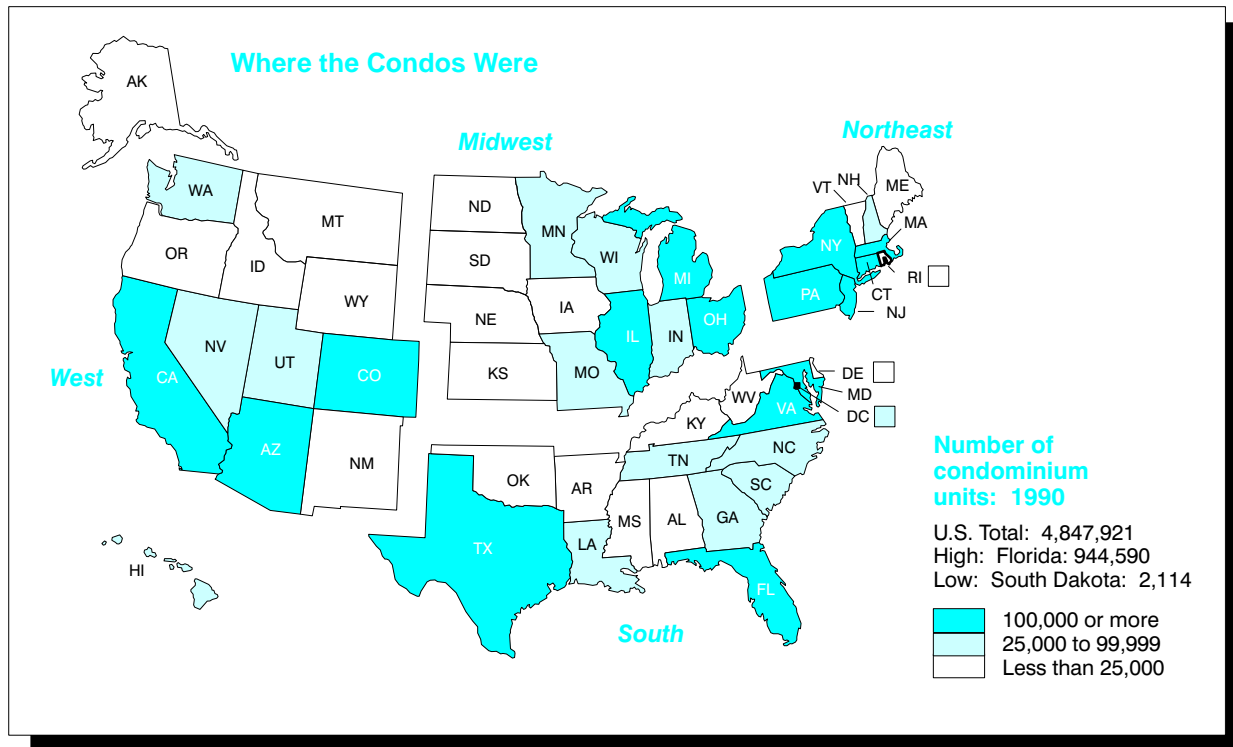


Statistical Brief

Condominiums



On the 1990 census “long form,” sent to 1 in every 6 housing units, we asked households whether their houses or apartments were part of a condominium. A condominium is a form of homeownership in which the apartments in a building or houses in a development are individually owned, but common areas, such as lobbies or halls, are jointly owned. The

owner may not actually live in the unit; in that case, the unit would be either renter-occupied or vacant. Cooperatives, another type of ownership found primarily in the Northeast, were not included in the count of condominiums. This Brief examines the characteristics of condos and their occupants in 1990 and compares this information with similar data collected in the 1980 census.

condos, and the Northeast, which gained more than 700,000, were the regions with the largest numerical increases.

The most spectacular *percentage increase* belonged to the Northeast, which more than tripled its 1980 total. The region was home to the 5 States with the biggest percentage gains — Rhode Island, New Hampshire, Massachusetts, Maine, and New Jersey. The Northeast’s gain was so impressive that it went from having fewer condos than any other region in 1980 (about 100,000 behind the third-place Midwest) to surpassing the Midwest by more than 300,000 and moving into third place in 1990. (See table.)

The number of condos more than doubled in the 1980’s.

There were 4.8 million condominium units in the United States in 1990, nearly 2.6 million more than only a decade earlier. The South, which added nearly one million



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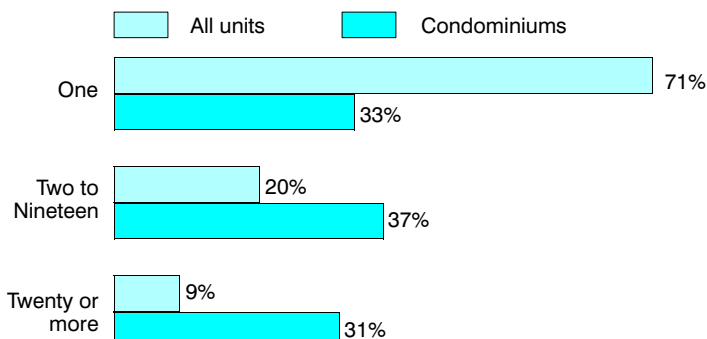
State and Regional Rankings of Condominiums: 1990 and 1980

| | Condominium Units: 1990 | | | | Condominium Units: 1980 | | | | 1980-90 Percent Change |
|----------------------|-------------------------|------|----------------------------|------|-------------------------|------|----------------------------|------|------------------------------|
| | Number | Rank | Percent of all units | Rank | Number | Rank | Percent of all units | Rank | |
| United States | 4,847,921 | | 4.7% | | 2,252,835 | | 2.5% | | 115.2% |
| Alabama | 23,237 | 31 | 1.4% | 42 | 8,079 | 34 | 0.6% | 45 | 187.6% |
| Alaska | 12,205 | 39 | 5.2% | 16 | 5,670 | 38 | 3.5% | 9 | 115.3% |
| Arizona | 103,804 | 14 | 6.3% | 11 | 53,563 | 11 | 4.8% | 6 | 93.8% |
| Arkansas | 8,784 | 43 | 0.9% | 48 | 5,864 | 37 | 0.7% | 39 | 49.8% |
| California | 856,165 | 2 | 7.7% | 6 | 425,969 | 2 | 4.6% | 7 | 101.0% |
| Colorado | 124,032 | 8 | 8.4% | 5 | 66,188 | 7 | 5.5% | 5 | 87.4% |
| Connecticut | 119,935 | 10 | 9.1% | 4 | 38,735 | 14 | 3.3% | 12 | 209.6% |
| Delaware | 10,366 | 41 | 3.6% | 20 | 4,413 | 42 | 1.8% | 16 | 134.9% |
| District of Columbia | 28,628 | 29 | 10.3% | 3 | 16,012 | 27 | 5.8% | 3 | 78.8% |
| Florida | 944,590 | 1 | 15.5% | 2 | 510,976 | 1 | 11.7% | 2 | 84.9% |
| Georgia | 72,938 | 18 | 2.8% | 25 | 22,418 | 19 | 1.1% | 29 | 225.4% |
| Hawaii | 81,127 | 16 | 20.8% | 1 | 74,035 | 6 | 22.2% | 1 | 9.6% |
| Idaho | 7,488 | 45 | 1.8% | 33 | 6,081 | 36 | 1.6% | 20 | 23.1% |
| Illinois | 242,653 | 4 | 5.4% | 14 | 160,091 | 3 | 3.7% | 8 | 51.6% |
| Indiana | 31,255 | 28 | 1.4% | 42 | 13,901 | 29 | 0.7% | 39 | 124.8% |
| Iowa | 13,356 | 37 | 1.2% | 45 | 7,937 | 35 | 0.7% | 39 | 68.3% |
| Kansas | 18,235 | 35 | 1.7% | 36 | 10,208 | 32 | 1.1% | 29 | 78.6% |
| Kentucky | 20,614 | 34 | 1.4% | 42 | 12,268 | 30 | 0.9% | 36 | 68.0% |
| Louisiana | 27,415 | 30 | 1.6% | 39 | 11,215 | 31 | 0.7% | 39 | 144.4% |
| Maine | 10,733 | 40 | 1.8% | 33 | 2,291 | 47 | 0.5% | 48 | 368.5% |
| Maryland | 116,243 | 11 | 6.1% | 12 | 54,238 | 10 | 3.5% | 9 | 114.3% |
| Massachusetts | 157,716 | 7 | 6.4% | 10 | 30,953 | 17 | 1.4% | 26 | 409.5% |
| Michigan | 103,922 | 13 | 2.7% | 27 | 61,657 | 8 | 1.7% | 18 | 68.5% |
| Minnesota | 55,903 | 21 | 3.0% | 23 | 21,767 | 20 | 1.3% | 28 | 156.8% |
| Mississippi | 6,561 | 46 | 0.6% | 50 | 2,964 | 46 | 0.3% | 50 | 121.4% |
| Missouri | 47,483 | 22 | 2.2% | 29 | 20,626 | 21 | 1.0% | 32 | 130.2% |
| Montana | 6,123 | 47 | 1.7% | 36 | 1,883 | 48 | 0.6% | 45 | 225.2% |
| Nebraska | 7,759 | 44 | 1.2% | 45 | 4,297 | 43 | 0.7% | 39 | 80.6% |
| Nevada | 38,306 | 24 | 7.4% | 7 | 19,791 | 23 | 5.8% | 3 | 93.6% |
| New Hampshire | 34,777 | 25 | 6.9% | 9 | 5,651 | 39 | 1.5% | 22 | 515.4% |
| New Jersey | 222,105 | 5 | 7.2% | 8 | 53,336 | 12 | 1.9% | 15 | 316.4% |
| New Mexico | 10,012 | 42 | 1.6% | 39 | 5,532 | 40 | 1.1% | 29 | 81.0% |
| New York | 343,825 | 3 | 4.8% | 18 | 106,110 | 4 | 1.5% | 22 | 224.0% |
| North Carolina | 79,436 | 17 | 2.8% | 25 | 22,657 | 18 | 1.0% | 32 | 250.6% |
| North Dakota | 6,002 | 48 | 2.2% | 29 | 3,912 | 45 | 1.5% | 22 | 53.4% |
| Ohio | 113,570 | 12 | 2.6% | 28 | 60,617 | 9 | 1.5% | 22 | 87.4% |
| Oklahoma | 21,640 | 32 | 1.5% | 41 | 9,104 | 33 | 0.7% | 39 | 137.7% |
| Oregon | 21,040 | 33 | 1.8% | 33 | 15,272 | 28 | 1.4% | 26 | 37.8% |
| Pennsylvania | 103,152 | 15 | 2.1% | 32 | 37,824 | 15 | 0.8% | 38 | 172.7% |
| Rhode Island | 12,682 | 38 | 3.1% | 21 | 1,584 | 50 | 0.4% | 49 | 700.6% |
| South Carolina | 57,728 | 20 | 4.1% | 19 | 19,865 | 22 | 1.7% | 18 | 190.6% |
| South Dakota | 2,114 | 51 | 0.7% | 49 | 775 | 51 | 0.3% | 50 | 172.8% |
| Tennessee | 44,322 | 23 | 2.2% | 29 | 17,777 | 25 | 1.0% | 32 | 149.3% |
| Texas | 203,069 | 6 | 2.9% | 24 | 87,683 | 5 | 1.6% | 20 | 131.6% |
| Utah | 33,226 | 27 | 5.6% | 13 | 16,868 | 26 | 3.4% | 11 | 97.0% |
| Vermont | 14,457 | 36 | 5.3% | 15 | 4,043 | 44 | 1.8% | 16 | 257.6% |
| Virginia | 122,757 | 9 | 4.9% | 17 | 48,815 | 13 | 2.4% | 13 | 151.5% |
| Washington | 62,639 | 19 | 3.1% | 21 | 36,940 | 16 | 2.2% | 14 | 69.6% |
| West Virginia | 4,551 | 49 | 0.6% | 50 | 4,446 | 41 | 0.6% | 45 | 2.4% |
| Wisconsin | 34,714 | 26 | 1.7% | 36 | 18,237 | 24 | 1.0% | 32 | 90.3% |
| Wyoming | 2,527 | 50 | 1.2% | 45 | 1,697 | 49 | 0.9% | 36 | 48.9% |
| Regions | | | | | | | | | |
| Northeast | 1,019,382 | 3 | 4.9% | 3 | 280,527 | 4 | 1.5% | 4 | 263.4% |
| Midwest | 676,966 | 4 | 2.8% | 4 | 384,025 | 3 | 1.7% | 3 | 76.3% |
| South | 1,792,879 | 1 | 5.0% | 2 | 858,794 | 1 | 2.9% | 2 | 108.8% |
| West | 1,358,694 | 2 | 6.5% | 1 | 729,489 | 2 | 4.3% | 1 | 86.3% |

In 1990, six States — California, Colorado, Connecticut, Florida, Massachusetts, and New Jersey — made the top ten in both number and percent of all units. On the other end of the spectrum, six others — Arkansas, Mississippi, Nebraska, South Dakota, West Virginia, and Wyoming — were ranked in the bottom ten in both categories.

Condominiums Were Fairly Evenly Spread Among Three Different Types of Structures

Occupied housing units, by units in structure: 1990



Note: Totals do not add to 100 due to rounding.

Numerically, Florida and California led the way . . .

In 1990, Florida and California each had more than 800,000 condos — tops in the Nation, by far. Combined, they accounted for 37 percent of all condos in the United States. Other States with large numbers of condos (200,000 or more) included New York, Illinois, New Jersey, and Texas. Regionally, the South, with 1.8 million, ranked first. In contrast, the last-place Midwest had about 680,000 — fewer than there were in either Florida or California. (See table.)

. . . but percentage-wise, Hawaii was tops.

In Hawaii, 21 percent of all housing units were condominiums — the highest percentage of any State. Next came Florida (16 percent) and the District of Columbia (10 percent). The West led the regions, while the Midwest again ranked last. In the Nation as a whole, almost 5 percent of all units were condos. (See table.)

Condos were likelier to be vacant.

About 17 percent of all condominium units were vacant, much higher than the rate for all housing units (10 percent). Of these

vacant condo units, 44 percent were intended for seasonal, recreational, or occasional use; nearly half of these units were in Florida alone. Nationally, 30 percent of all vacant units were meant for seasonal, recreational, or occasional use.

Condominiums can be apartments or single-family houses.

Many people think of condominiums as apartments within a multi-unit structure. Actually, occupied condos were fairly evenly spread out among 3 different types of structures — one-family houses (nearly all attached, such as townhouses), small multiunit buildings of 2 to 19 units, and larger buildings with 20 or more apartments. As the graph above shows, the story was much different for all occupied homes, where one-family houses dominated.

Census Bureau totals leave out mobile home condos. If occupants of mobile homes answered “yes” to the condominium question on their census form, their response was changed to “no” by a computer edit during processing. Consequently, no census count of mobile home condominiums is available, although such units do exist.

Conversions or new construction?

Condominiums were built as such or were units converted from rental units. Of the approximately 2.2 million occupied condo units added in the 1980's, about 1.6 million were built during the decade. This indicates most condominiums added were the product of new construction, rather than the result of the conversion of older rental units.

Incidentally, 41 percent of occupied condos in 1990 had been built in the 1980's, more than double the 20 percent for all occupied units. About half of these condos were built between 1985 and March 1990, indicating an even construction rate during the decade.

Condominium homeownership rate dropped dramatically between 1980 and 1990.

In 1980, the condominium homeownership rate (72 percent) was quite a bit higher than the rate for all occupied units (64 percent). But while the rate for all units remained practically steady between 1980 and 1990, it plunged for condos, leaving them with a lower rate than all units (62 percent versus 64 percent).

Condo households were smaller.

Condominium households were much smaller than all households (an average of 1.9 persons compared with 2.6). This reflects the fact that they were less likely to contain a married couple (39 percent compared with 56 percent) and more likely to be comprised of only one person (41 percent versus 25 percent).

Considering their small household size, it also won't come as a surprise that only 34 percent of all families in condominiums lived with their own under-age-18 children. The same was true for 48 percent of all families.

Condominium householders were likelier to be either very young or elderly.

Condo householders were about the same median age as all householders (about 46 years each). But this masks the fact that condos have somewhat larger proportions of *both* young and elderly householders. Thirty percent of condo householders (compared with 27 percent of all) were under 35 years old. Likewise, about 25 percent of condo householders (but only 22 percent of all) were aged 65 or older.

Condo households had higher incomes.

Households living in condominiums had a median income of \$35,292 in 1989, higher than the \$29,642 for all households. The median income of condo households also rose slightly more during the 1980's. In constant 1989 dollars, their median income rose 7 percent between 1979 and 1989, a bit better than the 6 percent for all households.

Housing costs were higher for condominiums.

Selected monthly owner costs equal the sum of payments for mortgages (if present), real estate taxes, property insurance, utilities,

fuels, and condominium fees. For owners living in condos, these median costs totaled \$890 (if they had a mortgage) and \$313 (if not). For owners in *specified* units, the corresponding median costs were \$736 and \$209. (Among owners, specified units were one-family houses on a property of less than 10 acres with no business or commercial establishment.)

It's worth noting, however, that condo owners paid a median of \$124 in monthly condominium fees. Since these fees cover many routine maintenance costs which owners in specified units have to pay for separately, the actual differences in housing costs may be slight.

Renters living in condominiums also paid more. Their median gross rent — the sum of payments for contract rent, utilities, and fuels — was \$553. On the other hand, renters in *specified* units paid a median of just \$447. (For renters, specified units were all except one-family houses on places of 10 acres or more.)

Condo owners had a higher housing burden, but condo renters didn't.

Owners living in condos spent more of their income on housing

costs than those in specified units (a median of 23 percent compared with 18 percent). But *renters* in condos and specified units each spent the same median amount on gross rent (26 percent).

Condominiums had a higher value.

Among owner-occupied homes, condominiums had a higher median value in 1990 than specified units (\$93,500 compared with \$77,900). But while value (in 1990 dollars) remained virtually unchanged for condos between 1980 and 1990, it rose a modest 4 percent for specified units.

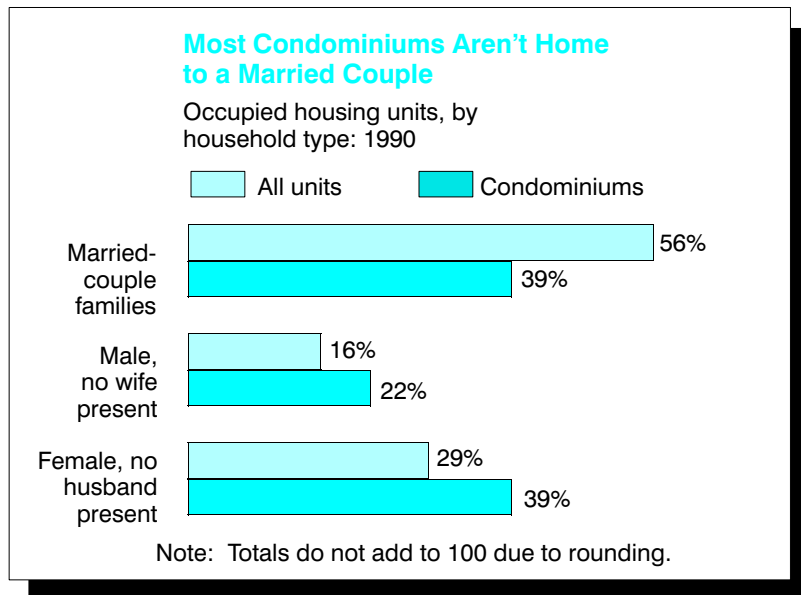
More information:

Detailed data on condominiums and their occupants (by State and metropolitan area) are available from *Subject Summary Tape File 18 (Condominium Housing)*. SSTF 18 comes on computer tape. It will soon be available on CD-ROM. Call Customer Services (301-763-4100) for more information on 1990 census products.

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This Brief is one of a series that presents information of current interest. It examines data from the 1990 Census and previous censuses. A complete description of statistical quality and limitations is included in the SSTF 18 technical documentation.