

U.S. Census Bureau

American FactFinder



United States

Selected Housing Characteristics: 2004

Data Set: 2004 American Community Survey

NOTE. Data are limited to the household population and exclude the population living in institutions, college dormitories, and other group quarters. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [Survey Methodology](#).

An * indicates that the estimate is significantly different (at a 90% confidence level) than the estimate from the most current year. A 'c' indicates the estimates for that year and the current year are both controlled; a statistical test is not appropriate.

Selected Housing Characteristics	2004 Percent Distribution	2003 Percent Distribution		2002 Percent Distribution		2001 Percent Distribution		2000 Percent Distribution	
HOUSING OCCUPANCY									
Total housing units	122,671,734	120,879,390	c	119,302,132	c	117,824,134	c	115,904,641	c
Occupied housing units	89.6%	89.7%		90.0%	*	90.3%	*	90.4%	*
Vacant housing units	10.4%	10.3%		10.0%	*	9.7%	*	9.6%	*
Homeowner vacancy rate	1.7	1.7		1.7		1.6		1.6	
Rental vacancy rate	8.1	8.0		7.1	*	6.4	*	6.1	*
UNITS IN STRUCTURE									
1-unit, detached	61.2%	60.8%	*	60.7%	*	60.0%	*	60.0%	*
1-unit, attached	5.6%	5.5%		5.6%		5.5%		5.6%	
2 units	4.1%	4.2%		4.5%	*	4.6%	*	4.6%	*
3 or 4 units	4.7%	4.8%	*	4.7%		4.9%	*	4.9%	*
5 to 9 units	5.0%	5.0%		5.0%		5.2%	*	5.1%	*
10 to 19 units	4.5%	4.6%		4.4%		4.6%		4.4%	*
20 or more units	7.8%	7.8%		7.7%		7.6%	*	7.8%	
Mobile home	7.1%	7.2%		7.3%		7.4%	*	7.5%	*
Boat, RV, van, etc.	0.1%	0.1%		0.1%		0.1%		0.1%	
YEAR STRUCTURE BUILT									
1995 or later	14.4%	13.5%	*	11.9%	*	10.5%	*	9.2%	*
1990 to 1994	7.2%	7.2%		7.2%		7.3%		7.3%	
1980 to 1989	15.0%	14.8%	*	15.3%	*	15.7%	*	15.8%	*
1970 to 1979	17.5%	17.5%		17.8%	*	18.1%	*	18.3%	*
1960 to 1969	12.3%	12.5%		12.6%	*	12.8%	*	13.3%	*
1950 to 1959	12.1%	12.4%	*	12.6%	*	12.7%	*	12.7%	*
1940 to 1949	6.5%	6.7%	*	6.8%	*	7.1%	*	7.2%	*
1939 or earlier	14.9%	15.4%	*	15.7%	*	15.8%	*	16.3%	*
ROOMS									
1 room	1.0%	1.6%	*	1.6%	*	1.6%	*	1.6%	*
2 rooms	3.2%	3.6%	*	3.7%	*	3.7%	*	3.9%	*
3 rooms	9.3%	9.7%	*	9.8%	*	9.9%	*	10.0%	*
4 rooms	17.8%	17.4%	*	17.4%	*	17.8%		17.8%	
5 rooms	21.8%	21.6%		21.8%		22.1%	*	21.9%	
6 rooms	18.9%	18.7%		18.7%		18.6%	*	18.5%	*
7 rooms	12.3%	12.0%	*	12.0%	*	11.8%	*	11.8%	*

Selected Housing Characteristics	2004 Percent Distribution	2003 Percent Distribution		2002 Percent Distribution		2001 Percent Distribution		2000 Percent Distribution	
8 rooms	7.9%	7.8%	*	7.7%	*	7.5%	*	7.5%	*
9 rooms or more	7.9%	7.6%	*	7.3%	*	7.1%	*	7.1%	*
Median (rooms)	5.4	5.3		5.3		5.3		5.3	
BEDROOMS									
No bedroom	1.3%	2.0%	*	2.0%	*	2.0%	*	2.0%	*
1 bedroom	12.0%	12.6%	*	12.7%	*	12.9%	*	13.0%	*
2 bedrooms	28.4%	28.3%		28.5%		29.2%	*	29.3%	*
3 bedrooms	39.8%	39.2%	*	39.2%	*	39.0%	*	38.8%	*
4 bedrooms	14.9%	14.5%	*	14.3%	*	13.8%	*	13.7%	*
5 bedrooms or more	3.6%	3.5%	*	3.3%	*	3.2%	*	3.2%	*
Occupied housing units	109,902,090	108,419,506	*	107,366,878	*	106,428,857	*	104,819,002	*
HOUSING TENURE									
Owner-occupied	67.1%	66.8%		66.4%	*	65.7%	*	65.3%	*
Renter-occupied	32.9%	33.2%		33.6%	*	34.3%	*	34.7%	*
Average household size of owner-occupied unit	2.70	2.72	*	2.72	*	2.71		2.72	*
Average household size of renter-occupied unit	2.39	2.39		2.40		2.39		2.41	*
YEAR HOUSEHOLDER MOVED INTO UNIT									
2000 or later	43.5%	37.2%	*	29.5%	*	20.8%	*	9.2%	*
1995 to 1999	18.9%	22.6%	*	27.3%	*	32.9%	*	40.8%	*
1990 to 1994	11.0%	11.8%	*	12.7%	*	13.9%	*	15.5%	*
1980 to 1989	12.0%	12.7%	*	13.6%	*	14.6%	*	15.5%	*
1970 to 1979	7.7%	8.2%	*	8.7%	*	9.0%	*	9.5%	*
1969 or earlier	7.0%	7.6%	*	8.2%	*	8.7%	*	9.4%	*
VEHICLES AVAILABLE									
No vehicles available	8.8%	9.0%	*	9.2%	*	9.4%	*	9.4%	*
1 vehicle available	33.2%	33.3%		33.6%	*	34.0%	*	33.8%	*
2 vehicles available	38.5%	38.4%		38.4%		38.3%		38.5%	
3 or more vehicles available	19.5%	19.2%	*	18.9%	*	18.2%	*	18.3%	*
HOUSE HEATING FUEL									
Utility gas	50.7%	50.8%		50.3%		51.0%		50.2%	
Bottled, tank, or LP gas	6.2%	6.2%		6.4%		6.3%		6.5%	
Electricity	31.7%	31.3%		31.2%	*	30.5%	*	30.8%	*
Fuel oil, kerosene, etc.	8.4%	8.6%		8.8%	*	9.0%	*	9.4%	*
Coal or coke	0.1%	0.1%		0.2%		0.2%		0.2%	
Wood	1.6%	1.7%		1.8%	*	1.8%	*	1.7%	
Solar energy	0.1%	0.1%		0.1%		0.1%		0.1%	
Other fuel	0.4%	0.4%		0.4%		0.4%		0.5%	*
No fuel used	0.8%	0.8%	*	0.9%	*	0.8%		0.8%	*
SELECTED CHARACTERISTICS									
Lacking complete plumbing facilities	0.4%	0.4%		0.5%	*	0.5%	*	0.5%	*
Lacking complete kitchen facilities	0.5%	0.5%		0.6%	*	0.6%	*	0.6%	*
No telephone service available	4.3%	3.8%	*	3.4%	*	3.1%	*	3.0%	*
OCCUPANTS PER ROOM									
1.00 or less	96.9%	96.2%	*	96.0%	*	96.1%	*	95.8%	*
1.01 to 1.50	2.3%	2.6%	*	2.6%	*	2.6%	*	2.7%	*
1.51 or more	0.7%	1.2%	*	1.3%	*	1.3%	*	1.4%	*
Owner-occupied units	73,754,173	72,418,662	*	71,302,057	*	69,975,298	*	68,496,159	*
VALUE									
Less than \$50,000	10.1%	11.1%	*	12.1%	*	13.2%	*	14.4%	*
\$50,000 to \$99,999	20.5%	22.7%	*	25.2%	*	27.4%	*	29.4%	*
\$100,000 to \$149,999	19.0%	20.2%	*	21.1%	*	21.8%	*	22.0%	*

Selected Housing Characteristics	2004 Percent Distribution	2003 Percent Distribution		2002 Percent Distribution		2001 Percent Distribution		2000 Percent Distribution	
\$150,000 to \$199,999	14.2%	14.3%		14.4%	*	14.1%		13.6%	*
\$200,000 to \$299,999	14.6%	14.1%	*	13.0%	*	12.0%	*	11.0%	*
\$300,000 to 499,999	13.5%	11.7%	*	9.6%	*	7.9%	*	6.8%	*
\$500,000 to \$999,999	6.8%	4.9%	*	3.8%	*	3.0%	*	2.4%	*
\$1,000,000 or more	1.4%	1.0%	*	0.8%	*	0.7%	*	0.6%	*
Median (dollars)	151,366	143,515	*	135,480	*	128,203	*	124,176	*
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS									
Housing units with a mortgage	49,782,384	48,573,081	*	47,335,879	*	46,086,143	*	44,559,120	*
Less than \$300	0.5%	0.5%		0.5%		0.5%	*	0.5%	
\$300 to \$499	4.0%	4.1%		4.2%	*	4.0%		4.8%	*
\$500 to \$699	9.8%	10.1%	*	10.0%	*	10.0%		11.3%	*
\$700 to \$999	21.4%	21.7%	*	21.8%	*	21.9%	*	22.7%	*
\$1,000 to \$1,499	30.2%	30.4%		30.6%	*	30.9%	*	29.9%	
\$1,500 to \$1,999	16.6%	16.6%		16.8%		16.9%	*	16.0%	*
\$2,000 or more	17.4%	16.5%	*	16.1%	*	15.9%	*	14.7%	*
Median (dollars)	1,212	1,200	*	1,197	*	1,198	*	1,156	*
Housing units without a mortgage	23,971,789	23,845,581		23,966,178		23,889,155		23,937,039	
Less than \$100	2.0%	2.1%	*	2.3%	*	2.2%	*	2.6%	*
\$100 to \$199	13.3%	14.0%	*	15.2%	*	14.6%	*	17.2%	*
\$200 to \$299	24.3%	25.6%	*	26.6%	*	25.2%	*	27.7%	*
\$300 to \$399	21.8%	21.7%		22.0%		21.3%	*	21.6%	
\$400 or more	38.6%	36.5%	*	33.9%	*	36.7%	*	31.0%	*
Median (dollars)	345	335	*	324	*	335	*	310	*
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME									
Housing unit with a mortgage	49,782,384	48,573,081	*	47,335,879	*	46,086,143	*	44,559,120	*
Less than 20.0 percent	38.0%	39.1%	*	40.1%	*	39.8%	*	42.5%	*
20.0 to 24.9 percent	16.9%	17.0%		17.1%		17.1%		16.9%	
25.0 to 29.9 percent	12.6%	12.4%		12.2%	*	12.3%	*	12.2%	*
30.0 to 34.9 percent	8.4%	8.3%		8.2%		8.2%	*	7.8%	*
35.0 percent or more	24.1%	23.3%	*	22.3%	*	22.6%	*	20.6%	*
Not computed	205,603	210,478		177,887	*	177,396	*	172,020	*
Housing unit without a mortgage	23,971,789	23,845,581		23,966,178		23,889,155		23,937,039	
Less than 10.0 percent	41.3%	42.6%	*	44.6%	*	43.2%	*	47.3%	*
10.0 to 14.9 percent	20.1%	20.1%		19.8%		19.9%		19.3%	*
15.0 to 19.9 percent	12.0%	11.7%	*	11.4%	*	11.5%	*	11.2%	*
20.0 to 24.9 percent	7.4%	7.4%		7.1%	*	7.1%	*	6.4%	*
25.0 to 29.9 percent	4.8%	4.6%	*	4.4%	*	4.7%	*	4.1%	*
30.0 to 34.9 percent	3.4%	3.2%	*	3.0%	*	3.1%	*	2.8%	*
35.0 percent or more	11.0%	10.5%	*	9.6%	*	10.6%	*	8.8%	*
Not computed	232,287	233,116		232,277		288,732	*	226,806	
Renter-occupied units	36,147,917	36,000,844		36,064,821		36,453,559		36,322,843	
GROSS RENT									
Less than \$200	3.9%	3.9%		3.9%		3.8%		4.0%	
\$200 to \$299	4.1%	4.2%		4.5%	*	4.2%		4.4%	*
\$300 to \$499	16.4%	16.4%		17.1%	*	16.6%		18.5%	*
\$500 to \$749	32.7%	32.6%		33.0%		33.7%	*	34.0%	*
\$750 to \$999	22.6%	22.6%		22.6%		22.8%		22.3%	*
\$1,000 to \$1,499	14.6%	15.0%	*	13.9%	*	14.0%	*	12.5%	*
\$1,500 or more	5.5%	5.4%		5.1%	*	4.9%	*	4.2%	*
No cash rent	2,183,071	2,194,404		2,231,769		2,283,110	*	2,296,441	*
Median (dollars)	694	694		685	*	686	*	667	*
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME									
Less than 15.0 percent	14.0%	14.6%	*	16.0%	*	16.3%	*	17.9%	*
15.0 to 19.9 percent	13.1%	13.7%	*	14.5%	*	14.8%	*	15.3%	*
20.0 to 24.9 percent	13.1%	13.4%	*	13.5%	*	13.7%	*	13.9%	*
25.0 to 29.9 percent	11.9%	11.8%		11.5%	*	11.8%		11.6%	
30.0 to 34.9 percent	8.9%	8.7%		8.5%	*	8.7%		8.3%	*

Selected Housing Characteristics	2004 Percent Distribution	2003 Percent Distribution		2002 Percent Distribution		2001 Percent Distribution		2000 Percent Distribution	
35.0 percent or more	39.0%	37.8%	*	35.9%	*	34.7%	*	32.9%	*
Not computed	2,849,342	2,805,293		2,777,643		2,826,380		2,821,570	

Source: U.S. Census Bureau, 2004 American Community Survey

Estimates from two years are "significantly different" if their difference is large enough to infer that there was a less than 10 percent chance that the difference came entirely from random variation.

Notes:

- . For the characteristic Selected Monthly Owner Costs as a Percentage of Household Income, the percent distributions are calculated based on the total number of Owner-occupied Housing Units with a Mortgage and Owner-occupied Housing Units without a Mortgage minus the number of Owner-occupied Housing Units in the not computed category.
- . For the characteristic Gross Rent as a Percentage of Household Income, the percent distributions are calculated based on the total number of Renter-occupied Units minus the number of Units in the not computed category.
- . For the characteristic Gross Rent, the percent distributions and medians are calculated based on the total number of Renter-occupied Units minus the number of Units in the no cash rent category.

Explanation of Symbols:

1. An '-' entry in an Estimate column indicates that no sample observations were available to compute an estimate.
2. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
3. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
4. An 'N' entry in an Estimate column indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.