

Bureau of the Census Statistical Brief

Housing in Metropolitan Areas — Asian or Pacific Islander Households

In 1990, 2 million of our Nation's households had an Asian or Pacific Islander householder. An overwhelming majority of them (1.9 million, or 94 percent) lived in a metropolitan area (MA). These metropolitan Asian or Pacific Islander 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.

Metro Asian or Pacific Islander households were almost evenly divided between cities and suburbs.

About one-half (49 percent) of the Nation's Asian or Pacific Islander households lived in central cities

of metropolitan areas; another 45 percent resided in the suburbs. Nationally, 3 percent of metro householders were Asian or Pacific Islander.

Los Angeles-Long Beach had the highest number of Asian or Pacific Islander households ...

Los Angeles-Long Beach, CA (276,886); New York, NY (167,261); Honolulu, HI (155,189); San Francisco, CA (96,493); and Oakland, CA (77,154) had more Asian or Pacific Islander households than any other metro areas. (See table on page 3.) Combined, these five MA's accounted for 2 of every 5 metro Asian or Pacific Islander households. Three in every

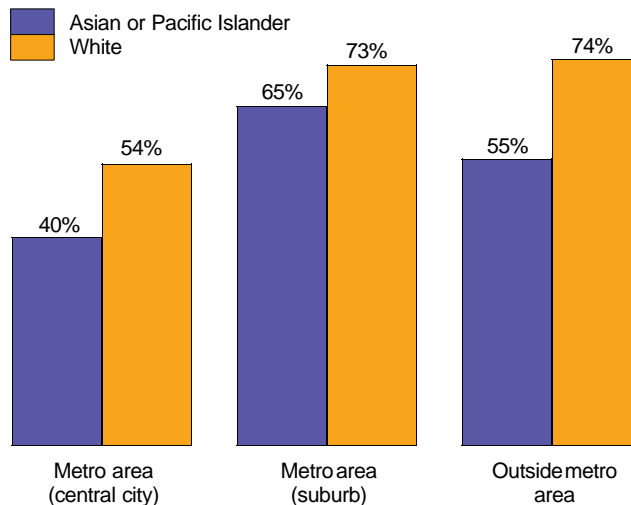
four lived in one of the 25 MA's that had more than 13,800 Asian or Pacific Islander households. (In this Brief, these MA's are referred to as the "top 25 MA's.") Eleven of the twenty-five areas were in the West. Nine of them were in California alone. In fact, 7 percent of the Golden State's households were maintained by an Asian or Pacific Islander — the highest rate in the continental United States.

... but Honolulu had the highest percentage.

Nearly 3 in every 5 householders in the island metropolis of Honolulu, HI, were Asians or Pacific Islanders — by far the most sizable percentage of any MA in the Nation. (Na-

Asian or Pacific Islander/White Homeownership Gap Was Smallest in the Suburbs

Percent of householders who owned the home they lived in, by metropolitan location and race: 1990



SB/95-6
Issued April 1995

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

tive Hawaiians are classified as Pacific Islanders.) Among the top 25 MA's, the 6 with the next largest percentages (between 6 and 15 percent) were all in California. (See table on page 3.)

Asian or Pacific Islander homeownership rates varied widely between metro areas.

Nationally, metro Asian or Pacific Islander householders were less likely than metro White householders to own the home they lived in. (See graph on page 1.) But 2 of the top 25 MA's — Honolulu and San Francisco — were exceptions. Their respective Asian or Pacific Islander homeownership rates were 62 percent and 51 percent; the corresponding rates for Whites were 40 percent and 50 percent, respectively.

Among the top 25 MA's, Asian or Pacific Islander homeownership rates ranged from 77 percent in Nassau-Suffolk, NY, to 33 percent in neighboring New York, NY. In 19 of the top 25 MA's, Asian or Pacific Islander owners outnumbered renters. Among top 25 MA's with the heaviest concentrations of Asian or Pacific Islander households (6 percent or more of all), Honolulu and Oakland led the way. (See table on page 3.)

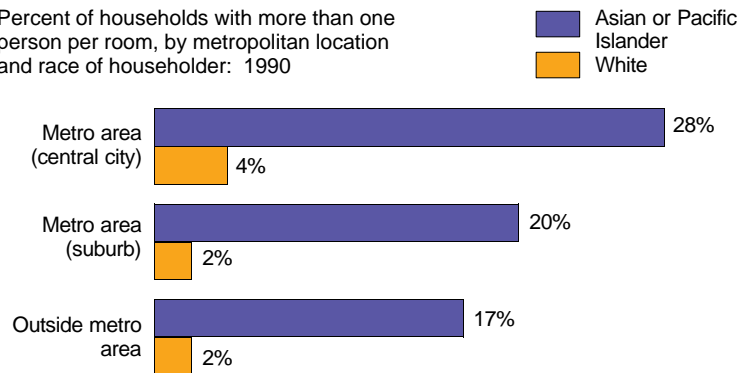
Asian or Pacific Islander households were larger.

Nationally, metropolitan Asian or Pacific Islander households contained a median of 3.15 persons, higher than the 2.23 in metropolitan White households. Asian or Pacific Islander households were smaller in central cities than in suburban areas (2.89 versus 3.41). The corresponding figures for White households were lower (2.03 in central cities and 2.34 in the suburbs).

Among the top 25 MA's, Stockton, CA (3.89 persons) and Nassau-Suffolk, NY (3.82) had the largest Asian or Pacific Islander households. (See table on page 3.)

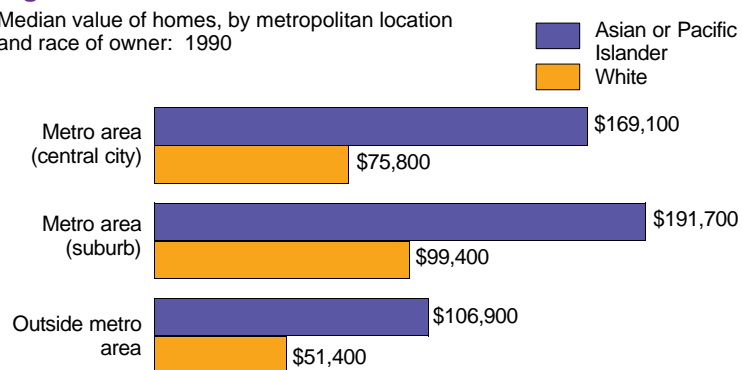
For Many Asian or Pacific Islander Households, Crowded Homes Were a Fact of Life

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



In Both Cities and Suburbs, Home Values Were Far Higher for Asians or Pacific Islanders Than for Whites

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



Crowded homes were more common for Asians or Pacific Islanders.

Households with more than one person per room are considered "crowded." Within metropolitan areas, Asian or Pacific Islander households were 8 times more likely than White households to be crowded (24 percent compared with 3 percent). In central cities, these rates were even higher. (See graph at top right.) In the top 25 MA's, crowding most frequently occurred in Stockton, CA, where 4 in 10 Asian or Pacific Islander households had to live in this condition. The lack of elbow room was also a problem for many Asian or Pacific Islander households in Minneapolis-St. Paul, MN-WI; San Diego, CA; Los Angeles-Long Beach, CA; and New York, NY. In each of these 4 MA's, more than 3 in 10 were crowded. (See table on page 3.)

Asians or Pacific Islanders owned higher-valued homes.

Value is the owner's estimate of how much their property would sell for if it were on the market. (The value data in this Brief apply to single-family homes on less than 10 acres without a commercial establishment or medical office on the property.) Within metro areas, the median value of homes Asians or Pacific Islanders owned was \$184,000, double that of White-owned homes (\$91,700). (See graph above.) This wide variation at the national level was largely a consequence of the fact that Asian or Pacific Islander owners were heavily concentrated in California and Hawaii, where median home values were well above the U.S. median. In the top 25 MA's, the most expensive Asian or Pacific Islander-owned homes were in San Francisco, CA; San Jose, CA; Honolulu, HI; and Anaheim-Santa

The Top 25 Metro Areas — An Overview

Selected household and housing characteristics for Asian or Pacific Islander householders: United States by inside and outside metropolitan areas and the 25 metropolitan areas (MA's) with the highest number of Asian or Pacific Islander households: 1990

	Number of Asian or Pacific Islander households	Rank	Percent of all house- holds	Percent who owned their home	Median number of persons in households	Percent who lived in a crowded home
United States	2,013,735	—	2.2	52.2	3.13	23.6
Inside metropolitan area	1,896,281	—	2.7	52.0	3.15	24.0
In central city	982,551	—	3.3	40.4	2.89	27.8
Not in central city	913,730	—	2.2	64.5	3.41	19.9
Outside metropolitan area	117,454	—	0.6	54.6	2.80	17.1
Top 25 MA's	1,406,959					
Anaheim-Santa Ana, CA	63,500	8	7.7	60.2	3.64	29.9
Atlanta, GA	14,195	24	1.3	46.7	3.32	21.0
Bergen-Passaic, NJ	18,185	18	3.9	52.8	3.61	17.0
Boston, MA	27,084	15	2.5	39.2	2.87	18.7
Chicago, IL	66,243	7	3.0	52.6	3.27	17.3
Dallas, TX	19,771	17	2.1	43.9	3.17	23.6
Detroit, MI	15,992	19	1.0	59.1	3.30	14.6
Honolulu, HI	155,189	3	58.5	62.2	2.90	21.8
Houston, TX	36,345	12	3.1	55.2	3.36	23.6
Los Angeles-Long Beach, CA	276,886	1	9.3	51.3	3.14	31.3
Middlesex-Somerset-Hunterdon, NJ	15,221	20	4.2	66.5	3.54	14.7
Minneapolis-St. Paul, MN-WI	14,744	22	1.6	41.7	3.48	34.3
Nassau-Suffolk, NY	14,937	21	1.7	76.8	3.82	11.6
New York, NY	167,261	2	5.1	32.6	3.07	31.2
Newark, NJ	14,319	23	2.2	61.2	3.52	14.5
Oakland, CA	77,154	5	9.9	61.3	3.13	21.9
Philadelphia, PA-NJ	28,346	14	1.6	56.1	3.33	19.6
Riverside-San Bernardino, CA	25,738	16	3.0	64.6	3.50	22.2
Sacramento, CA	32,061	13	5.8	55.4	2.92	22.5
San Diego, CA	47,650	10	5.4	53.2	3.57	31.4
San Francisco, CA	96,493	4	15.0	50.7	2.93	26.0
San Jose, CA	69,672	6	13.4	60.4	3.42	28.6
Seattle, WA	40,427	11	5.1	54.7	2.78	19.1
Stockton, CA	13,880	25	8.8	47.4	3.89	40.9
Washington, DC-MD-VA	55,666	9	3.8	61.1	3.26	18.8

Ana, CA, where their median value topped \$250,000.

In 16 of the top 25 MA's, home values were higher for Asians or Pacific Islanders than for Whites. (Among these 16 areas, the greatest differential between Asians or Pacific Islanders and Whites occurred in Detroit, MI—\$111,000 for Asians or Pacific Islanders, \$74,200 for Whites.) Meanwhile, in the other nine MA's, the reverse was true. In this group of MA's, predominantly Asian or Pacific Islander, Honolulu had the largest value gap (\$324,900 for Whites and \$274,000 for Asians or Pacific Islanders). (See table on page 4.)

Asians or Pacific Islanders paid more to rent homes.

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, Asian or Pacific Islander renters paid a median of \$495 in contract rent, 20 percent more than their White counterparts (\$414). In the suburbs, the difference was even greater (\$579 versus \$443).

Of the top 25 MA's, Nassau-Suffolk, NY (\$827) and Bergen-Passaic, NJ (\$816) were the most expensive places for Asians or Pacific Islanders to rent homes. Houston, TX, and Minneapolis-St. Paul, MN-WI (each under \$350) were at the other extreme. (See table on page 4.)

The Top 25 Metro Areas — Home Value and Rent

Selected financial housing characteristics for Asian or Pacific Islander and White householders: United States by inside and outside metropolitan areas and the 25 metropolitan areas (MA's) with the highest number of Asian or Pacific Islander households: 1990

	Median home value		Value ratio	Median contract rent	
	Asians or Pacific Islanders	Whites	Asian or Pacific Islander: White	Asians or Pacific Islanders	Whites
United States	\$178,300	\$80,200	2.22	\$484	\$382
Inside metropolitan area	\$184,000	\$91,700	2.01	\$495	\$414
In central city	\$169,100	\$75,800	2.23	\$447	\$390
Not in central city	\$191,700	\$99,400	1.93	\$579	\$443
Outside metropolitan area	\$106,900	\$51,400	2.08	\$319	\$246
Top 25 MA's					
Anaheim-Santa Ana, CA	\$256,300	\$255,700	1.00	\$720	\$738
Atlanta, GA	\$98,500	\$94,000	1.05	\$462	\$476
Bergen-Passaic, NJ	\$247,700	\$215,400	1.15	\$816	\$582
Boston, MA	\$203,900	\$186,600	1.09	\$635	\$593
Chicago, IL	\$140,000	\$118,900	1.18	\$457	\$480
Dallas, TX	\$92,300	\$86,700	1.06	\$376	\$415
Detroit, MI	\$111,000	\$74,200	1.50	\$469	\$426
Honolulu, HI	\$274,000	\$324,900	0.84	\$515	\$734
Houston, TX	\$68,100	\$70,100	0.97	\$325	\$366
Los Angeles-Long Beach, CA	\$246,300	\$246,600	1.00	\$590	\$603
Middlesex-Somerset-Hunterdon, NJ	\$194,700	\$173,500	1.12	\$644	\$614
Minneapolis-St. Paul, MN-WI	\$92,500	\$87,600	1.06	\$349	\$452
Nassau-Suffolk, NY	\$224,400	\$188,800	1.19	\$827	\$692
New York, NY	\$220,700	\$222,400	0.99	\$539	\$495
Newark, NJ	\$221,900	\$196,400	1.13	\$613	\$559
Oakland, CA	\$240,600	\$234,400	1.03	\$544	\$626
Philadelphia, PA-NJ	\$121,000	\$112,400	1.08	\$437	\$476
Riverside-San Bernardino, CA	\$162,500	\$135,400	1.20	\$498	\$502
Sacramento, CA	\$140,000	\$139,600	1.00	\$415	\$474
San Diego, CA	\$177,200	\$192,900	0.92	\$540	\$581
San Francisco, CA	\$304,100	\$348,200	0.87	\$585	\$697
San Jose, CA	\$282,000	\$297,100	0.95	\$698	\$732
Seattle, WA	\$134,200	\$138,000	0.97	\$406	\$466
Stockton, CA	\$111,600	\$126,100	0.89	\$390	\$427
Washington, DC-MD-VA	\$183,600	\$180,500	1.02	\$663	\$684

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 Asian or Pacific Islander households. *SSTF 7* comes on both computer tape and CD-ROM. Call Customer Services (301-457-4100) for more information on 1990 census products.

Contacts:

Housing of Asians or Pacific Islanders —
Jeanne Woodward
301-763-8148

Statistical Briefs —
Robert Bernstein
301-457-1221

This Brief is one of a series that pre-sents 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 25 metro areas with the highest number of Asian or Pacific Islander 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).