

Construction and Housing

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. There are new data from the 1995 American Housing Survey and the Property Owners and Managers Survey.

The principal source of these data is the U.S. Bureau of the Census, which issues a variety of current publications. Construction statistics compiled by the 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 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 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

In Brief

Value of new construction in constant (1992) dollars reached \$520 billion in 1997, an increase of 3% over 1996.

Sales of existing one-family homes increased 3.1% between 1996 and 1997 to just over 4.2 million units.

In 1995, there were 63.5 million owner-occupied housing units. Of these, 61.4% were mortgaged.

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 space; 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 Bureau of the Census 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 reports are for 1992.

The 1992 Census of Construction Industries, in accordance with the 1987 *Standard Industrial Classification Manual* (see text, Section 13), 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.

From 1850 through 1930, the Bureau of the Census 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. It is currently based on a biennial national sample and on 11 annual MSA samples. All samples represent a cross section of the housing stock in their respective areas. Estimates are subject to both sampling and non-sampling errors; caution should therefore, be used in making comparisons with 1970 and 1980 census data.

Data on residential mortgages were collected continuously from 1890 to 1970, except 1930, as part of the decennial census by the Bureau of the Census. Since 1973, mortgage status data, limited to single family homes on less than ten acres with no business on the property, have been presented in the American Housing Survey. Data on mortgage activity are covered in Section 16.

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. 1192. Price and Cost Indexes for Construction: 1980 to 1997

[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	1992	1993	1994	1995	1996	1997
Bureau of the Census:									
Composite fixed-weighted ¹	68.6	82.9	98.5	100.0	103.7	108.0	112.5	115.0	118.7
Implicit price deflator ²	67.8	81.8	97.8	100.0	103.8	108.1	112.6	115.2	118.9
Bureau of the Census houses under construction: ³									
Fixed-weighted	67.6	81.4	98.6	100.0	104.9	109.7	114.4	116.4	119.9
Price deflator	66.4	79.6	97.2	100.0	104.8	109.5	114.3	116.5	119.9
Federal Highway Administration, composite ⁴	92.5	97.1	103.2	100.0	103.0	109.5	115.9	116.1	124.7
Bureau of Reclamation composite ⁵	70	84	96	100	103	106	110	112	116
Turner Construction Co.: Building construction ⁶	61	83	98	100	102	105	109	112	117
E. H. Boeckh, building cost index: ⁷									
Residences	(NA)	82.4	94.2	100.0	103.9	107.4	111.0	112.9	115.8
Apartments, hotels, and office buildings	(NA)	83.8	94.9	100.0	102.8	105.6	109.0	111.1	113.9
Commercial and factory buildings	(NA)	82.3	94.4	100.0	102.6	105.7	108.3	110.7	114.7
Engineering News-Record: ⁸									
Buildings	68.5	85.7	95.4	100.0	105.7	109.8	109.8	113.0	118.7
Construction	64.9	84.2	94.9	100.0	104.5	108.5	109.8	112.8	116.9
Handy-Whitman public utility: ⁹									
Buildings ¹⁰	78	90	101	100	105	112	115	118	122
Electric	68	83	97	100	103	107	111	112	115
Gas	67	85	96	100	103	109	111	112	115
Water ¹¹	73	88	98	100	104	109	112	115	118
C. A. Turner Telephone Plant ¹²	90	89	99	100	102	103	110	115	117

NA Not available. ¹ 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. ² Derived ratio of total current to constant dollar Construction Put in Place (multiplied by 100). ³ Excludes value of site. ⁴ Based on average contract unit bid prices for composite mile (involving specific average amounts of excavation, paving, reinforcing steel, structural steel, and structural concrete). ⁵ 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. ⁶ Based on firm's cost experience with respect to labor rates, materials prices, competitive conditions, efficiency of plant and management, and productivity. ⁷ Average of 20 cities for types shown. Weights based on surveys of building costs. Wage rates used for both common and skilled labor. ⁸ 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. ⁹ Based on data covering public utility construction costs in six geographic regions. Covers skilled and common labor. ¹⁰ As derived by U.S. Bureau of the Census. Covers steam generation plants only. ¹¹ As derived by U.S. Bureau of the Census. Reflects costs for structures and improvements at water pumping and treatment plants. ¹² Computed by the Census Bureau by averaging the weighted component indexes published for six geographic regions.

Source: U.S. Bureau of the Census. In U.S. Department of Commerce, International Trade Administration, *Construction Review*, quarterly.

No. 1193. Value of New Construction Put in Place: 1964 to 1997

[In millions of dollars. 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				
	Total	Private			Public	Total	Private			Public
		Total ¹	Residential buildings	Nonresidential buildings			Total ¹	Residential buildings	Nonresidential buildings	
1964	75,097	54,893	30,526	17,385	20,203	351,300	259,680	145,486	84,232	91,620
1965	105,890	77,982	35,863	28,171	27,908	372,274	279,212	133,133	100,780	93,062
1966	152,635	109,342	51,581	35,409	43,293	351,973	259,048	128,254	84,282	92,925
1967	200,501	157,418	92,004	38,245	43,083	408,528	324,777	193,479	81,170	83,751
1968	239,867	189,721	109,838	48,824	50,146	439,075	350,182	203,568	93,436	88,893
1969	272,873	216,228	116,444	64,765	56,646	446,503	357,949	192,873	111,235	88,554
1970	273,936	210,290	100,381	72,480	63,646	403,900	315,821	150,943	112,874	88,079
1971	289,070	224,378	99,241	85,569	64,691	396,267	313,358	139,656	122,748	82,910
1972	279,332	216,268	84,676	92,690	63,064	369,135	290,057	115,525	126,705	79,077
1973	311,576	248,126	125,521	87,069	63,450	403,929	324,785	166,981	114,716	79,144
1974	369,025	298,787	153,849	107,680	70,238	463,057	377,445	197,126	135,650	85,612
1975	401,370	323,555	158,474	127,466	77,815	490,943	399,530	199,105	156,349	91,413
1976	429,924	345,342	187,148	120,917	84,582	507,275	411,174	224,557	143,070	96,101
1977	441,647	350,999	194,656	123,247	90,648	502,468	401,642	223,516	140,110	100,826
1978	455,618	360,883	198,101	130,854	94,735	499,621	397,693	218,972	143,467	101,928
1979	469,797	371,623	196,551	139,953	98,174	495,387	393,262	208,748	147,825	102,124
1980	468,532	361,054	182,856	143,506	107,478	479,016	370,102	188,045	146,661	108,914
1981	424,176	314,067	157,835	116,570	110,109	429,592	319,248	160,989	118,266	110,345
1982	452,086	336,239	187,819	105,646	115,847	451,998	336,126	187,687	105,615	115,872
1983	478,648	362,688	210,455	110,635	115,960	461,078	347,851	200,502	106,729	113,227
1984	519,539	399,346	238,874	120,285	120,193	480,620	367,247	218,005	111,416	113,373
1985	538,134	407,477	230,688	135,022	130,657	478,069	360,004	201,677	120,627	118,029
1986	583,638	446,306	256,460	150,350	137,333	506,655	385,967	220,017	131,188	120,688
1987	618,217	471,159	265,610	165,146	147,058	520,117	395,321	221,546	139,067	124,796

¹ Includes other types of private construction, not shown separately.

Source: U.S. Bureau of the Census, *Current Construction Reports*, Series C30, *Value of Construction*, monthly.

No. 1194. Value of New Construction Put in Place: 1990 to 1997

[In millions of dollars. 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	1994	1995	1996	1997 prel. ¹	1990	1994	1995	1996	1997 prel. ¹
Total new construction	468,532	519,539	538,134	583,638	618,217	479,016	480,620	478,069	506,655	520,117
Private construction	361,054	399,346	407,477	446,306	471,159	370,102	367,247	360,040	385,967	395,321
Residential buildings	182,856	238,874	230,688	256,460	265,610	188,045	218,005	201,677	220,017	221,546
New housing units	127,987	167,919	162,898	179,448	187,075	131,632	153,250	142,413	153,966	156,038
One unit	108,737	153,838	145,009	159,124	164,444	111,832	140,416	126,773	136,516	137,156
Two or more units	19,250	14,081	17,889	20,324	22,631	19,800	12,833	15,640	17,450	18,882
Improvements	54,869	70,955	67,790	77,012	78,535	56,414	64,755	59,264	66,052	65,508
Nonresidential buildings	143,506	120,285	135,022	150,350	165,146	146,661	111,416	120,627	131,188	139,067
Industrial	33,636	28,947	32,505	32,657	31,394	34,373	26,803	29,043	28,503	26,440
Office	35,055	22,178	25,613	27,886	32,816	35,838	20,553	22,891	24,329	27,631
Hotels, motels	10,679	4,648	7,112	10,912	12,752	10,917	4,308	6,351	9,521	10,741
Other commercial	40,047	37,551	42,654	48,188	50,763	40,922	34,756	38,098	42,042	42,748
Religious	3,566	3,869	4,326	4,534	5,885	3,642	3,584	3,864	3,955	4,951
Educational	4,616	4,822	5,493	6,742	8,437	4,715	4,471	4,908	5,880	7,101
Hospital and institutional	10,868	12,268	11,248	11,780	13,741	11,103	11,377	10,051	10,280	11,576
Miscellaneous ²	5,040	6,002	6,071	7,650	9,358	5,151	5,565	5,421	6,677	7,880
Farm nonresidential	2,801	3,226	3,014	3,804	3,956	2,862	2,990	2,692	3,319	3,329
Public utilities	28,933	34,071	35,859	33,261	34,188	29,537	32,074	32,401	29,286	29,448
Telecommunications	9,803	10,121	11,093	11,772	11,626	9,891	9,785	10,073	10,245	9,918
Other public utilities	19,130	23,950	24,766	21,489	22,562	19,646	22,289	22,328	19,041	19,529
Railroads	2,600	3,340	3,509	4,398	5,059	2,633	3,186	3,201	3,894	4,321
Electric light and power	11,299	14,918	14,049	11,211	12,144	11,572	13,877	12,656	9,914	10,545
Gas	4,820	4,694	6,279	4,865	4,390	5,013	4,308	5,637	4,330	3,820
Petroleum pipelines	411	998	929	1,015	969	428	918	834	903	843
All other private ³	2,957	2,890	2,893	2,431	2,258	2,997	2,763	2,643	2,156	1,931
Public construction	107,478	120,193	130,657	137,333	147,058	108,914	113,373	118,029	120,688	124,796
Buildings	43,615	49,446	55,700	58,659	63,603	44,583	45,728	49,683	51,119	53,515
Housing and redevelopment	3,808	3,835	4,491	4,614	4,861	3,914	3,495	3,928	3,958	4,055
Industrial	1,434	1,465	1,508	1,389	998	1,465	1,358	1,348	1,214	842
Educational	16,055	20,361	23,278	24,112	27,065	16,398	18,838	20,800	21,035	22,786
Hospital	2,860	3,951	4,332	4,638	5,042	2,924	3,663	3,871	4,050	4,247
Other ⁴	19,458	19,834	22,089	23,907	25,637	19,882	18,373	19,737	20,863	21,585
Highways and streets	32,105	37,419	38,498	41,243	45,197	31,777	36,219	35,303	36,483	38,605
Military facilities	2,665	2,318	3,011	2,634	2,620	2,683	2,196	2,728	2,317	2,223
Conservation and development	4,686	6,363	6,368	6,011	5,658	4,870	5,996	5,779	5,335	4,841
Sewer systems	10,276	8,700	9,435	10,433	10,463	10,670	8,199	8,557	9,260	8,951
Water supply facilities ⁵	4,909	4,647	5,283	5,964	6,339	4,987	4,237	4,695	5,187	5,393
Miscellaneous public	9,223	11,301	12,362	12,388	13,177	9,344	10,799	11,284	10,987	11,267

¹ Includes estimates for types of construction indicated as (NA). ² Includes amusement and recreational buildings, bus and airline terminals, animal hospitals and shelters, etc. ³ Includes privately owned streets and bridges, parking areas, sewer and water facilities, parks and playgrounds, golf courses, airfields, etc. ⁴ Includes federal administrative buildings, prisons, police and fire stations, courthouses, civic centers, passenger terminals, space facilities, postal facilities, etc. ⁵ Includes open amusement and recreational facilities, power generating facilities, transit systems, airfields, open parking facilities, etc.

Source: U.S. Bureau of the Census, *Current Construction Reports*, Series C30, *Value of Construction*, monthly.

No. 1195. Construction Contracts—Value of Construction and Floor Space of Buildings, by Class of Construction: 1980 to 1997

[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	Total	Residential buildings	NONRESIDENTIAL BUILDINGS									Non-building construction
			Total	Commercial ¹	Manufacturing	Educational ²	Hospital	Public buildings	Religious	Social and recreational	Miscellaneous	
VALUE (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
1987	259.0	114.1	98.8	53.7	8.6	13.2	9.0	4.7	2.1	4.3	3.2	46.1
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	306.4	127.8	114.1	46.6	13.8	22.9	10.8	6.2	2.8	7.1	3.8	64.4
1996	331.2	146.3	120.0	51.7	13.1	22.9	11.0	6.3	2.9	8.1	4.0	64.9
1997	352.4	151.5	132.8	57.0	13.3	27.3	11.4	6.7	3.7	9.6	3.9	68.1
FLOOR SPACE (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)
1987	3,756	2,288	1,469	933	160	139	78	42	32	46	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	3,410	2,267	1,144	600	143	172	72	45	30	51	31	(X)
1995	3,452	2,172	1,280	700	163	186	70	39	33	56	33	(X)
1996	3,769	2,476	1,293	721	155	176	76	41	32	60	32	(X)
1997	4,058	2,574	1,484	827	182	195	85	46	41	75	34	(X)

X Not applicable. ¹ Includes nonindustrial warehouses. ² Includes science.

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

No. 1196. Construction Contracts—Value, by State: 1990 to 1997

[In millions of dollars. Represents value of construction in states in which work was actually done. See headnote, Table 1195]

STATE	1990	1996	1997			STATE	1990	1996	1997		
			Total ¹	Residential	Non-residential				Total ¹	Residential	Non-residential
U.S.	246,022	306,351	352,422	151,522	132,813	MO	3,833	6,438	5,846	2,536	2,179
AL	2,939	4,308	4,793	1,962	1,841	MT	332	865	822	333	272
AK	1,919	1,660	1,047	371	359	NE	1,318	1,694	2,043	803	769
AZ	4,553	8,784	10,030	6,106	2,693	NV	3,334	5,555	6,695	2,638	3,245
AR	1,438	2,903	2,941	1,232	822	NH	1,021	1,039	1,339	580	522
CA	37,318	28,932	36,456	15,669	13,711	NJ	6,141	6,456	8,151	2,586	3,420
CO	3,235	6,476	9,167	4,757	3,257	NM	1,124	2,108	1,915	786	634
CT	3,058	3,124	3,708	1,244	1,733	NY	14,137	13,380	15,713	4,241	7,513
DE	787	871	934	416	285	NC	6,614	10,574	14,021	7,113	5,178
DC	795	656	672	28	512	ND	506	791	781	213	244
FL	16,975	21,450	25,068	12,994	8,294	OH	9,885	12,430	14,617	5,461	6,135
GA	7,120	12,156	13,541	7,299	4,549	OK	2,164	2,967	3,119	1,335	1,029
HI	2,831	2,273	1,616	616	693	OR	3,101	5,451	5,928	2,788	2,190
ID	986	1,864	1,760	1,022	499	PA	10,117	9,346	10,046	3,800	3,959
IL	10,796	11,739	12,367	5,474	4,716	RI	594	465	773	288	337
IN	6,350	7,896	9,169	3,995	3,686	SD	3,664	4,580	5,977	2,802	2,437
IA	2,034	2,883	3,263	1,065	1,233	SC	468	706	742	265	254
KS	2,193	3,264	3,752	1,540	1,342	TN	4,388	7,167	8,167	3,808	2,758
KY	3,174	4,462	4,755	2,125	1,857	TX	13,197	22,999	27,073	11,943	10,446
LA	3,191	4,354	4,643	1,420	1,922	UT	1,884	4,218	5,245	1,851	1,407
ME	897	1,076	1,137	479	398	VT	515	484	620	230	297
MD	6,056	6,299	5,847	2,625	2,347	VA	7,180	8,794	10,040	4,592	3,779
MA	5,135	7,411	10,219	2,649	3,701	WA	6,185	7,334	8,470	3,905	3,072
MI	7,646	9,946	10,636	5,036	4,022	WV	1,253	1,215	1,188	229	494
MN	4,953	5,607	6,229	2,579	2,246	WI	4,654	5,651	6,124	2,597	2,324
MS	1,569	2,718	2,591	914	1,038	WY	462	532	624	181	163

¹ Includes nonbuilding construction, not shown separately.

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

No. 1201. New Privately Owned One-Family Houses Sold, by Region and Type of Financing, 1980 to 1997, and by Sales-Price Group, 1997

[In thousands. 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	Total sales	REGION				FINANCING TYPE			
		North-east	Midwest	South	West	Conventional	FHA and VA	Rural Housing Service ¹	Cash
1980	545	50	81	267	145	302	196	14	32
1985	688	112	82	323	170	403	208	11	64
1987	671	117	97	271	186	408	190	8	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
Under \$70,000	22	(B)	(B)	19	(B)	11	9	(B)	(B)
\$70,000 to \$79,999	28	(B)	3	21	3	13	13	(B)	(B)
\$80,000 to \$99,999	93	4	17	60	12	53	36	(B)	3
\$100,000 to \$119,999	103	4	18	54	26	65	31	(B)	6
\$120,000 to \$149,999	173	11	30	76	56	125	34	(B)	14
\$150,000 to \$199,999	177	20	32	69	55	153	14	(B)	10
\$200,000 to \$249,999	83	12	16	29	26	77	(B)	(B)	4
\$250,000 to \$299,999	46	8	8	15	15	44	(B)	(B)	3
\$300,000 and over	78	16	13	20	30	74	(B)	(B)	4

B Withheld because estimate did not meet publication standards on the basis of sample size. ¹ Prior to 1996, the Farmers Home Administration.

Source: U.S. Bureau of the Census 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. 1202. Median Sales Price of New Privately Owned One-Family Houses Sold, by Region: 1980 to 1997

[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	1990	122,900	159,000	107,900	99,000	147,500
1983	75,300	82,200	79,500	70,900	80,100	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

Source: U.S. Bureau of the Census 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. New Mobile Homes Placed for Residential Use and Average Sales Price, by Region: 1980 to 1997

[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	Mid-west	South	West	U.S.	North-east	Mid-west	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
1987	239.2	23.6	40.0	145.5	30.1	23,700	25,600	23,700	21,900	31,000
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	36,600	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

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

No. 1206. Existing Home Sales, by State: 1990 to 1997

[In thousands]

STATE	1990	1994	1995	1996	1997	STATE	1990	1994	1995	1996	1997
United States ¹	3,560	4,404	4,240	4,559	4,730	Missouri	84.1	110.2	108.3	113.7	115.9
Alabama	61.1	77.4	74.2	76.8	82.2	Montana	12.7	15.6	13.8	14.2	14.9
Alaska	(NA)	(NA)	(NA)	(NA)	(NA)	Nebraska	19.3	23.3	21.1	20.3	23.4
Arizona	86.3	123.8	122.0	128.2	135.1	Nevada	26.2	32.9	29.6	31.8	29.7
Arkansas	44.8	52.3	57.5	59.7	58.7	New Hampshire	7.9	16.2	(NA)	(NA)	(NA)
California ²	453.0	482.5	425.6	505.4	555.4	New Jersey	114.8	145.4	138.3	147.8	157.3
Colorado	54.2	80.6	76.9	81.6	86.6	New Mexico	23.6	30.4	28.9	26.7	25.5
Connecticut	34.3	49.8	51.4	49.2	55.0	New York	125.5	156.3	150.4	165.8	171.0
Delaware	9.7	10.4	10.2	(NA)	(NA)	North Carolina	135.9	204.1	201.0	212.5	228.0
District of Columbia	13.1	12.3	11.6	10.8	14.2	North Dakota	10.4	10.9	10.6	12.0	11.9
Florida	183.3	229.7	220.3	225.5	234.4	Ohio	151.6	186.4	182.8	192.7	187.3
Georgia	73.2	(NA)	(NA)	(NA)	(NA)	Oklahoma	53.4	59.7	57.7	60.6	64.2
Hawaii	19.2	13.1	10.0	9.8	11.1	Oregon	56.6	58.1	59.0	58.9	60.1
Idaho	18.1	23.1	20.5	20.2	20.7	Pennsylvania	182.7	216.4	217.2	224.3	233.3
Illinois	160.9	188.4	183.5	191.6	199.7	Rhode Island	7.8	11.6	11.5	12.9	14.3
Indiana	80.1	103.3	100.6	103.5	111.5	South Carolina	57.8	67.3	68.9	74.2	81.5
Iowa	51.9	54.3	51.6	56.4	57.7	South Dakota	11.6	13.2	13.3	13.9	15.2
Kansas	38.8	55.7	54.4	59.9	61.6	Tennessee	92.7	129.8	133.6	142.9	149.9
Kentucky	66.4	81.1	78.2	78.8	81.1	Texas	240.0	266.9	256.8	275.0	293.1
Louisiana	41.6	51.4	50.4	50.9	52.9	Utah	22.1	32.4	31.6	33.8	30.0
Maine	(NA)	13.1	13.1	14.2	14.7	Vermont	6.1	10.9	8.8	8.4	8.1
Maryland	67.1	69.5	58.7	60.3	66.4	Virginia	96.9	99.5	92.2	92.2	98.5
Massachusetts	44.0	68.7	68.1	81.9	94.3	Washington	87.7	101.2	95.5	101.5	116.5
Michigan	145.0	184.2	176.3	179.8	180.3	West Virginia	42.0	45.8	44.2	43.8	45.2
Minnesota	64.8	82.1	76.7	85.8	88.0	Wisconsin	74.2	94.3	93.2	101.0	104.6
Mississippi	34.7	43.5	46.1	46.7	47.7	Wyoming	7.4	11.0	9.4	8.6	9.5

NA Not available. ¹ U.S. totals are derived independently and therefore are not equal to the sum of the states. ² Data from the California Association of Realtors.

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

No. 1207. New Apartments Completed and Rented in 3 Months, by Region: 1980 to 1996

[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 ¹	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
Less than \$350	4.3	1.0	0.4	1.3	1.5	70	19	83	77	96
\$350 to \$549	47.4	1.2	19.7	20.5	5.9	79	73	80	77	88
\$350 to \$449	14.7	0.1	6.0	6.2	2.4	82	69	81	80	93
\$450 to \$549	32.7	1.1	13.7	14.3	3.5	78	73	79	76	85
\$550 to \$749	70.9	2.3	11.2	35.5	22.0	71	53	79	67	74
\$550 to \$649	36.2	0.9	8.5	18.5	8.4	72	49	77	69	78
\$650 to \$749	34.7	1.4	2.7	17.0	13.6	69	55	85	65	72
\$750 or more	68.8	1.7	5.9	39.6	21.6	69	91	65	67	70
Median monthly asking rent	\$672	\$650	\$538	\$697	\$721	(X)	(X)	(X)	(X)	(X)

X Not applicable. ¹ Due to revised estimation procedures, data beginning 1990 not strictly comparable with prior years.

Source: U.S. Bureau of the Census, *Current Housing Reports*, Series H130, *Market Absorption of Apartments*, and unpublished data.

No. 1212. Housing Inventory for Selected Metropolitan Areas— Summary Characteristics: 1994 to 1996

[Based on the American Housing Survey and subject source for details. For definition of median, see Guide to Tabular Presentation]

YEAR AND METROPOLITAN AREA	Total units (1,000)	PERCENT							OWNER OCCUPIED					RENTER OCCUPIED		Median monthly housing costs (doll.)	Median monthly electric costs (doll.)
		Owner occupied	Renter occupied	Vacant and seasonal	Single-family	Multi-family	Central heat	Central air	Median monthly housing costs		Median value (doll.)	Median monthly real estate taxes (doll.)	Median monthly electricity costs (doll.)	Median monthly housing costs			
									Total (doll.)	Percent of income				Total (doll.)	Percent of income		
1994																	
Chico-Santa Ana, CA PMSA	918.0	56.0	36.8	7.2	59.8	40.2	70.0	41.4	1,127	23	216,962	121	56	805	32		
Chico, NY CMSA	503.2	60.9	30.2	8.8	61.7	38.3	89.5	14.6	589	21	85,378	188	65	446	29		
Dallas, TX PMSA	1,152.8	51.3	39.1	9.7	64.4	35.6	82.2	87.1	783	19	87,615	119	114	532	26		
Durham-Washington, TX PMSA	555.4	57.9	32.4	9.7	72.7	27.3	74.1	81.2	668	19	70,759	109	117	509	27		
Green Bay, WI PMSA	593.0	58.5	35.9	5.6	60.2	39.8	92.7	38.8	684	20	101,407 ⁽²⁾	47	49	498	29		
Phoenix, AZ MSA	1,032.8	56.2	30.7	13.2	73.7	26.3	86.3	86.1	664	19	88,269	55	111	509	29		
Riverside-San Bernardino-Ontario, CA MSA	1,121.4	56.5	26.7	16.8	78.5	21.5	72.0	64.4	807	25	123,491	78	63	592	35		
San Diego, CA MSA	993.3	50.4	39.8	9.7	60.9	39.1	54.3	26.5	873	23	176,277	104	46	640	33		
1995																	
Charlotte, NC-SC MSA	539.4	62.7	30.6	6.7	79.2	20.8	80.6	72.2	532	17	86,763	61	87	489	25		
Chicago, IL Area PMSAs	2,987.1	59.6	33.8	6.6	55.5	44.5	90.2	47.7	850	21	136,362	185	68	584	29		
Columbus, OH MSA	604.9	57.9	34.0	8.1	78.6	21.4	91.4	63.7	654	18	92,664	97	61	484	26		
Denver, CO PMSA	773.9	61.2	32.6	6.2	71.2	28.8	95.5	25.7	763	20	119,694	91	47	539	27		
Detroit, MI PMSA	1,802.7	66.3	26.9	6.7	77.1	22.9	93.8	44.6	551	16	89,648	126	50	508	27		
Kansas City, MO-KS MSA	715.5	61.9	30.2	7.9	79.0	21.0	93.1	73.6	565	17	78,542	73	68	481	26		
Long Beach-Anaheim, CA PMSA	3,276.0	42.0	48.0	10.0	56.0	44.0	45.3	32.1	943	23	192,803	109	55	654	36		
Miami-Fort Lauderdale, FL CMSA	1,483.8	52.1	31.8	16.1	53.5	46.5	69.1	76.9	729	24	97,058	110	93	609	35		
New Orleans, LA MSA	547.7	54.6	33.9	11.5	69.8	30.2	67.9	66.8	404	15	75,768	(¹)	100	441	28		
New York-Nassau-Suffolk-Orange County, NY PMSAs	4,577.3	41.0	50.9	8.1	32.6	67.4	94.7	11.1	931	22	172,651	(²)	81	650	32		
Northwestern New Jersey PMSAs	2,442.2	56.0	34.2	9.8	60.0	40.0	89.5	35.1	976	23	176,713	(²)	72	669	31		
Philadelphia, PA-NJ PMSA	1,986.6	63.7	28.0	8.4	74.2	25.8	90.4	38.8	673	22	112,769	166	82	578	31		
Pittsburgh, PA MSA	1,051.7	66.5	25.7	7.8	78.5	21.5	93.9	37.4	416	18	73,383	118	57	417	27		
Portland, OR-WA PMSA	702.6	60.3	32.9	6.8	76.1	23.9	59.4	18.0	704	19	127,731	147	49	566	28		
San Antonio, TX MSA	538.7	55.4	34.6	10.0	72.7	27.3	65.2	67.8	507	18	62,577	85	80	475	27		
1996																	
Atlanta, GA MSA	1,421.1	58.6	33.4	8.1	71.4	28.6	88.7	82.6	803	18	105,037	85	81	651	29		
Cleveland, OH PMSA	829.6	62.4	30.7	6.9	68.5	31.5	94.8	39.3	552	17	99,283	116	64	492	28		
Providence, RI PMSA	480.2	60.5	31.1	8.4	63.5	36.5	87.9	19.0	888	21	139,641	(²)	69	616	29		
Baltimore, IN MSA	640.8	62.2	30.2	7.6	77.5	22.5	89.9	71.6	603	17	91,213	74	63	507	26		
Memphis, TN-AR-MS MSA	442.0	59.3	31.5	9.2	73.9	26.1	77.1	71.7	592	18	76,175	62	69	477	26		
Omaha City, OK MSA	446.4	57.8	28.7	13.5	77.9	22.1	79.7	76.4	461	15	65,638	41	76	434	26		
Sacramento, CA PMSA	625.4	55.1	34.1	10.8	76.0	24.0	67.5	71.7	874	21	140,758	84	60	590	30		
St. Louis, MO-IL MSA	1,170.0	64.3	26.5	9.2	76.4	23.6	92.6	76.5	557	17	82,111	77	75	462	27		
Seattle-Everett, WA PMSA	965.3	58.3	35.1	6.5	66.1	33.9	55.9	6.0	897	21	164,554	151	54	630	28		

¹ Less than \$25. ² More than \$200.

Source: U.S. Bureau of the Census, *American Housing Survey for Selected Metropolitan Areas*, annual.

No. 1213. Housing Units—Size of Units and Lot: 1995

[In thousands, 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	Seasonal	YEAR-ROUND UNITS								Vacant
			Occupied								
			Total	Owner	Renter	North-east	Mid-west	South	West		
Total units	109,457	3,054	97,693	63,544	34,150	19,200	23,662	34,236	20,596	8,710	
Rooms:											
1 room	862	104	550	22	528	246	109	72	123	208	
2 rooms	1,422	215	958	60	898	279	139	235	305	249	
3 rooms	10,166	484	8,311	859	7,452	2,299	1,691	2,240	2,081	1,371	
4 rooms	20,789	1,070	17,062	6,069	10,993	3,124	3,858	6,135	3,945	2,656	
5 rooms	24,328	660	21,600	13,895	7,705	3,749	5,292	8,380	4,178	2,068	
6 rooms	22,151	327	20,700	16,686	4,014	3,797	5,122	7,725	4,055	1,125	
7 rooms	14,183	88	13,560	12,007	1,554	2,606	3,467	4,781	2,706	536	
8 rooms or more	15,555	106	14,952	13,946	1,006	3,100	3,985	4,667	3,202	496	
Median number of rooms	5.4	4.2	5.5	6.2	4.2	5.5	5.6	5.5	5.4	4.5	
Complete bathrooms:											
No bathrooms	1,201	468	465	195	270	133	116	159	57	268	
1 bathroom	50,700	1,703	43,777	19,069	24,709	10,472	11,456	13,627	8,221	5,219	
1 and one-half bathrooms	15,887	237	14,780	11,319	3,461	3,610	4,889	4,008	2,273	870	
2 or more bathrooms	41,669	645	38,671	32,961	5,710	4,984	7,201	16,442	10,044	2,353	
Square footage of unit:											
Single detached and mobile homes	73,816	2,564	66,990	57,094	9,897	10,375	17,312	25,622	13,682	4,261	
Less than 500	1,242	360	667	379	288	59	107	295	206	216	
500 to 749	3,293	483	2,356	1,386	969	244	521	1,166	424	455	
750 to 999	6,676	393	5,697	4,126	1,571	521	1,400	2,675	1,101	586	
1,000 to 1,499	16,741	406	15,450	12,697	2,753	1,408	3,327	7,147	3,568	885	
1,500 to 1,999	14,576	202	13,785	12,218	1,567	1,839	3,288	5,343	3,314	589	
2,000 to 2,499	10,344	69	9,943	9,211	732	1,913	2,960	3,124	1,947	333	
2,500 to 2,999	5,739	39	5,486	5,147	339	1,265	1,689	1,590	942	214	
3,000 to 3,999	5,178	55	4,956	4,737	219	1,214	1,532	1,449	761	167	
4,000 or more	2,938	31	2,785	2,597	189	739	814	879	353	121	
Other ²	7,089	527	5,867	4,596	1,271	1,174	1,673	1,953	1,066	695	
Median square footage	1,686	862	1,732	1,814	1,270	2,139	1,875	1,552	1,652	1,297	
Lot size:											
Single detached and attached units and mobile homes	(NA)	(NA)	72,522	60,020	12,500	11,943	18,364	27,480	14,735	(NA)	
Less than one-eighth acre	(NA)	(NA)	6,292	5,367	924	1,324	1,528	1,710	1,730	(NA)	
One-eighth to one-quarter acre	(NA)	(NA)	12,184	11,077	1,107	1,777	3,212	3,725	3,470	(NA)	
One-quarter to one-half acre	(NA)	(NA)	10,077	9,303	774	1,707	2,643	3,741	1,986	(NA)	
One-half up to one acre	(NA)	(NA)	7,394	6,656	738	1,537	1,635	3,275	947	(NA)	
1 to 4 acres	(NA)	(NA)	10,450	9,398	1,051	2,138	2,188	4,990	1,134	(NA)	
5 to 9 acres	(NA)	(NA)	1,713	1,574	139	225	477	768	244	(NA)	
10 acres or more	(NA)	(NA)	3,670	3,185	485	452	1,258	1,529	431	(NA)	
Other ²	(NA)	(NA)	20,742	13,460	7,282	2,783	5,423	7,742	4,793	(NA)	
Median acreage	(NA)	(NA)	0.43	0.43	0.44	0.47	0.41	0.61	0.24	(NA)	

NA Not available. ¹ Does not include selected vacant units. ² Represents units not reported or size unknown.

Source: U.S. Bureau of the Census, *Current Housing Reports*, Series H150/95, *American Housing Survey in the United States*.

No. 1214. Occupied Housing Units—Tenure, by Race of Householder: 1991 to 1995

[In thousands, except percent. As of fall. Based on the American Housing Survey; see Appendix III]

RACE OF HOUSEHOLDER AND TENURE	1991	1993	1995
ALL RACES¹			
Occupied units, total	93,147	94,724	97,693
Owner occupied	59,796	61,252	63,544
Percent of occupied	64.2	64.7	65.0
Renter occupied	33,351	33,472	34,150
WHITE			
Occupied units, total	79,140	80,029	81,611
Owner occupied	53,749	54,878	56,507
Percent of occupied	67.9	68.6	69.2
Renter occupied	25,391	25,151	25,104
BLACK			
Occupied units, total	10,832	11,128	11,773
Owner occupied	4,635	4,788	5,137
Percent of occupied	42.8	43.0	43.6
Renter occupied	6,197	6,340	6,637
HISPANIC ORIGIN²			
Occupied units, total	6,239	6,614	7,757
Owner occupied	2,423	2,788	3,245
Percent of occupied	38.8	42.2	41.8
Renter occupied	3,816	3,826	4,512

¹ Includes other races, not shown separately. ² Persons of Hispanic origin may be of any race.

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

No. 1219. Owner Occupied Housing Units—Mortgage Characteristics, by Region: 1995

[As of fall. Based on the American Housing Survey; see Appendix III. For composition of regions, see map, inside front cover]

CHARACTERISTIC	NUMBER (1,000)					PERCENT DISTRIBUTION				
	Total units	North-east	Mid-west	South	West	Total units	North-east	Mid-west	South	West
ALL OWNERS										
Total units	63,544	11,861	16,567	22,959	12,157	100.0	100.0	100.0	100.0	100.0
Mortgages currently on property:										
None, owned free and clear	24,518	4,607	6,479	9,666	3,765	38.6	38.8	39.1	42.1	31.0
Mortgaged	39,026	7,254	10,088	13,292	8,392	61.4	61.2	60.9	57.9	69.0
One mortgage or land contract	34,730	6,326	8,913	12,183	7,307	54.7	53.3	53.8	53.1	60.1
Two mortgages	4,244	914	1,167	1,102	1,062	6.7	7.7	7.0	4.8	8.7
Three mortgages or more	52	14	7	7	23	0.1	0.1	0.0	0.0	0.2
OWNERS WITH MORTGAGES										
Total units	39,026	7,254	10,088	13,292	8,392	100.0	100.0	100.0	100.0	100.0
Type of primary mortgage:										
FHA	5,172	514	1,182	2,252	1,225	13.3	7.1	11.7	16.9	14.6
VA	2,356	170	467	1,086	632	6.0	2.3	4.6	8.2	7.5
Farmers Home Administration ¹	381	47	114	158	62	1.0	0.6	1.1	1.2	0.7
Other types	27,906	5,732	7,793	8,583	5,798	71.5	79.0	77.3	64.6	69.1
Don't know	1,336	265	202	585	284	3.4	3.7	2.0	4.4	3.4
Not reported	1,875	527	330	628	390	4.8	7.3	3.3	4.7	4.6
Payment plan of primary mortgage:										
Fixed payment, self amortizing	30,002	5,392	7,925	10,519	6,166	76.9	74.3	78.6	79.1	73.5
Adjustable rate mortgage	4,473	900	1,116	1,233	1,224	11.5	12.4	11.1	9.3	14.6
Graduated payment mortgage	370	67	79	114	109	0.9	0.9	0.8	0.9	1.3
Balloon	586	53	244	178	112	1.5	0.7	2.4	1.3	1.3
Other	567	102	144	200	121	1.5	1.4	1.4	1.5	1.4
Combination	336	71	93	103	69	0.9	1.0	0.9	0.8	0.8
Not reported	2,691	669	486	946	590	6.9	9.2	4.8	7.1	7.0
Home equity loan:										
With a home equity loan	8,474	1,771	2,271	2,384	2,048	21.7	24.4	22.5	17.9	24.4
No home equity loan	27,696	4,906	7,243	9,776	5,770	71.0	67.6	71.8	73.5	68.8
Not reported	2,857	576	574	1,132	574	7.3	7.9	5.7	8.5	6.8

¹ Due to a reorganization, now the Rural Housing Service handles these mortgage functions.Source: U.S. Bureau of the Census, *Current Housing Reports*, series H-150/95, *American Housing Survey in the United States*.**No. 1220. Debt Status of Homeowners, by Selected Characteristic: 1997**

[In percent. See headnote, Table 817]

HOMEOWNER CHARACTERISTIC	All homeowners	No mortgage debt	First mortgage only ¹	Home equity line of credit	Traditional home equity loan	Either type of home equity loan
All homeowners	100	100	100	100	100	100
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 ² :						
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
Census region: ³						
West	17	14	18	18	27	21
North Central	30	29	30	33	30	32
Northeast	17	16	17	24	24	24
South	36	42	35	25	19	23

¹ Excludes those who have only a home equity line of credit. ² 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. ³ For composition of regions, see map, inside front cover.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 1995

[As of fall. Based on American Housing Survey. See Appendix III]

TYPE OF EQUIPMENT OR FUEL	NUMBER (1,000)			PERCENT DISTRIBUTION		
	1991	1993	1995	1991	1993	1995
Occupied units, total	93,147	94,724	97,692	100.0	100.0	100.0
Heating equipment:						
Warm air furnace	49,423	51,248	53,165	53.1	54.1	54.4
Heat pumps	7,638	8,422	9,406	8.2	8.9	9.6
Steam or hot water	13,929	13,657	13,669	15.0	14.4	14.0
Floor, wall, or pipeless furnace	4,291	4,746	4,963	4.6	5.0	5.1
Built-in electric units	6,755	6,722	7,035	7.3	7.1	7.2
Room heaters with flue	2,549	1,766	1,620	2.7	1.9	1.7
Room heaters without flue	2,111	1,597	1,642	2.3	1.7	1.7
Fireplaces, stoves, portable heaters or other	5,590	5,654	5,150	6.0	6.0	5.3
None	861	911	1,044	0.9	1.0	1.1
House main heating fuel:						
Utility gas	47,018	47,669	49,203	50.5	50.3	50.4
Fuel oil, kerosene, etc	12,462	12,189	12,029	13.4	12.9	12.3
Electricity	23,714	25,107	26,771	25.5	26.5	27.4
Bottled, tank, or LP gas	3,882	3,922	4,251	4.2	4.1	4.4
Coal or coke	319	297	210	0.3	0.3	0.2
Wood and other fuel	4,890	4,630	4,186	5.2	4.9	4.3
None	862	910	1,043	0.9	1.0	1.1
Cooking fuel:						
Electricity	54,232	55,887	57,621	58.2	59.0	59.0
Gas ¹	38,119	37,996	39,218	40.9	40.1	40.1
Other fuel	424	479	566	0.5	0.5	0.6
None	372	362	287	0.4	0.4	0.3

¹ Includes utility, bottled, tank, and LP gas.Source: U.S. Bureau of the Census, *Current Housing Reports*, series H150/91, H150/93, and H150/95, *American Housing Survey in the United States*.

No. 1222. Occupied Housing Units—Housing Indicators, by Selected Characteristics of the Householder: 1995

[In thousands of units. As of fall. Based on the American Housing Survey. See Appendix III]

CHARACTERISTIC	Total occupied units	TENURE		BLACK		HISPANIC ORIGIN ¹		ELDERLY ²		HOUSEHOLDS BELOW POVERTY LEVEL	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Total units	97,693	63,544	34,150	5,137	6,637	3,245	4,512	16,299	4,542	6,034	8,661
Amenities:											
Porch, deck, balcony or patio	75,657	54,319	21,338	4,052	3,873	2,597	2,408	13,572	2,492	4,804	4,841
Usable fireplace	31,734	27,280	4,454	1,438	554	992	430	5,611	354	1,661	596
Separate dining room	46,657	36,374	10,283	2,934	2,074	1,652	1,155	8,293	1,028	2,800	2,140
With 2 or more living rooms or recreation rooms	28,941	26,179	2,762	1,659	355	925	197	5,680	277	1,578	428
Garage or carport with home	57,352	46,906	10,446	2,804	1,171	2,326	1,363	12,268	1,190	3,598	1,880
Cars and trucks available:											
No cars, trucks, or vans	9,583	2,491	7,092	538	2,375	125	1,202	1,745	2,100	881	3,565
Other households without cars	7,006	4,669	2,337	201	165	347	355	758	108	549	444
1 car with or without trucks or vans	48,263	30,648	17,615	2,399	3,176	1,464	2,100	9,870	2,074	3,180	3,869
2 cars	26,149	19,986	6,163	1,544	819	996	721	3,397	228	1,147	678
3 or more cars	6,692	5,750	942	455	102	314	133	529	33	276	106
With cars, no trucks or vans	52,068	32,256	19,812	3,093	3,702	1,557	2,282	9,950	2,153	3,035	4,092
1 truck or van with or without cars	28,423	22,304	6,119	1,276	523	1,168	875	3,848	269	1,650	880
2 or more trucks or vans	7,619	6,493	1,126	230	37	396	153	756	20	467	125
Internal deficiencies:											
Signs of rats in last 3 months	2,708	1,219	1,489	230	555	193	463	263	132	235	637
Holes in floors	1,074	503	571	106	177	71	125	84	36	126	222
Open cracks or holes	4,527	1,943	2,584	356	750	168	426	347	176	346	921
Broken plaster or peeling paint (interior of unit)	3,673	1,672	2,002	273	584	145	333	375	167	304	729
No electrical wiring	26	22	4	-	-	-	-	3	2	15	-
Exposed wiring	1,760	873	887	88	240	80	175	260	105	104	306
Rooms without electric outlet	1,816	891	925	130	269	44	147	276	98	187	353
Water leakage ³	11,411	6,325	5,086	641	1,197	354	662	1,067	443	616	1,434

- Represents zero. ¹ Persons of Hispanic origin may be of any race. ² Householders 65 years old and over. ³ During the 12 months prior to the survey.Source: U.S. Bureau of the Census, *Current Housing Reports*, series H150/95, *American Housing Survey in the United States*.

No. 1225. Expenditures by Residential Property Owners for Improvements and Maintenance and Repairs, by Type of Property and Activity: 1980 to 1996

[In millions of dollars]

YEAR AND TYPE OF EXPENDITURE	Total	1-unit properties with owner occupant	Other properties	ADDITIONS AND ALTERATIONS				Major replacements	Maintenance and repairs
				Total	To structures		To property outside of structures		
					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	16,993	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	49,840
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, total¹	111,683	75,362	36,321	44,726	7,936	26,893	9,897	24,910	42,047
Heating and air conditioning ²	10,151	7,480	2,671	1,872	(NA)	1,872	(NA)	5,639	2,640
Plumbing	9,489	5,145	4,344	2,354	(NA)	2,354	(NA)	3,053	4,082
Roofing	10,415	6,972	3,443	(NA)	(NA)	(NA)	(NA)	6,280	4,135
Painting	10,910	6,169	4,741	(NA)	(NA)	(NA)	(NA)	(NA)	10,910
1996, total¹	114,919	76,094	38,825	53,456	12,035	30,064	11,357	24,465	36,997
Heating and air conditioning ²	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

NA Not available. ¹ Includes types of expenditures not separately specified. ² Central air-conditioning.Source: U.S. Bureau of the Census, *Current Construction Reports*, series C50, *Expenditures for Residential Improvement*, quarterly.

No. 1226. Properties, by Type of Owner: 1995

[In thousands. 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		MULTI FAMILY 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
All properties¹	8,773	6,438	20,585	3,085	2,471	1,894	1,468	2,224	9,443
With individual or partnership owners ²	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	203	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	529	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. ¹ Includes properties with other owners not shown separately. ² Includes properties with owners not reporting.Source: U.S. Bureau of the Census, Internet site <<http://www.census.gov/hhes/www/poms.html>> (accessed 23 April 1997).

No. 1227. Commercial Office Space—Overview for Selected Market Areas: 1997

[The complete publication including this copyright table is available from the U.S. Government Printing Office and the National Technical Information Service]

No. 1228. Commercial Buildings—Selected Characteristics, by Square Footage of Floorspace: 1995

[Excludes buildings 1,000 square feet or smaller. 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)
		Total	Within buildings having square footage of—							
			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		
All buildings	4,579	58,772	6,338	7,530	11,617	7,676	7,968	17,643	12.8	5.0
Region:										
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
Year constructed:										
1919 or before	353	3,673	442	756	957	407	386	³ 340	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	*264	10.2	3.5
Principal activity within building:										
Education	309	7,740	250	404	1,045	1,825	1,752	¹ 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 1,483	22.2	4.5
Lodging	158	3,618	150	269	748	512	613	¹ 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	¹ 655	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
Fuels used alone or in combination:										
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	² 252	16.2	4.0
Workers:										
Fewer than 5	2,505	13,885	4,184	3,636	3,806	770	518	³ 415	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	³ 480	11.4	7.5
20 to 49	400	9,132	225	615	2,513	2,620	2,087	¹ 940	22.8	16.3
50 to 99	138	6,931	(S)	(S)	567	1,644	2,108	² 325	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
Weekly operating hours:										
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	¹ 2,144	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. ³ Figure does not meet publication standards. ¹ 100,001 to 500,000 square feet. ² 200,001 to 500,000 square feet. ³ 100,001 to 200,000 square feet. ⁴ 200,001 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).

