

# Bureau of the Census Statistical Brief

## Housing in Metropolitan Areas — Structural Characteristics

*From the Victorian rowhouses facing the streets of San Francisco to the modern high-rises lining Chicago's lakefront, the housing you'll find in our Nation's metropolitan areas comes in a variety of forms and ages.*

*This is one of a series of Briefs that uses data collected in the 1990 Census of Population and Housing to examine the characteristics of housing in America's metropolitan areas (MA's). This Brief looks specifically at two different structural characteristics — age (the proportion of homes that were either old or new) and type (the percentage that were single-family, mobile homes, and located in multiunit structures).*

*The MA's used here correspond to the definitions that were in place in 1990. The count of 335 MA's equals the total number of MSA's (metropolitan statistical areas) and PMSA's (primary metropolitan statistical areas).*

*PMSA's are aggregated into consolidated metropolitan statistical areas, not discussed in this Brief.*

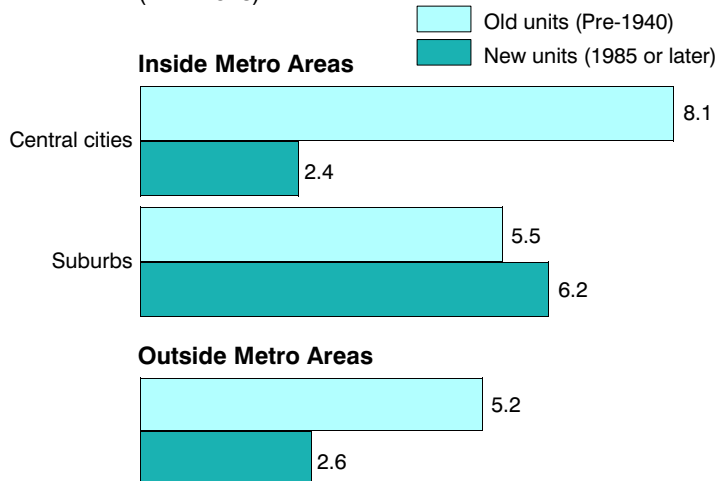


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BUREAU OF THE CENSUS

### Old Homes Were Most Common in Central Cities, New Homes in Suburbs

Number of old and new units, by type of area: 1990 (in millions)



### While old homes were most prevalent in the Northeast ...

The Census Bureau defines "old" homes as those that were built prior to 1940. In 12 metro areas, these homes accounted for more than 40 percent of all housing units. All but one of these areas were in the Northeast. The Nation's highest rate belonged to Jamestown—Dunkirk, NY, the only area where *more than half* the homes were old.

Among the 46 metro areas with one million or more people, Boston, MA led the way, with 43 percent of homes being old. For these MA's with the next six highest rates, five were in the Northeast. (See table on page 2.)

### .... new homes were most common in the South and West.

When it came to "new" homes (those built since 1985), the story was a lot different. Each of the 15 MA's with the highest proportion of new homes was found in either the South or West; Florida alone contained more than half these areas. Naples, FL, where about 3 in 10 homes were new, led all metro areas.

Orlando, FL and Riverside—San Bernardino, CA topped the MA's with 1 million or more people. Speaking of these MA's, each of the top 10 was in either the South or West (see table on page 2).

### Single-family houses were slightly less common in metro areas.

In the Nation as a whole, 64 percent of all housing units were single-family homes; in MA's, however, the proportion was a bit lower (62 percent). The highest metro area percentages were generally found in smaller areas; Enid, OK, for example, led the Nation at 83 percent. On the other side of the coin were 16 MA's where single-family units were actually a *minority* of all homes; Jersey City, NJ, where a mere 14 percent of all units were single-family homes, had the Nation's lowest rate.

As you might expect, single-family houses were less dominant in the 46 largest metro areas, where they comprised 56 percent of all units. Among these MA's, Nassau-Suffolk, NY was tops, at 82 percent, while neighboring New York, NY ranked last, at 20 percent.

If you're looking for a single-family *attached* home, you'll want to head to the mid-Atlantic States. Philadelphia, PA-NJ, where 1 in 3 homes were of this variety, was not only the Nation's leader, but its focus. The metro areas with the *next eight* highest rates were all located within 200 miles of Philadelphia. These areas included:

- Four in Pennsylvania (Reading, Allentown-Bethlehem-Easton, Lancaster, and Harrisburg-Lebanon-Carlisle).
- Trenton, NJ.
- Wilmington, DE-NJ-MD.
- Baltimore, MD.
- Washington, DC-MD-VA.

Single-family attached homes incidentally, are normally row-or townhouses.

### Metro Area Rankings — New and Old Homes

(Metro areas with 1 million or more persons)

	New Homes (Built 1985 to March 1990)		Old Homes (Built 1939 or earlier)	
	Percent of all units	Rank	Percent of all units	Rank
Anaheim-Santa Ana, CA PMSA	13.7%	16	2.7%	44
Atlanta, GA MSA	22.7%	3	5.7%	34
Baltimore, MD MSA	11.0%	24	19.9%	16
Bergen-Passaic, NJ PMSA	5.2%	40	27.6%	11
Boston, MA PMSA	6.3%	37	42.8%	1
Charlotte-Gastonia-Rock Hill, NC-SC MSA	17.3%	7	8.7%	30
Chicago, IL PMSA	6.1%	39	28.1%	9
Cincinnati, OH-KY-IN PMSA	8.3%	31	25.2%	12
Cleveland, OH PMSA	4.7%	44	28.3%	8
Columbus, OH MSA	11.8%	20	17.8%	18
Dallas, TX PMSA	15.3%	11	4.9%	38
Denver, CO PMSA	9.6%	28	10.6%	29
Detroit, MI PMSA	7.5%	32	17.6%	19
Fort Lauderdale-Hollywood-Pompano Beach, FL PMSA	14.6%	14	1.1%	46
Fort Worth-Arlington, TX PMSA	16.6%	9	5.3%	37
Houston, TX PMSA	7.2%	34	4.2%	41
Indianapolis, IN MSA	10.9%	25	18.7%	17
Kansas City, MO-KS MSA	12.3%	18	16.5%	21
Los Angeles-Long Beach, CA PMSA	10.2%	26	13.4%	26
Miami-Hialeah, FL PMSA	11.6%	22	4.8%	39
Middlesex-Somerset-Hunterdon, NJ PMSA	15.0%	13	16.1%	23
Milwaukee, WI PMSA	6.2%	38	27.8%	10
Minneapolis-St. Paul, MN-WI MSA	13.2%	17	20.5%	14
Nassau-Suffolk, NY PMSA	5.1%	41	16.3%	22
New Orleans, LA MSA	6.5%	36	16.8%	20
New York, NY PMSA	3.7%	46	39.5%	2
Newark, NJ PMSA	5.0%	43	29.4%	7
Norfolk-Virginia Beach-Newport News, VA MSA	18.4%	6	7.3%	32
Oakland, CA PMSA	11.7%	21	15.9%	24
Orlando, FL MSA	26.9%	1	3.0%	43
Philadelphia, PA-NJ PMSA	7.0%	35	31.6%	6
Phoenix, AZ MSA	21.1%	4	1.8%	45
Pittsburgh, PA PMSA	4.0%	45	34.6%	3
Portland, OR PMSA	9.2%	29	20.1%	15
Riverside-San Bernardino, CA PMSA	26.6%	2	4.1%	42
Rochester, NY MSA	7.4%	33	33.7%	4
Sacramento, CA MSA	17.0%	8	6.6%	33
Salt Lake City-Ogden, UT MSA	11.1%	23	11.7%	27
San Antonio, TX MSA	12.1%	19	7.8%	31
San Diego, CA MSA	18.6%	5	5.5%	36
San Francisco, CA PMSA	5.1%	41	32.4%	5
San Jose, CA PMSA	9.0%	30	5.7%	34
Seattle, WA PMSA	15.2%	12	15.2%	25
St. Louis, MO-IL MSA	10.0%	27	21.3%	13
Tampa-St. Petersburg-Clearwater, FL MSA	15.9%	10	4.3%	40
Washington, DC-MD-VA MSA	14.3%	15	11.4%	28

**Small multiunit housing was concentrated in the Northeast.**

Jersey City had the highest percentage of homes that were located in structures of 2 to 4 units (42 percent). This is a major reason why it had the Nation's lowest percentage of single-family homes. Of the 25 areas with the highest proportion of small multiunit housing, only one was located outside New England, New York, or New Jersey.

**Units in larger apartment buildings were dominant only in New York.**

New York was the only metro area where more than half the homes (58 percent) were located in buildings with 5 or more apartments. Like New York, all of the rest of the top nine had large chunks of coastline. This list consisted of—

- Four MA's in South Florida (Naples, Miami—Hialeah, Fort Lauderdale—Hollywood—Pompano Beach, and West Palm Beach—Boca Raton—Delray Beach).
- Two in California (Los Angeles—Long Beach and San Francisco).

- Honolulu, HI.
- Jersey City, NJ.

New York also led all MA's in the percentage of units found in buildings with 50 or more apartments (29 percent). Although this type of housing was most often found in *very large* metro areas, 3 MA's in the top ten — Honolulu (second), Jersey City (seventh), and Stamford, CT (tenth) — had fewer than one million people. Not surprisingly, nearly 97 percent of these homes were in metro areas.

**In some metro areas, mobile homes were actually quite common.**

Unlike other types of housing, the majority of mobile homes were located outside metro areas. But that doesn't mean that mobile homes were rare in all MA's.

Actually, there were many MA's in the South and West where you could find them all over the place! Take Yuma, AZ and Tampa—St. Petersburg—Clearwater, FL, for example. In Yuma, mobile homes were the most common type of housing, outnumbering even single-family detached homes.

Tampa—St. Petersburg—Clearwater, meanwhile, had more mobile homes than 30 States!

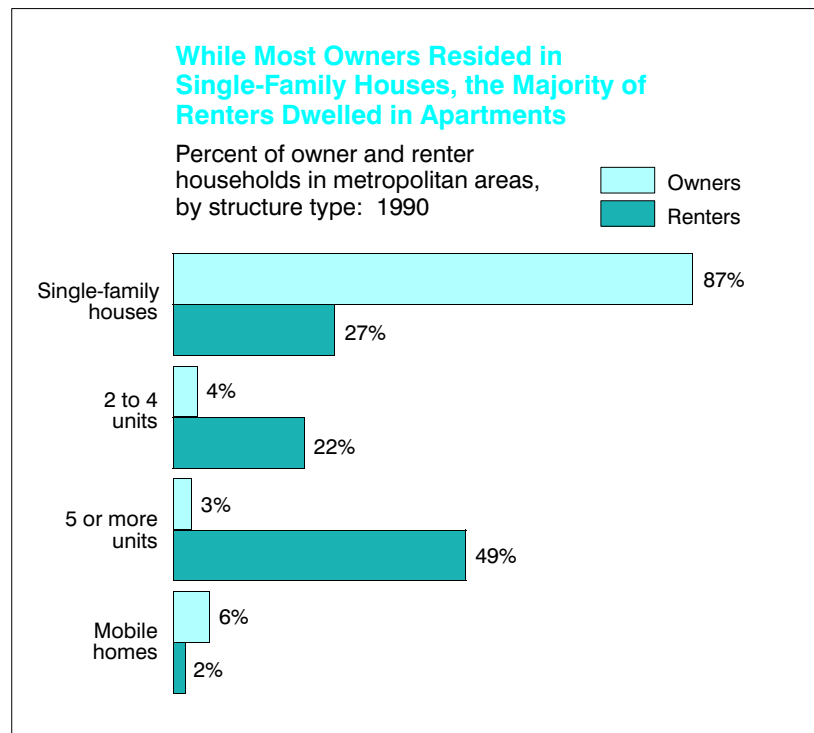
**More information:**

*Subject Summary Tape File 7 (Metropolitan Housing Characteristics)* presents 1990 census data for States and MA's. Statistics on year structure built and units in structure are cross-tabulated by items such as household income, housing costs, home heating fuel used, and household demographic characteristics. *SSTF 7* comes on both computer tape and CD-ROM. Call Customer Services (301-763-4100) for more information on 1990 census products.

**Contacts:**

- Metro area housing — Robert Bonnette 301-763-8553
- Statistical Briefs — Robert Bernstein 301-763-1584

*This Brief is one of a series that presents information of current interest. It examines data from the 1990 census. A complete description of statistical quality and limitations is included in the SSTF 7 technical documentation.*



**Detailed Data for Smaller Metro Areas**

Due to space constraints, the tables in this Brief have data only for the 46 largest metro areas. However, the information we show in these tables (plus even more detailed data) is available at a small charge for all 335 metropolitan areas. To order these printouts, call Myra Washington (301-763-8553).

### Metro Area Rankings — Type of Home

(Metro areas with 1 million or more persons)

	Single-family houses		Homes in small multiunit structures		Homes in large multiunit structures		Mobile homes	
	Percent of all units	Rank	Percent of all units	Rank	Percent of all units	Rank	Percent of all units	Rank
Anaheim-Santa Ana, CA PMSA	61.6%	30	9.5%	20	24.3%	15	3.6%	18
Atlanta, GA MSA	63.6%	25	7.1%	33	24.6%	14	3.9%	14
Baltimore, MD MSA	71.9%	4	7.4%	30	18.5%	33	1.4%	34
Bergen-Passaic, NJ PMSA	54.8%	39	24.4%	2	19.1%	32	0.2%	44
Boston, MA PMSA	46.9%	44	26.4%	1	25.1%	13	0.5%	43
Charlotte-Gastonia-Rock Hill, NC-SC MSA	68.1%	9	6.7%	37	14.7%	41	9.8%	3
Chicago, IL PMSA	47.5%	43	19.7%	6	31.2%	7	0.7%	39
Cincinnati, OH-KY-IN PMSA	61.9%	29	13.4%	10	20.9%	24	2.9%	25
Cleveland, OH PMSA	65.6%	19	12.2%	12	20.1%	27	0.9%	36
Columbus, OH MSA	65.2%	20	11.9%	13	19.3%	31	2.9%	25
Dallas, TX PMSA	59.5%	34	5.6%	42	30.6%	8	3.2%	22
Denver, CO PMSA	64.8%	23	5.1%	44	27.0%	11	2.4%	29
Detroit, MI PMSA	72.8%	2	7.5%	27	15.6%	40	3.1%	24
Fort Lauderdale-Hollywood-Pompano Beach, FL PMSA	44.2%	45	8.0%	22	42.5%	2	4.4%	11
Fort Worth-Arlington, TX PMSA	65.2%	20	6.6%	40	22.4%	19	5.0%	6
Houston, TX PMSA	60.5%	32	4.5%	45	30.1%	9	3.9%	14
Indianapolis, IN MSA	68.1%	9	7.5%	27	20.2%	26	3.4%	20
Kansas City, MO-KS MSA	71.7%	5	7.8%	25	17.4%	36	2.5%	28
Los Angeles-Long Beach, CA PMSA	55.2%	38	8.9%	21	33.0%	4	1.8%	32
Miami-Hialeah, FL PMSA	50.0%	41	6.7%	37	39.5%	3	2.4%	29
Middlesex-Somerset-Hunterdon, NJ PMSA	68.1%	9	11.5%	14	18.3%	34	0.8%	37
Milwaukee, WI PMSA	57.2%	36	21.3%	4	19.4%	30	0.6%	41
Minneapolis-St. Paul, MN-WI MSA	65.8%	18	7.0%	35	24.3%	15	2.2%	31
Nassau-Suffolk, NY PMSA	81.9%	1	8.0%	22	8.4%	46	0.6%	41
New Orleans, LA MSA	63.6%	25	14.9%	8	16.7%	37	3.6%	18
New York, NY PMSA	19.9%	46	20.8%	5	57.6%	1	0.1%	46
Newark, NJ PMSA	54.4%	40	21.6%	3	22.4%	19	0.2%	44
Norfolk-Virginia Beach-Newport News, VA MSA	66.7%	16	9.7%	19	20.0%	28	2.7%	27
Oakland, CA PMSA	64.4%	24	10.0%	16	22.8%	18	1.7%	33
Orlando, FL MSA	62.8%	27	7.5%	27	21.2%	22	7.7%	5
Philadelphia, PA-NJ PMSA	72.1%	3	9.9%	17	15.9%	39	1.1%	35
Phoenix, AZ MSA	60.3%	33	5.6%	42	23.8%	17	9.0%	4
Pittsburgh, PA PMSA	71.7%	5	10.3%	15	13.7%	43	3.4%	20
Portland, OR PMSA	66.5%	17	7.9%	24	20.0%	28	4.7%	8
Riverside-San Bernardino, CA PMSA	67.9%	12	6.3%	41	13.5%	45	11.5%	2
Rochester, NY MSA	67.1%	14	14.4%	9	13.7%	43	3.7%	17
Sacramento, CA MSA	69.0%	8	7.3%	31	18.2%	35	4.6%	10
Salt Lake City-Ogden, UT MSA	69.6%	7	9.9%	17	16.6%	38	3.2%	22
San Antonio, TX MSA	66.9%	15	7.1%	33	20.4%	25	4.3%	12
San Diego, CA MSA	58.6%	35	7.3%	31	28.2%	10	4.9%	7
San Francisco, CA PMSA	49.9%	42	15.3%	7	32.4%	5	0.8%	37
San Jose, CA PMSA	64.9%	22	7.8%	25	22.2%	21	3.9%	14
Seattle, WA PMSA	61.4%	31	6.7%	37	26.4%	12	4.7%	8
St. Louis, MO-IL MSA	67.4%	13	13.2%	11	14.5%	42	4.2%	13
Tampa-St. Petersburg-Clearwater, FL MSA	56.9%	37	6.9%	36	21.0%	23	14.3%	1
Washington, DC-MD-VA MSA	62.6%	28	3.8%	46	32.2%	6	0.7%	39