52	$305	$401
Mobile, AL	$38,500	$60,300	0.64	$158	$273
Nashville, TN	$57,100	$78,200	0.73	$282	$365
Nassau-Suffolk, NY	$152,600	$188,800	0.81	$637	$692
New Orleans, LA	$56,300	$73,900	0.76	$252	$340
New York, NY	$159,900	$222,400	0.72	$406	$495
Newark, NJ	$132,400	$196,400	0.67	$452	$559
Norfolk-Virginia Beach- Newport News, VA	$66,300	$90,600	0.73	$329	$438
Oakland, CA	$138,100	$234,400	0.59	$502	$626
Orlando, FL	$59,400	$85,300	0.70	$368	$459
Philadelphia, PA-NJ	$36,200	$112,400	0.32	$319	$476
Pittsburgh, PA	$36,200	$55,700	0.65	$225	$297
Raleigh-Durham, NC	$63,400	$98,100	0.65	$316	$408
Richmond-Petersburg, VA	$57,300	$85,300	0.67	$296	$423
Riverside-San Bernardino, CA	$127,900	$135,400	0.94	$502	$502
San Diego, CA	$129,700	$192,900	0.67	$530	$581
San Francisco, CA	$223,200	$348,200	0.64	$515	$697
St. Louis, MO-IL	$43,800	$72,600	0.60	$250	$344
Tampa-St. Petersburg-Clearwater, FL	$47,000	$72,700	0.65	$289	$388
Washington, DC-MD-VA	$111,700	$180,500	0.62	$518	$684