

## 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. 1190. Construction Industries—Summary, by Industry: 1992**

[Based on a probability sample of about 167,000 construction establishments with payroll in 1992; see Appendix III. N.e.c.= Not elsewhere classified]

INDUSTRY	1987 SIC <sup>1</sup> code	Estab- lish- ments with payroll (1,000)	EMPLOYEES (1,000)		PAYROLL (mil. dol.)		VALUE OF CONSTRUC- TION WORK (mil. dol.)		Value added <sup>3</sup> (mil. dol.)
			Total	Con- struction workers	Total	Con- struction workers	Total	Net <sup>2</sup>	
All industries, total . . . . .	(X)	572.9	4,668	3,596	117,730	83,048	528,106	391,190	234,618
General building contractors . . . . .	15	168.4	1,097	759	27,078	16,125	215,629	114,722	63,117
Single-family houses . . . . .	1521	107.5	404	296	7,278	4,869	48,633	33,660	17,183
Other residential buildings . . . . .	1522	6.5	49	35	1,161	718	7,835	4,338	2,454
Operative builders . . . . .	1531	17.0	114	50	3,359	1,045	44,588	26,843	15,289
Industrial buildings and warehouses . . . . .	1541	7.7	123	92	3,476	2,310	20,586	10,967	6,438
Nonresidential buildings, n.e.c. . . . .	1542	29.7	407	286	11,804	7,183	93,987	38,913	21,754
Heavy construction contractors . . . . .	16	37.2	799	647	23,728	17,622	95,571	77,526	49,165
Highway and street construction . . . . .	1611	10.1	257	211	7,358	5,457	35,332	27,863	15,711
Bridge, tunnel, and elevated highway . . . . .	1622	1.0	44	36	1,485	1,125	7,198	5,316	3,078
Water, sewer, and utility lines . . . . .	1623	10.2	194	160	5,624	4,252	20,205	17,587	11,734
Heavy construction, n.e.c . . . . .	1629	15.8	304	240	9,261	6,788	32,837	26,760	18,642
Special trade contractors . . . . .	17	367.3	2,772	2,190	66,924	49,302	216,905	198,942	122,336
Plumbing, heating, air-conditioning . . . . .	1711	75.4	613	455	16,613	11,781	56,902	50,756	29,432
Painting and paperhanging . . . . .	1721	32.0	163	136	3,164	2,470	8,690	8,095	5,855
Electrical work . . . . .	1731	54.0	487	379	13,624	10,039	40,259	38,541	23,548
Masonry and other stonework . . . . .	1741	22.6	148	130	2,883	2,366	8,458	7,956	5,146
Plastering, drywall, insulation . . . . .	1742	18.6	207	173	4,910	3,826	14,056	12,824	8,143
Terrazzo, tile, marble, and mosaic work . . . . .	1743	6.5	34	27	775	568	2,439	2,323	1,358
Carpentry . . . . .	1751	38.2	178	145	3,489	2,683	12,852	11,334	6,760
Floorlaying and other floor work . . . . .	1752	10.2	49	36	1,065	724	4,428	4,032	2,166
Roofing, siding, and sheet metal work . . . . .	1761	27.6	216	169	4,623	3,230	16,788	15,590	8,906
Concrete work . . . . .	1771	26.1	193	161	4,038	3,093	14,423	13,179	7,703
Water well drilling . . . . .	1781	3.6	19	15	444	323	1,727	1,676	995
Structural steel erection . . . . .	1791	3.8	58	47	1,629	1,227	4,952	4,487	3,021
Glass and glazing work . . . . .	1793	4.6	32	21	796	495	2,724	2,634	1,424
Excavation work . . . . .	1794	13.9	77	62	1,817	1,401	6,870	6,129	4,340
Wrecking and demolition work . . . . .	1795	1.0	13	10	296	215	1,059	928	775
Installing building equipment, n.e.c. . . . .	1796	3.9	83	64	2,324	1,742	6,611	6,132	4,494
Special trade contractors, n.e.c. . . . .	1799	25.3	204	157	4,435	3,120	13,667	12,325	8,270

X Not applicable. <sup>1</sup> Based on the 1987 Standard Industrial Classification code; see text, Section 13, Labor Force. <sup>2</sup> Value of construction work less payments for construction work subcontracted to others, not shown separately. <sup>3</sup> Dollar value of business done less (a) payments for materials, components, and supplies, and (b) payments for construction work subcontracted to others.

Source: U.S. Bureau of the Census, *Census of Construction Industries, 1992*, Series CC92-I-1(P) through CC92-I-27(P).

**No. 1191. Construction Materials—Producer Price Indexes: 1980 to 1997**

[1982=100, except as noted. For discussion of producer price index, see text, Section 15, Prices. This index, more formally known as the special commodity grouping index for construction materials, covers materials incorporated as integral part of a building or normally installed during construction and not readily removable. Excludes consumer durables such as kitchen ranges, refrigerators, etc. This index is not the same as the stage-of-processing index of intermediate materials and components for construction.]

COMMODITY	1980	1985	1990	1991	1992	1993	1994	1995	1996	1997 <sup>1</sup>
Construction materials . . . . .	92.5	107.6	119.6	120.4	122.5	128.6	133.8	138.8	139.6	142.1
Interior solvent based paint . . . . .	91.3	107.3	133.0	140.2	141.7	142.9	148.1	164.5	175.6	180.5
Plastic construction products . . . . .	103.9	108.6	117.2	115.1	112.7	116.6	122.9	133.8	130.9	128.2
Douglas fir, dressed . . . . .	132.6	126.5	138.4	139.6	169.5	237.6	236.2	198.8	227.1	221.3
Southern pine, dressed . . . . .	104.0	105.2	111.2	110.0	130.6	168.8	182.6	166.9	177.9	201.2
Millwork . . . . .	93.2	111.7	130.4	135.5	143.3	156.6	162.4	163.8	166.6	170.9
Softwood plywood . . . . .	109.5	107.4	119.6	120.8	147.2	169.7	176.8	188.1	173.7	175.5
Hardwood plywood and related products . . . . .	97.5	89.9	102.7	102.8	106.9	115.4	122.3	122.2	124.9	127.1
Softwood plywood veneer, ex. reinforced/backed . . . . .	126.0	100.1	142.3	138.5	168.3	216.0	207.8	203.5	189.3	201.7
Building paper and building board/mill products . . . . .	86.1	107.4	112.2	118.8	119.6	132.7	144.1	144.9	137.2	129.6
Steel pipe and tubes <sup>2</sup> . . . . .	(NA)	93.3	102.6	100.8	94.1	92.8	96.9	104.4	103.2	106.9
Builders hardware . . . . .	84.9	113.5	133.0	138.1	141.4	144.9	148.0	153.2	156.5	158.4
Plumbing fixtures and brass fittings . . . . .	88.5	111.9	144.3	149.7	153.1	155.9	159.6	166.0	171.1	174.5
Heating equipment . . . . .	87.0	109.5	131.6	134.1	137.3	140.4	142.5	147.5	151.2	152.4
Metal doors, sash, and trim . . . . .	87.8	107.3	131.4	134.6	135.0	136.6	142.0	156.5	159.3	161.0
Siding, aluminum <sup>3</sup> . . . . .	(NA)	110.1	(NA)	(NA)	116.7	117.2	119.4	132.4	125.5	132.1
Incandescent outdoor lighting fixtures . . . . .	82.7	109.2	137.3	136.5	139.1	138.5	141.5	151.8	152.9	149.8
Commercial fluorescent fixtures <sup>4</sup> . . . . .	85.7	121.8	113.0	116.5	117.6	117.4	116.2	121.0	123.4	122.8
Architectural and ornamental metalwork <sup>5</sup> . . . . .	(NA)	104.5	118.7	119.2	117.7	119.5	123.4	128.0	131.3	133.5
Fabricated ferrous wire products <sup>2</sup> . . . . .	(NA)	99.3	114.6	115.9	117.5	119.3	122.6	125.7	126.8	128.0
Elevators, escalators, and other lifts . . . . .	87.3	97.7	110.1	108.7	109.4	110.7	112.4	113.0	113.7	114.8
Stamped metal outlet box . . . . .	82.7	119.7	158.0	160.8	166.5	172.9	179.1	183.5	186.3	189.0
Concrete ingredients and related products . . . . .	88.4	108.5	115.3	118.4	119.4	123.4	128.7	134.7	138.8	142.5
Concrete products . . . . .	92.0	107.5	113.5	116.6	117.2	120.2	124.6	129.4	133.2	136.0
Clay construction products exc. refractories . . . . .	88.8	113.5	129.9	130.2	132.0	135.1	138.3	141.3	142.3	143.5
Prep. asphalt and tar roofing and siding products . . . . .	105.5	100.5	95.8	96.2	94.3	94.9	92.9	97.8	97.4	96.5
Gypsum products . . . . .	100.1	132.3	105.2	99.3	99.9	108.3	136.1	154.5	154.0	170.8
Insulation materials . . . . .	80.7	105.2	108.4	110.8	102.3	105.8	111.9	118.8	118.9	117.7
Paving mixtures and blocks . . . . .	83.7	111.6	101.2	103.2	100.2	102.0	103.2	105.8	107.6	113.2

NA Not available. <sup>1</sup> Preliminary. <sup>2</sup> June 1982=100. <sup>3</sup> December 1982=100. <sup>4</sup> Recessed nonair. <sup>5</sup> December 1983=100. Source: U.S. Bureau of Labor Statistics, *Producer Price Indexes*, monthly and annual.

**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 <sup>1</sup>	68.6	82.9	98.5	100.0	103.7	108.0	112.5	115.0	118.7
Implicit price deflator <sup>2</sup>	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: <sup>3</sup>									
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 <sup>4</sup>	92.5	97.1	103.2	100.0	103.0	109.5	115.9	116.1	124.7
Bureau of Reclamation composite <sup>5</sup>	70	84	96	100	103	106	110	112	116
Turner Construction Co.: Building construction <sup>6</sup>	61	83	98	100	102	105	109	112	117
E. H. Boeckh, building cost index: <sup>7</sup>									
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: <sup>8</sup>									
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: <sup>9</sup>									
Buildings	78	90	101	100	105	112	115	118	122
Electric <sup>10</sup>	68	83	97	100	103	107	111	112	115
Gas	67	85	96	100	103	109	111	112	115
Water <sup>11</sup>	73	88	98	100	104	109	112	115	118
C. A. Turner Telephone Plant <sup>12</sup>	90	89	99	100	102	103	110	115	117

NA Not available. <sup>1</sup> 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.

<sup>2</sup> Derived ratio of total current to constant dollar Construction Put in Place (multiplied by 100). <sup>3</sup> Excludes value of site. <sup>4</sup> Based on average contract unit bid prices for composite mile (involving specific average amounts of excavation, paving, reinforcing steel, structural steel, and structural concrete).

<sup>5</sup> 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. <sup>6</sup> Based on firm's cost experience with respect to labor rates, materials prices, competitive conditions, efficiency of plant and management, and productivity. <sup>7</sup> Average of 20 cities for types shown. Weights based on surveys of building costs. Wage rates used for both common and skilled labor.

<sup>8</sup> 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. <sup>9</sup> Based on data covering public utility construction costs in six geographic regions. Covers skilled and common labor. <sup>10</sup> As derived by U.S. Bureau of the Census. Covers steam generation plants only. <sup>11</sup> As derived by U.S. Bureau of the Census. Reflects costs for structures and improvements at water pumping and treatment plants. <sup>12</sup> 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				Public	
	Total	Private			Public	Total	Private			
		Total <sup>1</sup>	Residential buildings	Nonresidential buildings			Total <sup>1</sup>	Residential buildings		
1964	75,097	54,893	30,526	17,385	20,203	351,300	259,680	145,486	84,232	
1970	105,890	77,982	35,863	28,171	27,908	372,274	279,212	133,133	100,780	
1975	152,635	109,342	51,581	35,409	43,293	351,973	259,048	128,254	84,282	
1977	200,501	157,418	92,004	38,245	43,083	408,528	324,777	193,479	81,170	
1978	239,867	189,721	109,838	48,824	50,146	439,075	350,182	203,568	93,436	
1979	272,873	216,228	116,444	64,765	56,646	446,503	357,949	192,873	111,235	
1980	273,936	210,290	100,381	72,480	63,646	403,900	315,821	150,943	112,874	
1981	289,070	224,378	99,241	85,569	64,691	396,267	313,358	139,656	122,748	
1982	279,332	216,268	84,676	92,690	63,064	369,135	290,057	115,525	126,705	
1983	311,576	248,126	125,521	87,069	63,450	403,929	324,785	166,981	114,716	
1984	369,025	298,787	153,849	107,680	70,238	463,057	377,445	197,126	135,650	
1985	401,370	323,555	158,474	127,466	77,815	490,943	399,530	199,105	156,349	
1986	429,924	345,342	187,148	120,917	84,582	507,275	411,174	224,557	143,070	
1987	441,647	350,999	194,656	123,247	90,648	502,468	401,642	223,516	140,110	
1988	455,618	360,883	198,101	130,854	94,735	499,621	397,693	218,972	143,467	
1989	469,797	371,623	196,551	139,953	98,174	495,387	393,262	208,748	147,825	
1990	468,532	361,054	182,856	143,506	107,478	479,016	370,102	188,045	146,661	
1991	424,176	314,067	157,835	116,570	110,109	429,592	319,248	160,989	118,266	
1992	452,086	336,239	187,819	105,646	115,847	451,998	336,126	187,687	105,615	
1993	478,648	362,688	210,455	110,635	115,960	461,078	347,851	200,502	106,729	
1994	519,539	399,346	238,874	120,285	120,193	480,620	367,247	218,005	111,416	
1995	538,134	407,477	230,688	135,022	130,657	478,069	360,040	201,677	120,627	
1996	583,638	446,306	256,460	150,350	137,333	506,655	385,967	220,017	131,188	
1997	618,217	471,159	265,610	165,146	147,058	520,117	395,321	221,546	139,067	

<sup>1</sup> 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. <sup>1</sup>	1990	1994	1995	1996	1997, prel. <sup>1</sup>
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	10,912	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 <sup>2</sup> . . . . .	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 <sup>3</sup> . . . . .	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 <sup>4</sup> . . . . .	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 . . . . .	4,909	4,647	5,283	5,964	6,339	4,987	4,237	4,695	5,187	5,393
Miscellaneous public <sup>5</sup> . . . . .	9,223	11,301	12,362	12,388	13,177	9,344	10,799	11,284	10,987	11,267

<sup>1</sup> Includes estimates for types of construction indicated as (NA). <sup>2</sup> Includes amusement and recreational buildings, bus and airline terminals, animal hospitals and shelters, etc. <sup>3</sup> Includes privately owned streets and bridges, parking areas, sewer and water facilities, parks and playgrounds, golf courses, airfields, etc. <sup>4</sup> Includes federal administrative buildings, prisons, police and fire stations, courthouses, civic centers, passenger terminals, space facilities, postal facilities, etc. <sup>5</sup> 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 <sup>1</sup>	Manufacturing	Educational <sup>2</sup>	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. <sup>1</sup> Includes nonindustrial warehouses. <sup>2</sup> 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 <sup>1</sup>	Residential	Non-residential					Total <sup>1</sup>	Residential	Non-residential
<b>U.S. .</b>	<b>246,022</b>	<b>306,351</b>	<b>352,422</b>	<b>151,522</b>	<b>132,813</b>	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	SC . . .	3,664	4,580	5,977	2,802	2,437	
IA . . .	2,034	2,883	3,263	1,065	1,233	SD . . .	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	

<sup>1</sup> Includes nonbuilding construction, not shown separately.

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

**No. 1197. New Privately-Owned Housing Units Authorized, by State: 1996 and 1997**

[Based on about 19,000 places in United States having building permit systems]

STATE	HOUSING UNITS (1,000)		VALUATION (mil. dol.)		STATE	HOUSING UNITS (1,000)		VALUATION (mil. dol.)					
	1996		1997			1996		1997					
	Total	1 unit	Total	1 unit		1996	Total	1 unit	1996	Total	1 unit		
<b>U.S.</b>	<b>1,425.6</b>	<b>1,441.1</b>	<b>1,062.4</b>	<b>134,176</b>	<b>141,004</b>	<b>121,194</b>	MO	26.3	25.2	18.8	2,276	2,265	1,967
AL	19.9	17.7	13.6	1,509	1,537	1,353	MT	2.7	2.5	1.5	209	204	152
AK	2.6	2.6	1.9	316	334	272	NE	10.1	9.9	5.6	681	711	548
AZ	53.7	57.8	44.4	5,449	5,776	5,075	NH	4.9	5.4	4.6	2,854	2,788	2,278
AR	11.1	11.0	6.8	777	761	621	NJ	24.2	28.0	23.5	2,134	2,533	2,332
CA	92.1	109.6	84.1	12,472	15,396	13,539	NM	10.2	10.3	8.2	1,084	887	795
CO	41.1	43.1	31.9	4,275	4,659	3,974	NY	34.9	32.9	19.6	3,110	3,064	2,390
CT	8.5	9.3	7.8	987	1,101	1,023	NC	67.0	73.0	55.5	6,043	6,723	5,987
DE	4.4	4.7	4.1	352	381	354	ND	2.3	3.2	1.5	181	222	146
DC	-	(Z)	(Z)	-	1	1	OH	49.3	46.5	32.7	5,001	4,795	4,187
FL	125.0	134.0	90.3	11,472	12,205	9,551	OK	10.6	11.2	8.5	981	1,014	899
GA	74.9	75.1	59.6	6,075	6,460	5,747	OR	27.8	27.0	16.3	2,760	2,838	2,183
HI	3.9	3.7	2.6	486	507	364	PA	37.9	39.9	32.3	3,550	3,802	3,420
ID	10.8	10.3	8.8	1,059	1,042	964	RI	2.5	2.7	2.3	220	250	236
IL	49.6	46.3	32.8	5,199	5,087	4,267	SC	29.4	30.1	22.2	2,464	2,651	2,247
IN	37.2	35.2	28.1	3,719	3,706	3,381	SD	3.6	3.2	2.5	279	256	221
IA	12.0	10.7	7.4	1,051	1,012	845	TN	40.5	34.1	26.7	3,334	3,104	2,738
KS	14.7	13.6	9.7	1,322	1,350	1,155	TX	118.8	126.0	82.2	9,935	10,725	8,953
KY	18.8	18.1	13.7	1,484	1,484	1,321	UT	23.5	19.3	14.8	2,111	1,880	1,629
LA	18.0	15.1	13.2	1,436	1,332	1,257	VT	2.1	1.8	1.6	201	192	182
ME	4.7	4.7	4.3	436	451	429	VA	45.9	45.5	35.9	3,947	4,119	3,749
MD	25.1	26.0	21.1	2,284	2,357	2,073	WA	39.6	41.1	27.8	3,773	4,225	3,337
MA	17.3	17.2	15.2	2,055	2,172	2,024	WV	3.6	4.1	2.9	276	309	264
MI	52	49.2	40.2	5,179	5,102	4,628	WI	33.3	31.9	20.6	3,047	2,998	2,394
MN	27.0	24.9	20.1	2,903	2,758	2,410	WY	2.2	1.7	1.3	201	190	172
MS	10.4	10.1	7.8	710	716	630							

- Represents zero. Z Less than 50 units.

Source: U.S. Bureau of the Census, *Construction Reports*, Series C40, *Building Permits*, monthly.**No. 1198. New Privately-Owned Housing Units Started—Selected Characteristics: 1970 to 1997**

[In thousands. For composition of regions, see map, inside front cover]

YEAR	Total units	STRUCTURES WITH—			REGION				CONDOMINIUM UNITS <sup>1</sup>		
		One unit	Two to four units	Five or more units	North- east	Mid- west	South	West	Total	Single- family	Multi- family
1970	1,434	813	85	536	218	294	612	311	(NA)	(NA)	(NA)
1972	2,357	1,309	141	906	330	443	1,057	527	(NA)	(NA)	(NA)
1973	2,045	1,132	118	795	277	440	899	429	241	69	172
1974	1,338	888	68	382	183	317	553	285	175	46	130
1975	1,160	892	64	204	149	294	442	275	65	20	45
1976	1,538	1,162	86	289	169	400	569	400	95	30	64
1977	1,987	1,451	122	414	202	465	783	538	118	41	77
1978	2,020	1,433	125	462	200	451	824	545	156	42	114
1979	1,745	1,194	122	429	178	349	748	470	198	43	156
1980	1,292	852	110	331	125	218	643	306	186	35	150
1981	1,084	705	91	288	117	165	562	240	181	36	145
1982	1,062	663	80	320	117	149	591	205	170	40	130
1983	1,703	1,068	113	522	168	218	935	382	276	77	199
1984	1,750	1,084	121	544	204	243	866	436	291	96	194
1985	1,742	1,072	93	576	252	240	782	468	225	79	146
1986	1,805	1,179	84	542	294	296	733	483	214	80	134
1987	1,621	1,146	65	409	269	298	634	420	196	73	123
1988	1,488	1,081	59	348	235	274	575	404	148	53	95
1989	1,376	1,003	55	318	179	266	536	396	118	37	82
1990	1,193	895	37	260	131	253	479	329	75	22	53
1991	1,014	840	36	138	113	233	414	254	60	21	39
1992	1,200	1,030	31	139	127	288	497	288	74	35	40
1993	1,288	1,126	29	133	126	298	562	302	86	45	41
1994	1,457	1,198	35	224	138	329	639	351	96	48	48
1995	1,354	1,076	34	244	118	290	615	331	93	47	47
1996	1,477	1,161	45	271	132	322	662	361	107	53	54
1997	1,474	1,134	44	296	137	304	670	363	110	56	54

NA Not available. <sup>1</sup> Type of ownership under which the owners of the individual housing units are also joint owners of the common areas of the building or community. Includes a small number of cooperatively-owned units.Source: U.S. Bureau of the Census, *Current Construction Reports*, Series C20, *Housing Starts*, monthly.

**No. 1199. New Privately-Owned Housing Units Started, by State: 1995 to 1998**

[In thousands of units]

STATE	1995	1996	1997	1998, est.		STATE	1995	1996	1997	1998, est.	
				Total units	Single-family units					Total units	Single-family units
<b>U.S. . . .</b>	<b>1,354.0</b>	<b>1,476.0</b>	<b>1,462.0</b>	<b>1,390.0</b>	<b>1,080.0</b>	MO . . . .	25.6	27.4	25.5	24.1	19.7
AL . . . .	21.2	20.3	18.7	17.3	13.8	MT . . . .	3.1	2.8	2.4	2.4	1.5
AK . . . .	2.5	2.2	2.2	2.0	1.5	NE . . . .	8.0	10.2	9.7	9.5	5.5
AZ . . . .	53.5	58.3	58.2	53.9	42.2	NV . . . .	33.8	39.5	35.9	32.4	23.0
AR . . . .	12.2	11.5	10.5	9.8	7.0	NH . . . .	4.3	4.9	5.3	5.4	4.7
CA . . . .	86.9	97.7	113.3	121.6	95.5	NJ . . . .	25.3	26.0	29.4	27.4	24.3
CO . . . .	39.7	42.5	43.1	36.6	27.2	NM . . . .	9.7	9.7	9.5	8.8	6.6
CT . . . .	9.1	9.8	10.9	10.8	9.5	NY . . . .	23.4	28.7	27.6	28.1	18.8
DE . . . .	5.3	5.5	5.6	5.3	5.0	NC . . . .	64.4	70.6	75.9	70.7	57.0
DC . . . .	0.1	-	-	-	-	ND . . . .	3.2	2.4	2.4	2.3	1.2
FL . . . .	123.4	140.1	145.1	138.1	100.9	OH . . . .	43.6	50.5	46.3	43.3	32.3
GA . . . .	77.2	78.4	72.2	66.7	53.4	OK . . . .	11.8	11.7	12.0	11.6	9.3
HI . . . .	6.9	4.0	3.9	3.7	2.3	OR . . . .	25.0	28.0	26.8	25.4	16.5
ID . . . .	9.5	9.5	8.9	7.9	6.6	PA . . . .	31.1	34.8	36.0	35.9	31.3
IL . . . .	48.8	51.8	48.5	46.2	35.7	RI . . . .	2.5	2.7	2.9	2.8	2.5
IN . . . .	36.8	39.7	37.0	34.1	28.4	SC . . . .	26.1	32.2	34.2	31.4	25.2
IA . . . .	9.4	9.9	9.7	9.4	6.0	SD . . . .	3.9	3.8	3.1	3.0	2.2
KS . . . .	11.0	14.0	11.6	11.6	8.9	TN . . . .	36.4	40.9	35.8	33.3	27.2
KY . . . .	18.9	19.1	19.3	18.2	14.7	TX . . . .	112.5	124.5	130.2	116.4	85.7
LA . . . .	14.4	16.5	16.1	14.9	12.3	UT . . . .	20.7	22.4	17.9	17.3	13.4
ME . . . .	4.2	4.6	4.3	4.4	4.1	VT . . . .	2.0	2.3	2.1	2.0	1.7
MD . . . .	28.9	28.3	27.0	25.7	22.7	VA . . . .	45.2	47.2	45.9	44.9	36.9
MA . . . .	16.3	18.2	19.3	19.6	17.4	WA . . . .	37.9	42.4	42.1	42.2	29.2
MI . . . .	47.6	54.5	51.6	48.3	40.0	WV . . . .	4.8	4.0	4.3	4.0	3.3
MN . . . .	25.0	26.7	24.2	23.6	20.0	WI . . . .	27.1	30.0	25.5	24.8	17.4
MS . . . .	12.2	11.2	10.5	9.5	7.5	WY . . . .	1.9	2.0	1.6	1.4	1.2

- Represents or rounds to zero.

Source: National Association of Home Builders, Economics Division, Washington, DC. Data provided by the Econometric Forecasting Service.

**No. 1200. Characteristics of New Privately Owned One-Family Houses Completed: 1970 to 1997**

**[Percent distribution, except as indicated.** Data beginning 1980 show percent distribution of characteristics for all houses completed (includes new houses completed, houses built for sale completed, contractor-built and owner-built houses completed, and houses completed for rent). Data for 1970 cover contractor-built, owner-built, and houses for rent for year construction started and houses sold for year of sale. Percents exclude houses for which characteristics specified were not reported]

CHARACTERISTIC	1970	1980	1990	1995	1997	CHARACTERISTIC	1970	1980	1990	1995	1997
<b>Total houses (1,000) . . . .</b>	<b>793</b>	<b>957</b>	<b>966</b>	<b>1,066</b>	<b>1,116</b>	<b>Bedrooms . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
<b>Financing . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	2 or less . . . .	13	17	15	13	13
Mortgage . . . .	84	82	82	88	88	3 . . . .	63	63	57	57	56
FHA-insured . . . .	30	16	14	8	8	4 or more . . . .	24	20	29	30	31
VA-guaranteed . . . .	7	8	4	5	4	<b>Bathrooms . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Conventional . . . .	47	55	62	74	77	1 1/2 or less . . . .	52	27	13	11	9
Rural Housing Service . . . .	(2)	3	2	1	1	2 . . . .	32	48	42	41	41
Cash or equivalent . . . .	16	18	18	12	10	2 1/2 or more . . . .	16	25	45	48	50
<b>Floor area . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>Heating fuel . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Under 1,200 sq. ft . . . .	36	21	11	10	8	Electricity . . . .	28	50	33	28	26
1,200 to 1,599 sq. ft . . . .	28	29	22	22	21	Gas . . . .	62	41	59	67	69
1,600 to 1,999 sq. ft . . . .	16	22	22	23	22	Oil . . . .	8	3	5	3	3
2,000 to 2,399 sq. ft . . . .	21	13	17	17	18	Other . . . .	1	5	3	1	1
2,400 sq. ft. and over . . . .	(3)	15	29	28	31	<b>Heating system . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
Average (sq. ft.) . . . .	1,500	1,740	2,080	2,095	2,150	Warm air furnace . . . .	71	57	65	67	70
Median (sq. ft.) . . . .	1,385	1,595	1,905	1,920	1,975	Electric heat pump . . . .	(NA)	24	23	25	23
<b>Number of stories . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	Other . . . .	29	19	12	9	7
1 . . . .	74	60	46	49	49	<b>Central air-conditioning . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
2 or more . . . .	17	31	49	48	49	With . . . .	34	63	76	80	82
Split level . . . .	10	8	4	3	3	Without . . . .	66	37	24	20	18
<b>Foundation . . . .</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	Garage . . . .	58	69	82	84	86
Full or partial basement . . . .	37	36	38	39	37	Carport . . . .	17	7	2	2	1
Slab . . . .	36	45	40	42	45	No garage or carport . . . .	25	24	16	14	13
Crawl space . . . .	27	19	21	19	19						

NA Not available. <sup>1</sup> Prior to 1997, Farmers Home Administration. <sup>2</sup> Included with "Conventional" financing. <sup>3</sup> Included with floor area of 2,000 to 2,399 square feet.

Source: U.S. Bureau of the Census and U.S. Dept. of Housing and Urban Development, *Current Construction Reports*, Series C25, *New One-Family Houses Sold*, monthly, and *Characteristics of New Housing*, annual.

### 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	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
<b>1997 . . . . .</b>	<b>804</b>	<b>78</b>	<b>140</b>	<b>363</b>	<b>223</b>	<b>616</b>	<b>137</b>	<b>6</b>	<b>46</b>
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.

<sup>1</sup> 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	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. 1204. Existing One-Family Houses Sold and Price, by Region: 1970 to 1997**

[Based on data (adjusted and aggregated to regional and national totals) reported by participating real estate multiple listing services. For definition of median, see Guide to Tabular Presentation. For composition of regions, see inside front cover]

YEAR	HOUSES SOLD (1,000)					MEDIAN SALES PRICE (dol.)				
	Total	North-east	Mid-west	South	West	Total	North-east	Mid-west	South	West
1970	1,612	251	501	568	292	23,000	25,700	20,100	22,200	24,300
1971	2,018	311	583	735	389	24,800	27,100	22,100	24,300	26,500
1972	2,252	361	630	788	473	26,700	29,800	23,900	26,400	28,400
1973	2,334	367	674	847	446	28,900	32,800	25,300	29,000	31,000
1974	2,272	354	645	839	434	32,000	35,800	27,700	32,200	34,800
1975	2,476	370	701	862	543	35,300	39,300	30,100	34,800	39,600
1976	3,064	439	881	1,033	712	38,100	41,800	32,900	36,500	46,100
1977	3,650	515	1,101	1,231	803	42,900	44,400	36,700	39,800	57,300
1978	3,986	516	1,144	1,416	911	48,700	47,900	42,200	45,100	66,700
1979	3,827	526	1,061	1,353	887	55,700	53,600	47,800	51,300	77,400
1980	2,973	403	806	1,092	672	62,200	60,800	51,900	58,300	89,300
1981	2,419	353	632	917	516	66,400	63,700	54,300	64,400	96,200
1982	1,990	354	490	780	366	67,800	63,500	55,100	67,100	98,900
1983	2,697	477	692	1,004	524	70,300	72,200	56,600	69,200	94,900
1984	2,829	478	720	1,006	624	72,400	78,700	57,100	71,300	95,800
1985	3,134	561	806	1,063	704	75,500	88,900	58,900	75,200	95,400
1986	3,474	635	922	1,145	773	80,300	104,800	63,500	78,200	100,900
1987	3,436	618	892	1,163	763	85,600	133,300	66,000	80,400	113,200
1988	3,513	606	865	1,224	817	89,300	143,000	68,400	82,200	124,900
1989	3,346	531	855	1,185	775	93,100	145,200	71,300	84,500	139,900
1990	3,211	469	831	1,202	709	95,500	141,200	74,000	85,900	139,600
1991	3,220	479	840	1,199	702	100,300	141,900	77,800	88,900	147,200
1992	3,520	534	939	1,292	755	103,700	140,000	81,700	92,100	143,800
1993	3,802	571	1,007	1,416	808	106,800	139,500	85,200	95,000	142,600
1994	3,967	595	1,038	1,469	865	109,900	139,100	87,900	96,000	147,000
1995	3,812	577	992	1,431	813	113,100	136,900	93,600	97,800	148,300
1996	4,087	611	1,048	1,516	912	118,200	140,900	99,800	102,800	152,900
1997	4,215	632	1,067	1,575	942	124,100	145,100	106,100	109,000	160,400

Source: NATIONAL ASSOCIATION OF REALTORS, Washington, DC, prior to 1990, *Home Sales*, monthly, and *Home Sales Yearbook*: 1990; (copyright); thereafter, *Real Estate Outlook; Market Trends & Insights*, monthly, (copyright).

**No. 1205. Median Sales Price of Existing One-Family Homes, by Selected Metropolitan Area: 1994 to 1997**

[In thousands of dollars. For the top 60 areas in sales price in 1996. Areas are metropolitan statistical areas (MSAs) except as indicated; areas defined as of 1992]

METROPOLITAN AREA	1994	1995	1996	1997	METROPOLITAN AREA	1994	1995	1996	1997
U.S., all areas	109.9	113.1	118.2	124.1	Milwaukee, WI PMSA	109.0	114.7	119.4	125.3
Albuquerque, NM	110.0	117.0	122.3	126.7	Minneapolis-St. Paul, MN-WI	101.5	106.8	113.9	118.4
Anaheim-Santa Ana, CA					Nashville, TN	96.5	107.3	112.7	115.2
PMSA (Orange Co.) <sup>1</sup>	211.0	208.4	213.4	229.8	New Haven-Meriden, CT	139.6	135.1	133.3	134.1
Atlanta, GA	93.6	97.5	100.7	108.4	NY: Bergen-Passaic, NJ	192.7	190.1	199.4	205.4
Atlantic City, NJ	107.6	107.0	108.0	109.7	PMSA	170.7	171.4	175.9	176.7
Aurora-Elgin, IL	124.4	131.6	137.0	141.8	NY: Middlesex-Somerset-Hunterdon, NJ PMSA	137.0	137.2	144.7	147.7
Austin-San Marcos, TX	96.2	101.4	108.1	118.0	NY: Monmouth-Ocean, NJ	159.3	155.3	159.8	164.0
Baltimore, MD	115.4	111.3	113.0	118.2	NY: Nassau-Suffolk, NY PMSA	187.3	185.1	(NA)	193.0
Birmingham, AL	100.2	103.6	114.1	118.9	NY: Newark, NJ	173.2	169.7	174.5	177.9
Boston, MA PMSA	179.3	179.0	189.3	196.2	NY: New York-North Long Island, NY CMSA	91.4	96.8	105.3	113.7
Charlotte-Gastonia-Rock Hill, NC-SC	106.5	107.8	116.8	124.2	Phoenix, AZ	116.9	128.4	141.5	152.4
Chicago, IL PMSA	144.1	147.9	153.2	158.9	Portland, OR PMSA	116.4	115.6	118.1	119.6
Cincinnati, OH-KY-IN PMSA	96.5	100.4	104.8	110.5	Providence, RI PMSA	115.2	127.0	145.4	152.8
Cleveland, OH PMSA	98.5	104.7	111.9	116.8	Raleigh-Durham, NC	133.6	137.1	140.0	143.4
Colorado Springs, CO	104.2	114.7	126.6	130.5	Reno, NV	95.4	103.1	108.7	114.2
Columbus, OH	94.8	99.1	108.2	117.6	Richmond-Petersburg, VA	129.1	120.9	115.2	114.3
Dallas, TX PMSA	95.0	96.4	103.5	112.0	Riverside-San Bernardino, CA PMSA <sup>1</sup>	124.5	119.5	115.3	116.1
Denver, CO PMSA	116.8	127.3	133.4	140.6	Sacramento, CA <sup>1</sup>	98.0	113.7	122.7	128.6
Detroit, MI PMSA	87.0	98.2	111.4	119.6	Salt Lake City-Ogden, UT	176.0	171.6	174.5	185.2
Eugene-Springfield, OR	96.2	104.9	116.2	119.4	San Diego, CA	129.1	120.9	115.2	114.3
Ft. Lauderdale-Hollywood-Pompano Beach, FL	103.1	105.9	112.3	123.7	San Francisco, CA Area <sup>1</sup>	125.6	254.4	266.7	292.6
Greensboro-Winston Salem-High Point, NC	96.6	102.5	112.7	117.3	Sarasota, FL	97.0	104.5	107.7	114.1
Greenville-Spartanburg, SC	87.4	92.4	105.5	112.8	Seattle, WA	155.9	159.0	164.6	171.3
Hartford, CT PMSA	133.4	133.4	139.2	138.1	Springfield, MA	107.7	106.1	106.0	106.5
Honolulu, HI	360.0	349.0	335.0	307.0	Tallahassee, FL	97.8	99.8	109.8	111.7
Kansas City, MO-KS	87.1	91.7	98.8	106.8	Trenton, NJ	131.3	129.0	136.4	137.7
Lake County, IL	130.8	136.2	144.7	153.5	Tucson, AZ	95.4	100.5	105.5	106.8
Las Vegas, NV	110.5	113.5	118.5	123.2	Washington, DC-MD-VA	157.9	156.5	160.7	166.3
Los Angeles-Long Beach, CA PMSA	189.1	179.9	172.9	176.5	West Palm Beach-Boca Raton	117.6	121.3	126.6	133.4
Madison, WI	116.0	124.5	122.2	126.8	Delray Beach, FL	130.6	130.1	131.2	135.8
Miami-Hialeah, FL PMSA	103.2	107.1	113.2	117.7	Worcester, MA				

NA Not available. <sup>1</sup> Data from the California Association of REALTORS.

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

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

[In thousands]

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

NA Not available. <sup>1</sup> U.S. totals are derived independently and therefore are not equal to the sum of the states. <sup>2</sup> 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 1997**

[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 <sup>1</sup> . . . . .	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 \$449 . . . . .	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. <sup>1</sup> 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. 1208. Recent Home Buyers—General Characteristics: 1976 to 1997**

[As of October. Based on a sample survey; subject to sampling variability]

ITEM	Unit	1976	1980	1985	1990	1993	1994	1995	1996	1997
Median purchase price . . .	Dollars . . .	43,340	68,714	90,400	131,200	141,900	145,400	147,700	153,200	159,700
First-time buyers . . .	Dollars . . .	37,670	61,450	75,100	106,000	121,100	125,000	128,300	130,100	135,400
Repeat buyers <sup>1</sup> . . .	Dollars . . .	50,090	75,750	106,200	149,400	159,600	163,500	164,300	170,700	178,700
Average monthly mortgage payment . . .	Dollars . . .	329	599	896	1,127	1,015	1,028	1,062	1,087	1,114
Percent of income . . .	Percent . . .	24.0	32.4	30.0	33.8	31.5	31.4	32.6	32.6	32.8
Percent buying—										
New houses . . . . .	Percent . . .	15.1	22.4	23.8	21.2	22.3	22.0	21.5	22.7	20.9
Existing houses . . . . .	Percent . . .	84.9	77.6	76.2	78.8	77.7	78.0	78.5	77.3	79.1
Single-family houses . . . . .	Percent . . .	88.8	82.4	87.0	83.8	84.2	83.9	83.1	82.6	81.6
Other houses <sup>2</sup> . . . . .	Percent . . .	11.2	17.6	13.0	16.2	15.8	16.1	16.9	17.4	18.4
For the first time . . . . .	Percent . . .	44.8	32.9	36.6	41.9	46.0	47.1	46.2	44.7	46.8
Average age:										
First-time buyers . . . . .	Years . . .	28.1	28.3	28.4	30.5	31.6	31.6	32.1	32.4	32.1
Repeat buyers <sup>1</sup> . . . . .	Years . . .	35.9	36.4	38.4	39.1	41.0	41.7	40.7	41.1	41.1
Downpayment/sales price . . . . .	Percent . . .	25.2	28.0	24.8	23.3	20.2	20.2	20.4	19.5	20.3
First-time buyers . . . . .	Percent . . .	18.0	20.5	11.4	15.7	14.0	13.7	13.3	12.4	13.7
Repeat buyers <sup>1</sup> . . . . .	Percent . . .	30.8	32.7	32.7	28.9	25.4	26.1	26.8	25.3	26.1

<sup>1</sup> Buyers who previously owned a home. <sup>2</sup> Includes multifamily, condominiums and co-ops.Source: Chicago Title Insurance Company, Chicago, IL, *The Guarantor*, quarterly (copyright).**No. 1209. Total Housing Inventory for the United States: 1970 to 1997**

[In thousands. Based on the Current Population Survey and the Housing Vacancy Survey and subject to sampling error; see source for details]

ITEM	1970	1975	1980	1985	1990	1992	1993	1994	1995	1996	1997
All housing units . . .	69,778	78,821	87,739	97,333	106,283	108,316	109,611	110,952	112,655	114,139	115,621
Vacant . . . . .	6,137	6,896	8,101	9,446	12,059	11,926	11,894	12,257	12,669	13,155	13,419
Year-round vacant . . . . .	4,391	5,202	5,996	7,400	9,128	8,932	8,937	9,229	9,570	9,945	10,114
For rent . . . . .	1,299	1,647	1,575	2,221	2,662	2,769	2,809	2,858	2,946	3,008	2,978
For sale only . . . . .	427	591	734	1,006	1,064	970	894	953	1,022	1,082	1,133
Rented or sold . . . . .	427	536	623	664	660	628	625	772	810	834	867
Held off market . . . . .	2,238	2,429	3,064	3,510	4,742	4,564	4,609	4,646	4,793	5,022	5,136
Occasional use . . . . .	615	649	814	977	1,485	1,443	1,508	1,612	1,667	1,709	1,818
Usual residence elsewhere . . . . .	429	470	568	659	1,068	1,011	994	815	801	852	885
Other . . . . .	1,195	1,309	1,683	1,875	2,189	2,111	2,108	2,219	2,325	2,461	2,433
Seasonal <sup>1</sup> . . . . .	1,746	1,694	2,106	2,046	2,931	2,994	2,957	3,028	3,099	3,209	3,305
Total occupied . . . . .	63,640	71,925	79,638	87,887	94,224	96,391	97,717	98,695	99,985	100,984	102,202
Owner . . . . .	40,834	46,463	52,223	56,152	60,248	61,823	62,533	63,136	64,739	66,041	67,143
Renter . . . . .	22,806	25,462	27,415	31,736	33,976	34,568	35,184	35,558	35,246	34,943	35,059
Percent distribution:											
All housing units . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant . . . . .	8.8	8.7	9.2	9.7	11.3	11.0	10.9	11.0	11.2	11.5	11.6
Total occupied . . . . .	91.2	91.3	90.8	90.3	88.7	89.0	89.1	89.0	88.8	88.5	88.4
Owner . . . . .	58.5	58.9	59.5	57.7	56.7	57.1	57.0	56.9	57.5	57.9	58.1
Renter . . . . .	32.7	32.3	31.2	32.6	32.0	31.9	32.1	32.0	31.3	30.6	30.3

<sup>1</sup> Beginning 1990 includes vacant seasonal mobile homes. For years shown, seasonal vacant housing units were underreported prior to 1990.Source: U.S. Bureau of the Census, Internet site <<http://www.census.gov/hhes/www/housing/hvs/historic/index.html>>**No. 1210. Vacancy Rates for Housing Units—Characteristics: 1990 to 1997**

[In percent. Rate is relationship between vacant housing for rent or for sale and the total rental and homeowner supply, which comprises occupied units, units rented or sold and awaiting occupancy, and vacant units available for rent or sale. For composition of regions, see map, inside front cover. Based on the Current Population Survey/Housing Vacancy Survey; see source for details]

CHARACTERISTIC	RENTAL UNITS					HOMEOWNER UNITS				
	1990	1994 <sup>1</sup>	1995	1996	1997	1990	1994 <sup>1</sup>	1995	1996	1997
Total units . . . . .	7.2	7.4	7.6	7.8	7.7	1.7	1.5	1.5	1.6	1.6
Inside MSAs . . . . .	7.1	7.3	7.6	7.7	7.5	1.7	1.5	1.5	1.6	1.6
Outside MSAs . . . . .	7.6	7.7	7.9	8.7	8.8	1.8	1.5	1.6	1.7	1.9
Northeast . . . . .	6.1	7.1	7.2	7.4	6.7	1.6	1.5	1.5	1.6	1.6
Midwest . . . . .	6.4	6.8	7.2	7.9	8.0	1.3	1.1	1.3	1.3	1.2
South . . . . .	8.8	8.0	8.3	8.6	9.1	2.1	1.7	1.7	1.8	1.9
West . . . . .	6.6	7.1	7.5	7.2	6.6	1.8	1.6	1.7	1.7	1.8
Units in structure:										
One unit . . . . .	4.0	4.5	5.4	5.5	5.8	1.4	1.3	1.4	1.4	1.5
Two units or more . . .	9.0	9.1	9.0	9.3	9.0	7.1	4.9	4.8	5.2	4.4
Five units or more . . .	9.6	9.8	9.5	9.6	9.1	8.4	5.6	5.1	5.9	4.6
Units with—										
Three rooms or less . . .	10.3	11.1	11.4	11.3	11.1	10.2	9.7	9.2	10.0	9.6
Four rooms . . . . .	8.0	7.9	8.2	8.9	8.6	3.2	3.0	2.8	3.2	3.3
Five rooms . . . . .	5.7	5.7	5.8	5.8	6.0	2.0	1.8	1.8	1.9	1.9
Six rooms or more . . .	3.0	3.4	3.8	3.7	3.9	1.1	0.9	1.1	1.1	1.1

<sup>1</sup> Beginning 1994, based on 1990 population census controls.Source: Bureau of the Census, Internet site <<http://www.census.gov/ftp/pub/hhes/www/hvs.html>>

## No. 1211. Housing Units—Characteristics, by Tenure and Region: 1995

[In thousands of units, 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]

CHARACTERISTIC	Total housing units	Sea- sonal	YEAR-ROUND UNITS								Vacant
			Occupied								
			Total	Owner	Renter	North- east	Mid- west	South	West		
<b>Total units</b> .....	<b>109,457</b>	<b>3,054</b>	<b>97,693</b>	<b>63,544</b>	<b>34,150</b>	<b>19,200</b>	<b>23,662</b>	<b>34,236</b>	<b>20,596</b>	<b>8,710</b>	
Percent distribution.....	100.0	2.8	89.3	58.1	31.2	17.5	21.6	31.3	18.8	8.0	
Units in structure:											
Single family detached.....	66,169	1,804	60,826	52,257	8,569	9,818	16,175	22,406	12,427	3,539	
Single family attached.....	6,213	41	5,545	2,936	2,609	1,571	1,053	1,867	1,055	627	
2 to 4 units.....	10,700	124	9,299	1,734	7,565	3,126	2,168	2,083	1,922	1,277	
5 to 9 units.....	5,594	102	4,803	520	4,283	970	1,023	1,592	1,218	690	
10 to 19 units.....	5,092	93	4,342	368	3,974	791	880	1,575	1,096	657	
20 to 49 units.....	3,901	74	3,244	342	2,903	896	559	856	933	583	
50 or more units.....	4,140	55	3,470	550	2,920	1,470	668	641	691	615	
Mobile home or trailer.....	7,647	761	6,164	4,837	1,328	557	1,136	3,216	1,254	722	
Stories in structure: <sup>1</sup>											
One story.....	3,065	35	2,678	279	2,399	158	374	1,204	942	352	
2 stories.....	10,828	149	9,318	1,055	8,263	1,065	1,321	3,594	3,338	1,361	
3 stories.....	8,268	152	7,056	1,179	5,877	2,363	2,451	1,249	992	1,060	
4 to 6 stories.....	4,652	79	3,904	591	3,312	2,287	793	395	429	670	
7 or more stories.....	2,627	32	2,213	415	1,799	1,382	359	312	160	381	
Foundation: <sup>2</sup>											
Full or partial basement.....	32,423	367	30,635	27,080	3,554	9,859	13,077	4,894	2,803	1,420	
Crawlspace.....	18,891	762	16,727	13,155	3,572	573	2,413	9,007	4,735	1,402	
Concrete slab.....	19,255	358	17,722	13,988	3,734	855	1,556	9,610	5,702	1,175	
Other.....	1,813	358	1,287	970	317	101	181	762	243	168	
Year structure built:											
1939 and earlier.....	22,116	544	19,308	11,068	8,239	7,162	6,228	3,574	2,345	2,263	
1940 to 1949.....	8,400	228	7,487	4,671	2,817	1,680	1,750	2,500	1,558	685	
1950 to 1959.....	13,569	371	12,398	8,798	3,600	2,546	3,245	3,936	2,670	800	
1960 to 1969.....	15,806	472	14,267	9,349	4,918	2,415	3,266	5,286	3,300	1,068	
1970 to 1979.....	23,717	784	21,033	13,347	7,685	2,716	4,872	8,358	5,086	1,899	
1980 or later.....	25,849	654	23,201	16,311	6,890	2,679	4,301	10,582	5,639	1,994	
Median year.....	1967	1968	1967	1968	1965	1953	1962	1972	1971	1966	
Main heating equipment:											
Warm-air furnace.....	57,840	838	53,165	38,301	14,863	6,881	17,711	17,212	11,361	3,837	
Electric heat pump.....	10,614	311	9,406	7,027	2,379	433	692	7,003	1,278	897	
Steam or hot water system.....	14,895	87	13,669	7,323	6,345	9,503	2,587	834	745	1,139	
Floor, wall, or pipeless furnace.....	5,674	128	4,963	2,148	2,815	234	389	1,534	2,806	583	
Built-in electric units.....	8,344	422	7,035	2,870	4,166	1,303	1,342	2,286	2,104	887	
Room heaters with flue.....	2,083	178	1,620	869	752	187	245	864	324	285	
Room heaters without flue.....	1,886	49	1,642	964	678	43	31	1,500	69	194	
Stoves.....	2,877	339	2,320	1,735	585	360	379	962	619	218	
Fireplaces.....	1,066	141	850	661	187	37	81	385	347	75	
None.....	1,795	359	1,044	463	581	38	31	457	518	393	
Portable electric heaters.....	950	78	809	413	395	19	18	576	195	63	
Other.....	1,432	124	1,171	768	403	162	156	623	231	137	
Kitchen equipment:											
Lacking complete facilities.....	3,629	391	1,075	461	614	241	281	302	252	2,163	
With complete facilities.....	105,827	2,662	96,618	63,083	33,536	18,959	23,382	33,934	20,344	6,546	
Kitchen sink.....	108,395	2,903	97,034	63,231	33,803	19,033	23,484	34,065	24,052	8,458	
Refrigerator.....	106,872	2,739	97,433	63,469	33,964	19,133	23,597	34,180	20,523	6,701	
Burners and oven.....	107,394	2,795	97,207	63,443	33,764	19,093	23,528	34,113	20,473	7,392	
Burners only.....	151	21	105	31	74	28	17	40	20	25	
Oven only.....	119	4	99	32	68	14	44	19	22	16	
Dishwasher.....	56,635	818	52,508	40,236	12,272	9,084	11,160	19,210	13,054	3,309	
Washing machine.....	79,403	1,129	75,745	60,034	15,711	13,526	18,804	28,015	15,399	2,530	
Clothes dryer.....	74,165	1,062	70,756	57,184	13,571	12,150	18,341	25,694	14,571	2,347	
Disposal in kitchen sink.....	46,353	717	42,451	28,793	13,659	4,159	10,301	14,086	13,906	3,185	
Air conditioning:											
Central.....	50,824	780	46,577	34,161	12,415	3,856	11,694	23,772	7,255	3,467	
Percent of total units.....	46.4	25.5	47.7	53.8	36.4	20.1	49.4	69.4	35.2	39.8	
One or more room units.....	29,141	530	27,181	16,126	11,054	8,732	7,107	8,361	2,982	1,431	
Source of water:											
Public system or private company.....	94,108	1,767	84,818	52,643	32,175	16,307	19,749	29,445	19,318	7,523	
Percent of total units.....	86.0	57.9	86.8	82.8	94.2	84.9	83.5	86.0	93.8	86.4	
Well serving 1 to 5 units.....	14,265	955	12,270	10,463	1,807	2,783	3,778	4,498	1,211	1,041	
Other.....	1,083	332	606	438	167	110	136	293	67	146	
Means of sewage disposal:											
Public sewer.....	83,308	1,222	75,282	44,527	30,755	14,859	18,618	24,111	17,694	6,804	
Percent of total units.....	76.1	40.0	77.1	70.1	90.1	77.4	78.7	70.4	85.9	78.1	
Septic tank, cesspool, chemical toilet.....	25,635	1,521	22,296	18,937	3,359	4,335	5,029	10,041	2,891	1,819	
Other.....	513	311	116	80	36	6	15	83	11	87	

<sup>1</sup> Limited to multiunit structures.<sup>2</sup> Limited to single-family units.

Source: U.S. Bureau of the Census, *Current Housing Reports*, Series H-150-95, *American Housing Survey in the United States*.

## 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	
		Owner occupied	Renter occupied	Vacant and seasonal	Single-family	Multi-family	Central heat	Central air	Median monthly housing costs		Median value (dol.)	Median monthly real estate taxes (dol.)	Median monthly electricity costs (dol.)	Median monthly housing costs	Med mon electr cost (dol.)
									Total (dol.)	Percent of income				Total (dol.)	
<b>1994</b>															
heim-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
alo, NY NY CSA . . . . .	503.2	60.9	30.2	8.8	61.7	38.3	89.5	14.6	589	21	85,378	188	65	446	29
as, 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
Worth-Arlington, 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
waukee, WI PMSA . . . . .	593.0	58.5	35.9	5.6	60.2	39.8	92.7	38.8	684	20	101,407	(2)	47	498	29
enix, 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
rside-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
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
<b>1995</b>															
llotte, 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
ago, 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
ampus, 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
ver, 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
oit, 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
s 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
Angles-Long Beach, 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
n-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
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
York-Nausau-Suffolk-Orange County, NY PMAs . . . . .	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
thern New Jersey PMAs . . . . .	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
adelphia, 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
burgh, 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
land, 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
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
<b>1996</b>															
nta, 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
eland, 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
ford, CT MSA . . . . .	480.2	60.5	31.1	8.4	63.5	36.5	87.9	19.0	888	21	139,641	(2)	69	616	29
apolis, 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
himpis, 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
lahoma 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
ramento, 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
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
attle-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

<sup>1</sup> Less than \$25. <sup>2</sup> More than \$200.

**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			
<b>Total units . . . . .</b>	<b>109,457</b>	<b>3,054</b>	<b>97,693</b>	<b>63,544</b>	<b>34,150</b>	<b>19,200</b>	<b>23,662</b>	<b>34,236</b>	<b>20,596</b>	<b>8,710</b>		
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	455		
500 to 749 . . . . .	3,293	483	2,356	1,386	969	244	521	1,166	424	1,101		
750 to 999 . . . . .	6,676	393	5,697	4,126	1,571	521	1,400	2,675	3,568	589		
1,000 to 1,499 . . . . .	16,741	406	15,450	12,697	2,753	4,088	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	599		
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 <sup>2</sup> . . . . .	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 <sup>2</sup> . . . . .	(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. <sup>1</sup> Does not include selected vacant units. <sup>2</sup> 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 RACES <sup>1</sup>				
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 ORIGIN <sup>2</sup>				
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

<sup>1</sup> Includes other races, not shown separately. <sup>2</sup> 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. 1215. Homeownership Rates, by Age of Householder and Family Status: 1985 to 1997**

[In percent. Represents the proportion of owner households to the total number of occupied households. Based on the Current Population Survey/Housing Vacancy Survey; see source for details]

AGE OF HOUSEHOLDER AND FAMILY STATUS	1985	1989	1990	1991	1992	1993 <sup>1</sup>	1994	1995	1996	1997
<b>United States . . . . .</b>	<b>63.9</b>	<b>63.9</b>	<b>63.9</b>	<b>64.1</b>	<b>64.1</b>	<b>64.0</b>	<b>64.0</b>	<b>64.7</b>	<b>65.4</b>	<b>65.7</b>
<b>AGE OF HOUSEHOLDER</b>										
Less than 25 years old . . . . .	17.2	16.6	15.7	15.3	14.9	14.8	14.9	15.9	18.0	17.7
25 to 29 years old . . . . .	37.7	35.3	35.2	33.8	33.6	33.6	34.1	34.4	34.7	35.0
30 to 34 years old . . . . .	54.0	53.2	51.8	51.2	50.5	50.8	50.6	53.1	53.0	52.6
35 to 39 years old . . . . .	65.4	63.4	63.0	62.2	61.4	61.8	61.2	62.1	62.1	62.6
40 to 44 years old . . . . .	71.4	70.2	69.8	69.5	69.1	68.6	68.2	68.6	69.0	69.7
45 to 49 years old . . . . .	74.3	74.1	73.9	73.7	74.2	73.7	73.8	73.7	74.4	74.2
50 to 54 years old . . . . .	77.5	77.2	76.8	76.1	76.2	77.2	76.8	77.0	77.2	77.7
55 to 59 years old . . . . .	79.2	79.1	78.8	79.5	79.3	78.9	78.4	78.8	79.4	79.7
60 to 64 years old . . . . .	79.9	80.1	79.8	80.5	81.2	80.9	80.1	80.3	80.7	80.5
65 to 69 years old . . . . .	79.5	80.0	80.0	81.4	80.8	80.7	80.6	81.0	82.4	81.9
70 to 74 years old . . . . .	76.8	77.8	78.4	78.8	79.0	79.9	80.1	80.9	81.4	82.0
75 years old and over . . . . .	69.8	71.2	72.3	73.1	73.3	73.4	73.5	74.6	75.3	75.8
Less than 35 years old . . . . .	39.9	39.1	38.5	37.8	37.6	37.3	37.3	38.6	39.1	38.7
35 to 44 years old . . . . .	68.1	66.6	66.3	65.8	65.1	65.1	64.5	65.2	65.5	66.1
45 to 54 years old . . . . .	75.9	75.5	75.2	74.8	75.1	75.3	75.2	75.2	75.6	75.8
55 to 64 years old . . . . .	79.5	79.6	79.3	80.0	80.2	79.9	79.3	79.5	80.0	80.1
65 years and over . . . . .	74.8	75.8	76.3	77.2	77.1	77.3	77.4	78.1	78.9	79.1
<b>FAMILY STATUS</b>										
Family households:										
Married-couple families . . . . .	78.2	78.3	78.1	78.5	78.7	78.7	78.8	79.6	80.2	80.8
Male householder, no spouse present . . . . .	57.8	55.7	55.2	54.3	53.6	53.7	52.8	55.3	55.5	54.0
Female householder, no spouse present . . . . .	45.8	44.1	44.0	43.9	43.6	43.9	44.2	45.1	46.1	46.1
Nonfamily households:										
One-person . . . . .	45.8	48.2	49.0	49.4	49.8	49.8	49.8	50.5	51.4	51.8
Male householder . . . . .	38.8	41.8	42.4	43.1	43.5	42.8	43.1	43.8	44.9	45.2
Female householder . . . . .	51.3	52.6	53.6	53.8	54.1	54.6	54.5	55.4	56.0	56.7
Other:										
Male householder . . . . .	30.1	31.5	31.7	31.8	32.4	32.6	33.6	34.2	35.5	35.9
Female householder . . . . .	30.6	30.8	32.5	33.8	34.0	35.0	34.3	33.0	35.9	39.5

<sup>1</sup> Based on 1990 census controls.

Source: Bureau of the Census, <<http://www.census.gov/ftp/pub/hhes/www/hvs.html>> (accessed 21 August 1998)

**No. 1216. Homeownership Rates, by State: 1985 to 1997**

[In percent. See headnote, Table 1215]

STATE	1985	1990	1994	1995	1996	1997	STATE	1985	1990	1994	1995	1996	1997
<b>United States . . . . .</b>	<b>63.9</b>	<b>63.9</b>	<b>64.0</b>	<b>64.7</b>	<b>65.4</b>	<b>65.7</b>	Missouri . . . . .	69.2	64.0	68.4	69.4	70.2	70.5
Alabama . . . . .	70.4	68.4	68.5	70.1	71.0	71.3	Montana . . . . .	66.5	69.1	68.8	68.7	68.6	67.5
Alaska . . . . .	61.2	58.4	58.8	60.9	62.9	67.2	Nebraska . . . . .	68.5	67.3	68.0	67.1	66.8	66.7
Arizona . . . . .	64.7	64.5	67.7	62.9	62.0	63.0	Nevada . . . . .	57.0	55.8	55.8	58.6	61.1	61.2
Arkansas . . . . .	66.6	67.8	68.1	67.2	66.6	66.7	New Hampshire . . . . .	65.5	65.0	65.1	66.0	65.0	66.8
California . . . . .	54.2	53.8	55.5	55.4	55.0	55.7	New Jersey . . . . .	62.3	65.0	64.1	64.9	64.6	63.1
Colorado . . . . .	63.6	59.0	62.9	64.6	64.5	64.1	New Mexico . . . . .	68.2	68.6	68.8	67.0	67.1	69.6
Connecticut . . . . .	69.0	67.9	68.3	68.2	69.0	68.1	New York . . . . .	50.3	53.3	52.5	52.7	52.7	52.6
Delaware . . . . .	70.3	67.7	70.5	71.7	71.5	69.2	North Carolina . . . . .	68.0	69.0	68.7	70.1	70.4	70.2
Dist of Columbia . . . . .	37.4	36.4	37.8	39.2	40.4	42.5	North Dakota . . . . .	69.9	67.2	63.3	67.3	68.2	68.1
Florida . . . . .	67.2	65.1	65.7	66.6	67.1	66.9	Ohio . . . . .	67.9	68.7	67.4	67.9	69.2	69.0
Georgia . . . . .	62.7	64.3	63.4	66.6	69.3	70.9	Oklahoma . . . . .	70.5	70.3	68.5	69.8	68.4	68.5
Hawaii . . . . .	51.0	55.5	52.3	50.2	50.6	55.0	Oregon . . . . .	61.5	64.4	63.9	63.2	63.1	61.0
Idaho . . . . .	71.0	69.4	70.7	72.0	71.4	72.3	Pennsylvania . . . . .	71.6	73.8	71.8	71.5	71.7	73.3
Illinois . . . . .	60.6	63.0	64.2	66.4	68.2	68.1	Rhode Island . . . . .	61.4	58.5	56.5	57.9	56.6	58.7
Indiana . . . . .	67.6	67.0	68.4	71.0	74.2	74.1	South Carolina . . . . .	72.0	71.4	72.0	71.3	72.9	74.1
Iowa . . . . .	69.9	70.7	70.1	71.4	72.8	72.7	South Dakota . . . . .	67.6	66.2	66.4	67.5	67.8	67.6
Kansas . . . . .	68.3	69.0	69.0	67.5	67.5	66.5	Tennessee . . . . .	67.6	68.3	65.2	67.0	68.8	70.2
Kentucky . . . . .	68.5	65.8	70.6	71.2	73.2	75.0	Texas . . . . .	60.5	59.7	59.7	61.4	61.8	61.5
Louisiana . . . . .	70.2	67.8	65.8	65.3	64.9	66.4	Utah . . . . .	71.5	70.1	69.3	71.5	72.7	72.5
Maine . . . . .	73.7	74.2	72.6	76.7	75.5	74.9	Vermont . . . . .	69.5	72.6	69.4	70.4	70.3	69.1
Maryland . . . . .	65.6	64.9	64.1	65.8	66.9	70.5	Virginia . . . . .	68.5	69.8	69.3	68.1	68.5	68.4
Massachusetts . . . . .	60.5	58.6	60.6	60.2	61.7	62.3	Washington . . . . .	66.8	61.8	62.4	61.6	63.1	62.9
Michigan . . . . .	70.7	72.3	72.0	72.2	73.3	73.3	West Virginia . . . . .	75.9	72.0	73.7	73.1	74.3	74.6
Minnesota . . . . .	70.0	68.0	68.9	73.3	75.4	75.4	Wisconsin . . . . .	63.8	68.3	64.2	67.5	68.2	68.3
Mississippi . . . . .	69.6	69.4	69.2	71.1	73.0	73.7	Wyoming . . . . .	73.2	68.9	65.8	69.0	68.0	67.6

Source: U.S. Bureau of the Census, Internet site <<http://www.census.gov/ftp/pub/hhes/www/hvs.html>>

**No. 1217. Occupied Housing Units—Costs, by Region: 1995**

**[As of fall.** Specified owner-occupied units are limited to one-unit structures on less than 10 acres and no business on property. Specified renter-occupied units exclude one-unit structures on 10 acres or more. See headnote Table 1218 for an explanation of housing costs. For composition of regions, see map, inside front cover. Based on the American Housing Survey; see Appendix III]

CATEGORY	NUMBER (1,000)					PERCENT DISTRIBUTION				
	Total units	North-east	Mid-west	South	West	Total units	North-east	Mid-west	South	West
<b>OWNER OCCUPIED UNITS</b>										
<b>Total</b>	<b>63,544</b>	<b>11,861</b>	<b>16,567</b>	<b>22,959</b>	<b>12,157</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Monthly housing costs:										
Less than \$300	17,027	1,694	4,633	8,008	2,692	26.8	14.3	27.9	34.9	22.1
\$300 to \$399	6,360	1,341	1,838	2,144	1,036	10.0	11.3	11.1	9.4	8.5
\$400 to \$499	5,268	1,143	1,594	1,801	730	8.3	9.6	9.6	7.8	6.0
\$500 to \$599	4,921	914	1,452	1,811	744	7.7	7.7	8.8	7.9	6.1
\$600 to \$699	4,356	838	1,267	1,572	679	6.9	7.1	7.6	6.8	5.6
\$700 to \$799	4,142	751	1,180	1,459	753	6.5	6.3	7.1	6.4	6.2
\$800 to \$999	6,684	1,373	1,717	2,337	1,257	10.5	11.6	10.4	10.2	10.3
\$1,000 to \$1,249	5,477	1,253	1,293	1,650	1,280	8.6	10.6	7.8	7.2	10.5
\$1,250 to \$1,499	3,518	939	685	848	1,047	5.5	7.9	4.1	3.7	8.6
\$1,500 or more	5,791	1,616	908	1,328	1,939	9.1	13.6	5.5	5.8	15.9
Median (dol.) <sup>1</sup>	563	700	515	474	726	(X)	(X)	(X)	(X)	(X)
<b>RENTER OCCUPIED UNITS</b>										
<b>Total</b>	<b>34,150</b>	<b>7,338</b>	<b>7,096</b>	<b>11,277</b>	<b>8,439</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
Monthly housing costs:										
Less than \$300	4,815	1,003	1,318	1,766	729	14.1	13.7	18.6	15.7	8.6
\$300 to \$399	4,285	669	1,265	1,722	629	12.5	9.1	17.8	15.3	7.5
\$400 to \$499	5,645	956	1,455	2,029	1,206	16.5	13.0	20.5	18.0	14.3
\$500 to \$599	5,076	1,106	1,070	1,609	1,292	14.9	15.1	15.1	14.3	15.3
\$600 to \$699	4,188	1,024	730	1,199	1,235	12.3	14.0	10.3	10.6	14.6
\$700 to \$799	2,910	726	372	846	966	8.5	9.9	5.2	7.5	11.4
\$800 to \$999	2,856	788	292	694	1,081	8.4	10.7	4.1	6.2	12.8
\$1,000 to \$1,249	1,244	380	97	239	528	3.6	5.2	1.4	2.1	6.3
\$1,250 to \$1,499	420	122	25	88	185	1.2	1.7	0.4	0.8	2.2
\$1,500 or more	365	114	30	68	152	1.1	1.6	0.4	0.6	1.8
No cash rent	2,344	451	442	1,017	435	6.9	6.1	6.2	9.0	5.2
Median (dol.) <sup>1</sup>	523	574	451	479	612	(X)	(X)	(X)	(X)	(X)

X Not applicable. <sup>1</sup> For explanation of median, see Guide to Tabular Presentation.

**No. 1218. Occupied Housing Units—Financial Summary, by Selected Characteristics of the Householder: 1995**

**[In thousands of units, except as indicated. As of fall.** Housing costs include real estate taxes, property insurance, utilities, fuel, water, garbage collection, and mortgage. Based on the American Housing Survey; see Appendix III]

CHARACTERISTIC	Total occupied units	TENURE		BLACK		HISPANIC ORIGIN <sup>1</sup>		ELDERLY <sup>2</sup>		HOUSEHOLDS BELOW POVERTY LEVEL	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
<b>Total units<sup>3</sup></b>	<b>97,693</b>	<b>63,544</b>	<b>34,150</b>	<b>5,137</b>	<b>6,637</b>	<b>3,245</b>	<b>4,512</b>	<b>16,299</b>	<b>4,542</b>	<b>6,034</b>	<b>8,661</b>
Monthly housing costs:											
Less than \$300	21,844	17,027	4,815	1,721	1,423	883	549	8,833	1,364	3,015	2,682
\$300-\$399	10,644	6,360	4,285	555	1,004	287	529	2,560	558	710	1,305
\$400-\$499	10,913	5,268	5,645	444	1,182	249	762	1,479	583	510	1,345
\$500-\$599	9,997	4,921	5,076	430	928	227	797	947	485	389	904
\$600-\$699	8,544	4,356	4,188	381	698	219	652	585	389	258	621
\$700-\$799	7,052	4,142	2,910	323	409	209	388	455	240	227	420
\$800-\$999	9,540	6,684	2,856	496	417	296	369	582	245	282	309
\$1,000 or more	16,815	14,786	2,029	786	167	877	201	855	196	644	166
Median amount (dol.) <sup>4</sup>	543	563	523	465	459	590	535	282	418	300	391
Monthly housing costs as percent of income: <sup>5</sup>											
Less than 5 percent	3,036	2,845	191	174	16	104	19	669	14	17	15
5 to 9 percent	10,508	9,570	938	677	121	455	88	2,749	67	88	55
10 to 14 percent	14,002	11,260	2,741	827	446	444	216	3,222	129	223	116
15 to 19 percent	14,673	10,637	4,035	755	727	470	424	2,382	192	296	194
20 to 24 percent	12,318	8,174	4,144	668	796	397	482	1,724	381	348	297
25 to 29 percent	9,519	5,523	3,996	405	758	293	517	1,196	556	319	578
30 to 34 percent	6,514	3,586	2,928	298	540	205	410	866	485	338	472
35 to 39 percent	4,703	2,402	2,301	227	421	164	370	662	325	262	418
40 percent or more	18,234	8,377	9,857	964	2,219	649	1,639	2,515	1,826	3,007	4,999
Median amount (percent): <sup>4</sup>	22	19	29	20	31	21	34	18	38	52	62
Median monthly costs (dol.): <sup>4</sup>											
Electricity	63	69	48	71	52	64	44	59	40	62	46
Piped gas	38	42	29	46	35	29	25	41	26	38	30
Fuel oil	59	61	52	57	54	60	43	61	54	53	52

<sup>1</sup> Persons of Hispanic origin may be of any race. <sup>2</sup> Householders 65 years old and over. <sup>3</sup> Includes units with mortgage payment not reported and no cash rent not shown separately. <sup>4</sup> For explanation of median, see Guide to Tabular Presentation.

<sup>5</sup> Money income before taxes.

Source of Tables 1217 and 1218: U.S. Bureau of the Census, *Current Housing Reports*, Series H-150/95RV, *American Housing Survey in the United States (Revised)*. Internet site <<http://www.census.gov/prod2/constr/h150/h15095rv.pdf>> (accessed 25 August 1997).

**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
<b>ALL OWNERS</b>										
<b>Total units</b>	<b>63,544</b>	<b>11,861</b>	<b>16,567</b>	<b>22,959</b>	<b>12,157</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
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
<b>OWNERS WITH MORTGAGES</b>										
<b>Total units</b>	<b>39,026</b>	<b>7,254</b>	<b>10,088</b>	<b>13,292</b>	<b>8,392</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
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	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

<sup>1</sup> 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	Home equity line of credit	Traditional home equity loan	Either type of home equity loan
<b>All homeowners</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>	<b>100</b>
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 <sup>2</sup> :						
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: <sup>3</sup>						
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

<sup>1</sup> Excludes those who have only a home equity line of credit. <sup>2</sup> 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. <sup>3</sup> 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
<b>Occupied units, total . . . . .</b>	<b>93,147</b>	<b>94,724</b>	<b>97,692</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>
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 . . . . .	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

<sup>1</sup> 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 <sup>1</sup>		ELDERLY <sup>2</sup>		HOUSEHOLDS BELOW POVERTY LEVEL	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
<b>Total units . . . . .</b>	<b>97,693</b>	<b>63,544</b>	<b>34,150</b>	<b>5,137</b>	<b>6,637</b>	<b>3,245</b>	<b>4,512</b>	<b>16,299</b>	<b>4,542</b>	<b>6,034</b>	<b>8,661</b>
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 <sup>3</sup> . . . . .	11,411	6,325	5,086	641	1,197	354	662	1,067	443	616	1,434

<sup>1</sup> Represents zero. <sup>2</sup> Persons of Hispanic origin may be of any race. <sup>3</sup> Householders 65 years old and over. <sup>3</sup> 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. 1223. Appliances and Office Equipment Used by Households, by Region and Family Income: 1997

[Preliminary. Represents appliances possessed and generally used by the household. Based on Residential Energy Consumption Survey; see source. For composition of regions, see inside front cover]

TYPE OF APPLIANCE	Households using appliance	REGION				FAMILY INCOME IN 1997			
		North-east	Midwest	South	West	Under \$10,000	\$10,000-\$24,999	\$25,000-\$49,999	\$50,000 and over
Total households (mil.) . . . . .	101.5	19.7	24.1	35.9	21.8	13.3	29.1	31.1	27.9
PERCENT WITH—									
Air conditioner:									
Central system . . . . .	47.1	22.3	51.4	69.7	27.6	27.7	37.7	50.7	62.2
Room . . . . .	26.1	41.4	27.4	24.3	13.9	33.9	29.8	25.4	19.2
Clothes washer . . . . .	77.4	76.0	78.9	81.9	69.6	52.7	69.0	81.5	93.4
Clothes dryer . . . . .	71.1	66.7	75.7	74.2	65.1	36.2	61.0	77.1	91.8
Electric . . . . .	55.0	48.2	50.1	66.3	48.2	31.0	49.0	59.9	67.5
Natural gas . . . . .	15.3	17.9	23.9	7.4	16.6	4.8	11.1	16.4	23.6
Dishwasher . . . . .	50.2	48.5	46.9	51.5	53.1	15.7	35.5	53.6	78.2
Ceiling fan . . . . .	60.1	51.3	63.6	71.2	46.0	39.3	55.2	64.4	70.3
Freezer . . . . .	33.2	25.7	41.8	36.9	24.2	25.7	30.0	35.1	37.9
1 . . . . .	30.2	24.2	38.4	33.1	22.0	23.6	27.5	32.2	34.1
2 or more . . . . .	2.9	1.5	3.4	3.8	2.2	2.0	2.5	2.9	3.8
Microwave oven . . . . .	83.0	78.7	86.9	82.4	83.3	60.3	81.1	86.7	91.5
Oven . . . . .	98.8	99.3	99.1	98.6	98.2	96.4	98.7	99.4	99.3
Electric . . . . .	61.5	49.7	56.6	72.0	60.1	49.2	58.7	63.9	67.5
Natural gas . . . . .	33.2	44.8	38.1	22.1	35.7	41.8	34.8	31.5	29.5
Self cleaning oven . . . . .	44.0	48.5	45.0	41.8	42.7	18.1	31.1	47.0	66.6
Range . . . . .	99.2	99.6	99.4	99.0	98.8	96.8	99.1	99.8	99.6
Electric . . . . .	60.3	48.8	55.6	70.9	58.4	49.2	58.4	62.9	64.6
Natural gas . . . . .	34.6	45.5	39.4	23.5	37.7	42.0	35.5	32.8	32.1
Refrigerator . . . . .	99.9	99.9	99.9	99.9	99.7	99.3	99.9	99.9	100.0
Frost free . . . . .	86.8	85.2	85.1	90.0	84.7	73.0	83.1	88.5	95.2
Water heater . . . . .	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Electric . . . . .	39.5	26.5	27.6	58.3	33.3	41.9	43.9	39.9	33.1
Natural gas . . . . .	51.7	46.8	66.4	37.4	63.2	46.3	48.0	51.7	58.0
Stereo equipment . . . . .	68.8	66.7	67.0	67.8	74.4	45.2	60.1	73.7	83.7
Color TV . . . . .	98.7	98.8	99.0	98.7	98.2	96.1	98.4	99.2	99.6
1 . . . . .	31.9	31.8	32.1	29.1	36.1	55.6	40.5	27.3	16.6
2 . . . . .	37.4	36.1	36.2	38.9	37.2	30.9	37.7	41.6	35.4
3 . . . . .	19.1	20.8	20.4	18.4	17.3	7.5	15.5	20.4	26.8
4 . . . . .	7.6	7.5	7.8	8.9	5.5	1.7	3.6	8.2	14.0
5 or more . . . . .	2.8	2.6	2.5	3.4	2.2	(S)	1.1	1.7	6.8
VCR . . . . .	87.6	86.1	89.7	86.0	89.0	66.8	84.0	91.6	96.6
Personal computers . . . . .	35.0	31.9	38.0	31.0	41.3	9.7	16.5	36.9	64.5
1 . . . . .	29.2	27.2	32.4	25.9	32.8	7.9	14.5	32.8	50.6
2 or more . . . . .	5.9	4.7	5.6	5.1	8.5	(S)	2.0	4.1	13.8
With modem . . . . .	20.4	17.8	21.7	18.2	24.9	5.2	8.6	19.7	40.7
With laser printer . . . . .	12.4	11.3	12.9	11.7	14.2	2.5	4.4	12.8	25.1
Used 15 hrs. per week or less . . . . .	25.2	21.5	27.7	23.0	29.2	6.3	12.2	28.2	44.4
Used 16 hrs. per week or more . . . . .	9.9	10.4	10.2	8.0	12.1	3.4	4.2	8.7	20.0
Personal use only . . . . .	4.7	4.5	5.2	4.2	5.3	2.3	2.3	4.1	9.1
Business use only . . . . .	2.1	2.3	2.5	1.1	3.1	(S)	(S)	1.4	5.0
Both . . . . .	3.1	3.6	2.6	2.7	3.7	(S)	1.2	3.3	6.0
Cordless phone . . . . .	61.4	59.6	63.8	61.4	60.2	35.3	51.5	66.9	77.9
Facsimile machine . . . . .	6.2	6.5	5.3	5.6	8.1	(S)	2.5	5.3	13.3
Photocopier . . . . .	3.7	3.8	3.9	3.5	3.9	(S)	1.5	3.9	7.3
Answering machine . . . . .	58.4	62.2	61.0	54.2	59.1	30.2	49.1	62.3	77.2

S Figure does not meet publication standards. 1 Includes other types, not shown separately.

Source: U.S. Energy Information Administration, Internet site <<http://www.eia.doe/emeu/consumption>> (accessed 20 May 1998).

### No. 1224. Net Stock of Residential Capital: 1985 to 1996

[In billions of dollars. End of year estimates]

ITEM	1985	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996
Total residential capital <sup>1</sup> . . . . .	4,683.3	5,386.5	5,737.1	6,054.7	6,295.7	6,407.8	6,749.5	7,152.5	7,643.5	7,965.6	8,362.5
By type of owner and legal form of organization:											
Private . . . . .	4,578.2	5,267.7	5,602.7	5,911.1	6,147.3	6,258.5	6,591.4	6,983.1	7,465.8	7,778.5	8,171.2
Corporate . . . . .	55.6	62.6	65.3	67.1	68.6	69.4	72.3	74.0	76.1	78.4	81.9
Noncorporate . . . . .	4,522.6	5,205.0	5,537.4	5,844.0	6,078.7	6,189.1	6,519.1	6,909.2	7,389.6	7,700.2	8,089.3
Government . . . . .	105.1	118.9	134.4	143.6	148.4	149.3	158.2	169.4	177.7	187.1	191.3
Federal . . . . .	32.0	35.4	46.2	50.3	51.4	50.1	52.9	56.1	58.7	61.5	61.4
State and local . . . . .	73.1	83.4	88.3	93.3	97.0	99.2	105.3	113.3	119.1	125.6	129.9
By tenure group:											
Owner-occupied . . . . .	3,254.0	3,774.7	4,043.9	4,298.3	4,494.3	4,597.9	4,870.7	5,211.9	5,629.7	5,899.0	6,224.1
Farm . . . . .	128.6	138.4	142.5	146.9	151.2	152.0	156.8	162.2	170.7	175.0	179.6
Nonfarm . . . . .	3,125.3	3,636.3	3,901.4	4,151.4	4,343.1	4,445.9	4,713.9	5,049.6	5,459.0	5,724.0	6,044.6
Tenant-occupied . . . . .	1,302.3	1,469.1	1,534.0	1,587.1	1,626.7	1,634.7	1,694.1	1,743.4	1,807.1	1,850.2	1,917.2
Farm . . . . .	5.6	6.1	6.3	6.4	6.7	6.7	6.9	7.3	7.8	8.0	8.2
Nonfarm . . . . .	1,296.7	1,463.0	1,527.7	1,580.7	1,620.1	1,628.0	1,687.2	1,736.2	1,799.3	1,842.2	1,909.0

<sup>1</sup> Includes stocks of other nonfarm residential capital, which consists of dormitories, fraternity and sorority houses, and nurses' homes.

Source: U.S. Bureau of Economic Analysis, *Survey of Current Business*, monthly, September 1997 issue.

**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					
					Additions	Alterations				
1980	46,338	31,481	14,857	21,336	4,183	11,193	5,960	9,816		
1982	45,291	29,779	15,512	18,774	2,641	10,711	5,423	9,707		
1983	49,295	32,524	16,771	20,271	4,739	11,673	3,859	10,895		
1984	69,784	43,781	26,003	27,822	6,007	14,486	7,329	13,067		
1985	80,267	47,742	32,525	28,775	3,966	17,599	7,211	16,134		
1986	91,274	54,298	36,976	38,608	7,377	21,192	10,040	16,695		
1987	94,082	54,791	39,291	39,978	9,557	21,641	8,779	15,875		
1988	101,117	60,822	40,295	43,339	11,333	22,703	9,303	16,893		
1989	100,891	59,858	41,033	39,786	6,828	23,129	9,828	18,415		
1990	106,773	59,683	47,090	37,253	8,561	21,920	6,771	18,215		
1991	97,528	58,083	39,445	30,944	7,914	16,076	6,954	16,744		
1992	103,734	67,316	36,418	40,186	6,783	22,700	10,704	18,393		
1993	108,305	70,746	37,559	45,797	12,757	24,781	8,259	20,809		
1994	115,030	77,270	37,760	48,828	9,647	28,672	10,509	23,248		
<b>1995, total 1</b>	<b>111,683</b>	<b>75,362</b>	<b>36,321</b>	<b>44,726</b>	<b>7,936</b>	<b>26,893</b>	<b>9,897</b>	<b>24,910</b>		
Heating and air conditioning 2	10,151	7,480	2,671	1,872	(NA)	1,872	(NA)	5,639		
Plumbing	9,489	5,145	4,344	2,354	(NA)	2,354	(NA)	3,053		
Roofing	10,415	6,972	3,443	(NA)	(NA)	(NA)	(NA)	6,280		
Painting	10,910	6,169	4,741	(NA)	(NA)	(NA)	(NA)	10,910		
<b>1996, total 1</b>	<b>114,919</b>	<b>76,094</b>	<b>38,825</b>	<b>53,456</b>	<b>12,035</b>	<b>30,064</b>	<b>11,357</b>	<b>24,465</b>		
Heating and air conditioning 2	10,315	7,028	3,287	2,637	(NA)	2,637	(NA)	4,741		
Plumbing	7,884	4,398	3,486	1,892	(NA)	1,892	(NA)	2,239		
Roofing	9,964	6,435	3,529	(NA)	(NA)	(NA)	(NA)	6,809		
Painting	12,126	6,658	5,474	(NA)	(NA)	(NA)	(NA)	12,126		

NA Not available. <sup>1</sup> Includes types of expenditures not separately specified. <sup>2</sup> 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	5 to 9	10 to 19	20 to 49	50 units or more
<b>All properties 1</b>	<b>8,773</b>	<b>6,438</b>	<b>20,585</b>	<b>3,085</b>	<b>2,471</b>	<b>1,894</b>	<b>1,468</b>	<b>2,224</b>	<b>9,443</b>
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	373	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	599	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. <sup>1</sup> Includes properties with other owners not shown separately. <sup>2</sup> 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	4 <sup>2</sup> 64	10.2	3.5		
Principal activity within building:												
Education.....	309	7,740	250	404	1,045	1,825	1,752	1 <sup>2</sup> ,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)	1,483	22.2	4.5		
Lodging.....	158	3,618	150	269	748	512	613	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	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 <sup>7</sup> 72	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 <sup>5</sup> 76	47.7	12.5		
Any other.....	213	2,336	278	414	413	223	419	2 <sup>2</sup> 52	16.2	4.0		
Workers:												
Fewer than 5.....	2,505	13,885	4,184	3,636	3,806	770	518	3 <sup>4</sup> 15	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 <sup>4</sup> 80	11.4	7.5		
20 to 49.....	400	9,132	225	615	2,513	2,620	2,087	1 <sup>9</sup> 40	22.8	16.3		
50 to 99.....	138	6,931	(S)	(S)	567	1,644	2,108	1 <sup>2</sup> ,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 <sup>2</sup> ,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. S Figure does not meet publication standards. <sup>1</sup> 100,001 to 500,000 square feet. <sup>2</sup> 200,001 to 500,000 square feet. <sup>3</sup> 100,001 to 200,000 square feet. <sup>4</sup> 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/cbeccs/contents.html>> (accessed 26 August 1998).

**No. 1229. Commercial Buildings—Number and Size, by Principal Activity: 1995**

[See headnote, Table 1228. For composition of regions, see inside front cover]

BUILDING CHARACTERISTICS	All buildings <sup>1</sup>	Education	Food sales	Food service	Health care	Lodging	Mercantile/services	Offices	Public assembly	Religious worship	Warehouse
NUMBER (1,000)											
All buildings .....	<b>4,579</b>	<b>309</b>	<b>137</b>	<b>285</b>	<b>105</b>	<b>158</b>	<b>1,289</b>	<b>705</b>	<b>326</b>	<b>269</b>	<b>580</b>
Region: Northeast .....	725	39	(S)	41	14	10	241	112	46	41	88
Midwest .....	1,139	42	(S)	69	19	38	390	157	89	57	163
South .....	1,750	111	73	109	51	51	457	298	134	97	223
West .....	964	117	32	66	21	59	201	138	57	74	105
Year constructed:											
1919 or before .....	353	18	(S)	(S)	(S)	(S)	112	57	37	20	31
1920 to 1945 .....	562	42	(S)	(S)	(S)	7	154	74	72	(S)	59
1946 to 1959 .....	867	72	(S)	(S)	19	33	278	128	38	65	79
1960 to 1969 .....	718	66	(S)	25	7	53	229	75	63	50	68
1970 to 1979 .....	813	45	42	66	34	24	207	158	60	53	73
1980 to 1986 .....	846	36	(S)	74	(S)	25	212	151	33	58	161
1990 to 1992 .....	218	17	(S)	(S)	(S)	(S)	47	38	20	(S)	38
1993 to 1995 .....	202	13	(S)	(S)	(S)	(S)	49	23	(S)	(S)	71
FLOORSPACE (mil. sq. ft.)											
All buildings .....	<b>58,772</b>	<b>7,740</b>	<b>642</b>	<b>1,353</b>	<b>2,333</b>	<b>3,618</b>	<b>12,728</b>	<b>10,478</b>	<b>3,948</b>	<b>2,792</b>	<b>8,481</b>
Region: Northeast .....	11,883	1,930	(S)	166	408	350	2,838	2,154	694	442	1,480
Midwest .....	14,322	1,997	(S)	474	466	909	3,203	2,338	957	633	2,044
South .....	20,830	2,315	287	443	916	1,313	4,864	3,483	1,367	1,006	3,436
West .....	11,736	1,498	209	271	543	1,047	1,822	2,503	930	711	1,522
Year constructed:											
1919 or before .....	3,673	521	(S)	(S)	(S)	(S)	816	599	381	266	192
1920 to 1945 .....	6,710	1,080	(S)	(S)	(S)	170	1,118	1,155	706	(S)	1,076
1946 to 1959 .....	9,298	1,921	(S)	(S)	356	607	1,895	1,262	498	637	1,236
1960 to 1969 .....	10,858	1,841	(S)	192	428	972	2,342	1,206	821	535	1,530
1970 to 1979 .....	11,333	1,232	165	285	748	576	2,749	2,095	736	510	1,616
1980 to 1986 .....	12,252	614	(S)	305	425	829	2,727	3,377	399	598	2,104
1990 to 1992 .....	2,590	238	(S)	(S)	(S)	(S)	632	568	221	(S)	318
1993 to 1995 .....	2,059	293	(S)	(S)	(S)	(S)	449	217	(S)	(S)	409

S Figure does not meet publication standards.

<sup>1</sup> Includes other commercial buildings, not shown separately.Source: U.S. Energy Information Administration, *Commercial Buildings Energy Consumption Survey, 1995*, Internet site <http://www.eia.doe.gov/emeu/cbeccs/contents.html> (accessed 28 August 1998).**No. 1230. Office Buildings—Vacancy Rates for Major Markets: 1980 to 1997**

[As of end of year. Excludes government owned and and occupied, owner-occupied, and medical office buildings]

MARKET	1980	1985	1989	1990	1991	1992	1993	1994	1995	1996	1997
Total <sup>1</sup> .....	<b>4.6</b>	<b>16.9</b>	<b>19.5</b>	<b>20.0</b>	<b>20.2</b>	<b>20.5</b>	<b>19.4</b>	<b>16.2</b>	<b>14.3</b>	<b>12.4</b>	<b>10.1</b>
Atlanta, GA .....	10.0	21.0	19.9	19.1	19.5	19.4	16.8	13.0	10.4	9.2	10.5
Baltimore, MD .....	7.2	11.5	16.4	20.0	21.0	20.6	17.3	15.5	17.0	14.3	11.6
Boston, MA .....	3.8	13.1	15.3	19.6	19.1	17.5	17.7	13.3	10.4	6.2	4.4
Charlotte, NC .....	(NA)	16.7	14.3	16.5	19.4	(NA)	(NA)	10.0	8.9	8.2	7.1
Cincinnati, OH .....	(NA)	(NA)	16.6	(NA)	(NA)	19.4	(NA)	(NA)	(NA)	13.1	11.5
Dallas, TX .....	8.6	23.0	26.9	25.8	26.0	31.3	29.5	21.7	18.7	16.2	14.7
Denver, CO .....	6.6	24.7	26.1	24.8	23.0	21.5	15.9	12.8	12.1	10.8	9.3
Detroit, MI .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	21.4	19.7	16.9	11.1	8.5
Fort Lauderdale, FL .....	(NA)	(NA)	26.3	23.0	24.9	22.9	(NA)	10.8	(NA)	10.5	10.4
Houston, TX .....	4.0	27.6	27.5	24.9	27.3	27.0	25.1	24.7	21.9	17.5	12.1
Indianapolis, IN .....	(NA)	(NA)	20.0	21.2	21.4	22.4	18.8	18.4	14.3	(NA)	14.2
Las Vegas, NV .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	8.7	(NA)	10.5	11.8
Los Angeles, CA .....	0.9	15.3	19.7	16.8	20.2	21.2	21.0	19.6	23.2	22.1	13.8
Memphis, TN .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.6	12.0
Miami, FL .....	2.4	20.9	22.0	23.4	22.6	18.5	19.0	15.4	13.8	12.4	11.2
Minneapolis, MN .....	(NA)	(NA)	20.2	(NA)	18.9	19.9	(NA)	8.2	(NA)	6.5	6.2
Nashville, TN .....	(NA)	(NA)	(NA)	25.1	18.4	(NA)	(NA)	7.5	(NA)	6.9	6.0
New Jersey (Central) .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	20.7	(NA)	16.0	11.2
New Jersey (North) .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	16.5	(NA)	14.5	11.9
Orlando, FL .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	12.1	(NA)	6.5	6.4
Philadelphia, PA .....	6.3	14.5	16.3	18.2	17.3	19.0	17.8	16.3	16.2	13.7	10.9
Phoenix, AZ .....	(NA)	(NA)	(NA)	27.6	24.8	24.4	(NA)	11.8	(NA)	11.5	9.3
Pittsburgh, PA .....	1.2	(NA)	16.3	16.3	14.2	(NA)	17.0	15.8	14.5	(NA)	15.4
Portland, OR .....	(NA)	(NA)	(NA)	(NA)	(NA)	14.5	(NA)	9.4	(NA)	5.8	5.6
Richmond, VA .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	11.9	(NA)	9.7	9.7
Sacramento, CA .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	14.1	(NA)	12.4	12.3
San Diego, CA .....	(NA)	24.7	17.6	19.5	23.7	23.8	22.1	18.8	17.4	14.1	10.1
San Francisco, CA .....	0.4	13.7	15.7	14.7	13.3	12.5	13.7	11.7	10.2	5.4	4.0
Seattle, WA .....	(NA)	(NA)	12.4	12.3	12.8	15.9	17.6	14.7	7.1	5.3	4.5
Silicon Valley, CA .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	12.7	(NA)	8.7	5.8
St Louis, MO .....	(NA)	(NA)	22.6	21.0	20.5	21.8	19.1	18.1	12.7	13.4	12.3
St Paul, MN .....	(NA)	(NA)	(NA)	(NA)	19.7	18.5	(NA)	15.2	(NA)	12.5	9.9
Tampa/St. Petersburg .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.0	9.1
Washington, DC .....	2.5	9.0	14.4	19.0	17.6	15.4	14.1	13.4	10.8	9.3	8.0
West Palm Beach, CA .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	16.8	(NA)	12.0	12.3
Wilmington, DE .....	(NA)	(NA)	12.4	20.3	21.0	19.8	(NA)	16.7	(NA)	9.5	9.7
Winston-Salem/Greensboro .....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.2	(NA)	14.1	12.3

NA Not available. <sup>1</sup> Includes other North American markets not shown separately. In 1997, 41 markets were covered.Source: ONCOR International, Houston, TX, 1980 and 1985, *National Office Market Report*, semi-annual; 1989-1990, *International Office Market Report*, semi-annual; thereafter, *Year-End (year) Market Data Book*, annual (copyright).