

Bureau of the Census Statistical Brief

Housing in Metropolitan Areas — Hispanic Origin Households

In 1990, 6 million of our Nation's households had a Hispanic householder. The vast majority (5.4 million, or 90 percent) lived in a metropolitan area (MA). These metropolitan Hispanic origin households are the focus of this Brief, which compares their housing characteristics with those of metropolitan households that had White householders who were not of Hispanic origin. The data were collected by the 1990 Census of Population and Housing.

The MA's used in this Brief, one of a series on housing in metropolitan areas, 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, which are not discussed in this Brief.

The majority of Hispanic households lived in central cities.

Over half (53 percent) of the Nation's Hispanic households lived in central cities of metropolitan areas.



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BUREAU OF THE CENSUS

The remainder resided either in the suburbs (37 percent) or outside metro areas (10 percent). About 8 percent of all metro area householders were Hispanic. This percentage was higher in central cities (11 percent) than in the suburbs (5 percent).

Los Angeles-Long Beach had the highest number of Hispanic households

Los Angeles-Long Beach, CA (784,171); New York, NY (583,596); Miami-Hialeah, FL (319,803); Chicago, IL (188,785); and Houston, TX (186,816) had more Hispanic households than any other metro areas. Combined, these five MA's accounted for nearly 2 in

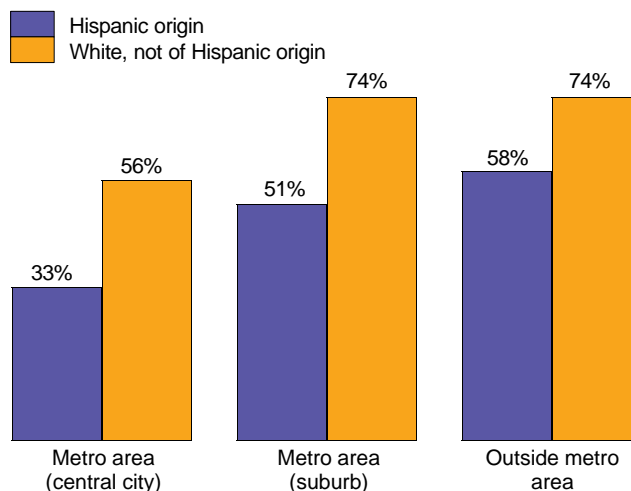
5 metropolitan Hispanic households. (See table on page 3.) Over 4 in 5 lived in one of the 50 MA's that had more than 17,000 Hispanic households. (In this Brief, these metro areas are referred to as the "top 50" MA's.) Forty of these MA's were located in either the West or the South. California (16) and Texas (10) together were home to about half of them. (See table on page 3.)

... but Laredo had the highest percentage.

In Laredo, TX, 91 percent of householders were Hispanic — the highest percentage of any of the top 50 MA's. Laredo was followed by three other areas in

Hispanics Were Less Likely to Own Their Homes

Percent of householders who owned the home they lived in, by metropolitan location and ethnicity: 1990



Note: Persons of Hispanic origin may be of any race.

Texas — McAllen-Edinburg-Mission (76 percent), Brownsville-Harlingen (72 percent), and El Paso (60 percent). All in all, the rate topped 40 percent in 7 top 50 MA's. All seven of them — except Las Cruces, NM — were in the South. (See table on page 3.)

Hispanic homeownership rate differed dramatically among metro areas.

Nationally, homeownership eluded the majority of metro Hispanic householders. Only 4 in 10 were owners, much lower than the 2 in 3 metro non-Hispanic White householders. (See graph on page 1.) But there were some individual MA's that bucked the national trend. Among the top 50, McAllen-Edinburg-Mission, TX; Laredo, TX; Brownsville-Harlingen, TX; and Las Cruces, NM, each had Hispanic homeownership rates which exceeded 60 percent. In fact, in Laredo and Las Cruces, Hispanic householders were more likely to own their home than non-Hispanic Whites were. There were 13 other top 50 MA's where Hispanic owners outnumbered renters. (See table on page 3.)

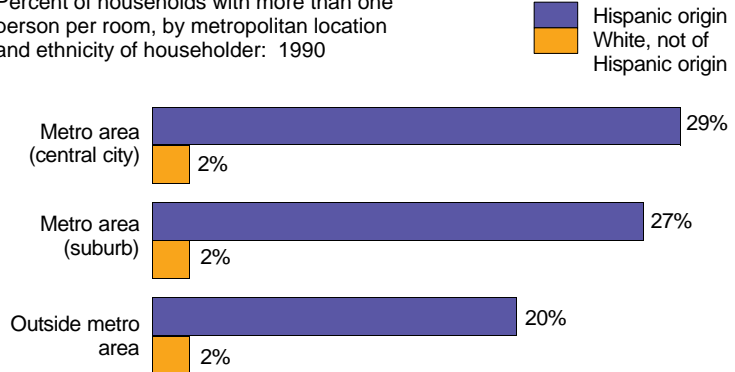
At the other extreme, Hispanic householders in New York, NY (13 percent), Boston, MA (19 percent), and Jersey City, NJ (20 percent) were the least likely of those in the top 50 to be homeowners.

Hispanic households were larger.

Metro Hispanic households contained a median of 3.30 persons, higher than the 2.20 in metro non-Hispanic White households. Hispanic households in central cities were smaller than those in the suburbs (3.19 versus 3.45). Among non-Hispanic White households, the corresponding medians were much smaller (1.99 and 2.32). Of the top 50 MA's, Salinas-Seaside-Monterey, CA, and Anaheim-Santa Ana, CA, had the largest Hispanic households, each with medians of more than 4 persons. (See table on page 3.)

Crowded Homes Were Much More Common for Hispanics

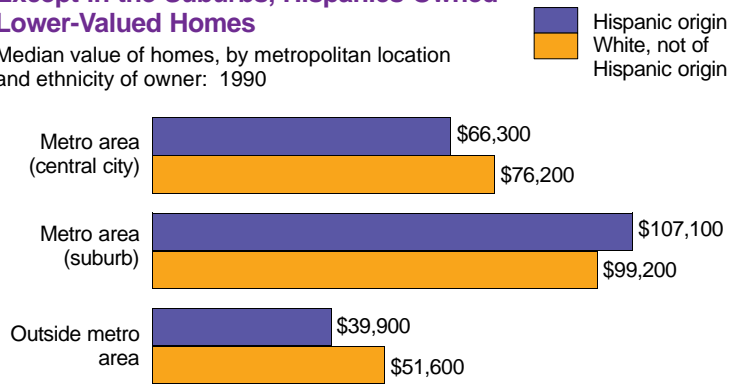
Percent of households with more than one person per room, by metropolitan location and ethnicity of householder: 1990



Note: Persons of Hispanic origin may be of any race.

Except in the Suburbs, Hispanics Owned Lower-Valued Homes

Median value of homes, by metropolitan location and ethnicity of owner: 1990



Note: Persons of Hispanic origin may be of any race.

Hispanics were likelier to live in crowded homes.

Households with more than one person per room are considered "crowded." Within metro areas, Hispanic households were more likely to be crowded than non-Hispanic White households (28 percent versus 2 percent). This discrepancy was even larger in central cities (see graph at top right.) In 25 of the top 50 MA's, more than one-quarter of Hispanic households resided in crowded homes. Crowding was most common in Los Angeles-Long Beach, where nearly one-half lived in this condition. (See table on page 3.)

Hispanics owned lower-valued homes.

Value is the owner's estimate of how much their property would sell for if it were on the market. (The value data in this Brief are for single-family homes on less than

10 acres with no commercial establishment or medical office on the property.) In MA's, median value was lower for homes owned by Hispanics (\$84,600) than for those owned by non-Hispanic Whites (\$91,900). (Though, as the graph above shows, the suburbs were an exception to this rule.)

Generally, the most expensive metro Hispanic-owned homes were found in California. The State was home to the only 4 top 50 MA's — Anaheim-Santa Ana, Oxnard-Ventura, San Francisco, and San Jose — where the median value of these homes exceeded \$200,000. Nonetheless, in these four areas, home values were about 20 to 25 percent lower for Hispanics than for non-Hispanic Whites. Jersey City, NJ, was the only top 50 MA where the median Hispanic householder owned a higher-valued home than the median non-Hispanic White (\$164,500 versus \$159,800). In the

other 49, the Hispanic/non-Hispanic White home value gap was largest in Philadelphia, PA-NJ (\$43,300 for Hispanics, 38 percent that of the \$112,700 for non-Hispanic Whites). (See table on page 4.)

Hispanics paid almost the same contract rent as non-Hispanic Whites.

Contract rent refers to the monthly rent agreed to, or contracted for, regardless of any furnishings, utilities, or services that may be included. In this Brief, rent data are for all renter-occupied homes, except one-family houses on 10 or more acres. The census also provides data on *gross* rent — the contract rent plus the estimated average monthly cost of utilities if these are paid for by the renter. Data on gross rent were collected from a sample of households. See “Housing in Metropolitan Areas — Renter Financial Characteristics,” *Statistical Brief* 94-19, for metro area rankings by gross rent for areas with 1 million or more persons.

Within metro areas, Hispanic renters paid a median of \$405 in contract rent; non-Hispanic Whites paid \$414. For Hispanics, rent was higher in the suburbs (\$479) than in central cities (\$373). The corresponding figures for non-Hispanic Whites were \$440 and \$392, respectively.

Among the top 50 MA's, Nassau-Suffolk, NY (median rent of \$701), Anaheim-Santa Ana, CA (\$681) and San Jose, CA (\$651) were the most expensive places for His-

The Top 50 Metro Areas — An Overview

Selected household and housing characteristics for Hispanic origin householders: United States by inside and outside metropolitan areas and the 50 metropolitan areas (MA's) with the highest number of Hispanic householders: 1990
(Hispanic origin householders may be of any race.)

	Number of Hispanic households	Rank	Percent of all households	Percent who owned their home	Median number of persons in households	Percent who lived in a crowded home
United States	6,001,718	—	6.5	42.4	3.29	27.1
Inside metropolitan area	5,427,548	—	7.6	40.8	3.30	27.9
In central city	3,196,572	—	10.7	33.3	3.19	28.6
Not in central city	2,230,976	—	5.4	51.4	3.45	26.9
Outside metropolitan area	574,170	—	2.8	58.1	3.18	19.6
Top 50 MA's	4,542,550					
Albuquerque, NM	57,721	21	31.1	59.7	2.69	10.8
Anaheim-Santa Ana, CA	121,474	9	14.7	39.2	4.03	44.8
Austin, TX	47,386	27	15.6	39.6	2.89	20.9
Bakersfield, CA	35,613	35	19.6	43.9	3.82	36.4
Bergen-Passaic, NJ	41,181	30	8.9	31.5	3.37	19.7
Boston, MA	37,085	34	3.4	19.1	2.98	20.7
Brownsville-Harlingen, TX	52,554	23	71.7	60.9	3.74	31.7
Chicago, IL	188,785	4	8.5	36.7	3.64	25.1
Corpus Christi, TX	51,416	24	43.4	57.2	3.27	18.8
Dallas, TX	94,531	11	9.9	38.2	3.58	34.9
Denver, CO	65,594	16	10.1	47.6	2.76	11.4
Detroit, MI	25,122	42	1.6	58.8	2.79	8.0
El Paso, TX	107,558	10	60.3	58.2	3.57	22.6
Ft. Lauderdale-Hollywood-Pompano Beach, FL	35,368	36	6.7	54.2	2.84	20.2
Fort Worth-Arlington, TX	39,961	32	8.1	45.6	3.40	25.9
Fresno, CA	59,261	20	26.8	40.8	3.61	32.3
Houston, TX	186,816	5	15.7	39.3	3.52	32.9
Jersey City, NJ	59,884	19	28.7	20.0	2.90	17.9
Laredo, TX	31,300	37	90.9	61.3	3.74	29.6
Las Cruces, NM	21,252	45	47.2	66.0	3.28	18.2
Las Vegas, NV	24,023	43	8.4	39.0	2.94	25.7
Los Angeles-Long Beach, CA	784,171	1	26.2	35.1	3.88	48.9
McAllen-Edinburg-Mission, TX	79,003	13	76.3	68.1	3.91	33.9
Miami-Hialeah, FL	319,803	3	46.2	48.2	2.77	27.4
Middlesex-Somerset-Hunterdon, NJ	19,627	47	5.4	40.5	3.31	16.8
Modesto, CA	19,468	48	19.4	49.0	3.79	35.5
Nassau-Suffolk, NY	40,429	31	4.7	56.4	3.68	19.7
New Orleans, LA	17,950	49	3.9	50.9	2.61	13.0
New York, NY	583,596	2	17.9	12.9	2.92	24.4
Newark, NJ	55,201	22	8.5	30.2	3.19	18.4
Oakland, CA	76,295	15	9.8	48.9	3.04	22.0
Orlando, FL	29,335	38	7.3	51.4	3.03	18.4
Oxnard-Ventura, CA	38,597	33	17.8	47.4	3.96	39.9
Philadelphia, PA-NJ	47,903	26	2.7	47.1	3.16	18.1
Phoenix, AZ	90,408	12	11.2	49.1	3.40	26.5
Riverside-San Bernardino, CA	164,172	7	18.9	55.0	3.77	31.5
Sacramento, CA	49,227	25	8.8	47.5	2.92	19.1
Salinas-Seaside-Monterey, CA	26,029	41	23.0	35.9	4.06	46.7
Salt Lake City-Ogden, UT	17,294	50	5.0	49.7	2.98	12.1
San Antonio, TX	178,442	6	39.6	56.5	3.16	18.2
San Diego, CA	124,588	8	14.0	37.9	3.45	32.8
San Francisco, CA	64,564	17	10.0	34.1	2.94	29.5
San Jose, CA	77,710	14	14.9	45.1	3.49	31.2
Santa Barbara-Santa Maria-Lompoc, CA	23,451	44	18.1	38.6	3.63	36.9
Stockton, CA	27,957	39	17.7	44.5	3.47	29.5
Tampa-St. Petersburg-Clearwater, FL	46,606	29	5.4	59.8	2.48	13.4
Tucson, AZ	47,029	28	18.0	55.7	3.04	18.8
Visalia-Tulare-Porterville, CA	27,900	40	28.5	46.1	3.97	38.6
Washington, DC-MD-VA	61,823	18	4.2	37.5	3.20	28.4
West Palm Beach-Boca Raton-Delray Beach, FL	19,687	46	5.4	52.8	3.00	22.1

panic householders to rent homes. The least expensive were three areas in Texas (Laredo, Brownsville-Harlingen, and McAllen-Edinburg-Mission) where rents were less than \$225. (See table, right.)

More information:

Subject Summary Tape File 7 (Metropolitan Housing Characteristics) presents 1990 census data for States and MA's. Data are pre-sented on various social, physical housing, and financial characteristics of Hispanic origin households. *SSTF 7* comes on both computer tape and CD-ROM. Call Customer Services (301-457-4100) 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. Some of the data items from the census were collected from every household. Other data came from additional questions asked of a sample of households. Since all the data in this Brief came from the questions asked of all households, the statistics in it are not subject to sampling variability.

Data for Other MA's

The tables in this Brief contain data only for the 50 metro areas with the highest number of Hispanic-origin households. However, the information we show in them is available at a small charge for all 335 metropolitan areas. To order these print-outs, call Jeanne Woodward (301-763-8148).

The Top 50 Metro Areas — Home Value and Rent

Selected financial housing characteristics for Hispanic and non-Hispanic White householders: United States by inside and outside metropolitan areas and the 50 metropolitan areas (MA's) with the highest number of Hispanic households: 1990
(Hispanic origin householders may be of any race.)

	Median home value		Value ratio	Median contract rent	
	Hispanics	Non-Hispanic Whites	Hispanic: Non-Hispanic White	Hispanics	Non-Hispanic Whites
United States	\$77,200	\$80,300	0.96	\$393	\$381
Inside metropolitan area	\$84,600	\$91,900	0.92	\$405	\$414
In central city	\$66,300	\$76,200	0.87	\$373	\$392
Not in central city	\$107,100	\$99,200	1.08	\$479	\$440
Outside metropolitan area	\$39,900	\$51,600	0.77	\$229	\$246
Top 50 MA's					
Albuquerque, NM	\$69,500	\$92,200	0.75	\$314	\$375
Anaheim-Santa Ana, CA	\$201,200	\$260,100	0.77	\$681	\$750
Austin, TX	\$56,300	\$81,600	0.69	\$304	\$368
Bakersfield, CA	\$64,600	\$86,500	0.75	\$316	\$388
Bergen-Passaic, NJ	\$195,500	\$215,800	0.91	\$516	\$589
Boston, MA	\$176,100	\$186,600	0.94	\$544	\$594
Brownsville-Harlingen, TX	\$33,500	\$62,900	0.53	\$209	\$329
Chicago, IL	\$84,500	\$119,700	0.71	\$344	\$492
Corpus Christi, TX	\$40,500	\$65,700	0.62	\$258	\$342
Dallas, TX	\$58,100	\$87,700	0.66	\$347	\$421
Denver, CO	\$70,500	\$89,000	0.79	\$324	\$392
Detroit, MI	\$52,300	\$74,300	0.70	\$311	\$426
El Paso, TX	\$50,500	\$69,800	0.72	\$255	\$368
Ft. Lauderdale-Hollywood-Pompano Beach, FL	\$85,000	\$95,100	0.89	\$479	\$522
Fort Worth-Arlington, TX	\$50,100	\$75,100	0.67	\$314	\$374
Fresno, CA	\$64,900	\$89,400	0.73	\$324	\$393
Houston, TX	\$44,200	\$72,300	0.61	\$287	\$380
Jersey City, NJ	\$164,500	\$159,800	1.03	\$458	\$462
Laredo, TX	\$47,800	\$80,400	0.59	\$224	\$365
Las Cruces, NM	\$52,200	\$79,700	0.65	\$241	\$322
Las Vegas, NV	\$81,700	\$95,100	0.86	\$408	\$479
Los Angeles-Long Beach, CA	\$172,800	\$262,400	0.66	\$513	\$636
McAllen-Edinburg-Mission, TX	\$31,200	\$63,900	0.49	\$198	\$329
Miami-Hialeah, FL	\$86,700	\$98,100	0.88	\$409	\$505
Middlesex-Somerset-Hunterdon, NJ	\$162,100	\$173,700	0.93	\$579	\$616
Modesto, CA	\$104,000	\$126,900	0.82	\$371	\$425
Nassau-Suffolk, NY	\$164,400	\$189,400	0.87	\$701	\$692
New Orleans, LA	\$67,800	\$74,100	0.91	\$309	\$342
New York, NY	\$183,300	\$223,700	0.82	\$402	\$508
Newark, NJ	\$165,400	\$197,100	0.84	\$475	\$576
Oakland, CA	\$183,700	\$237,400	0.77	\$558	\$631
Orlando, FL	\$79,300	\$85,600	0.93	\$441	\$460
Oxnard-Ventura, CA	\$203,100	\$252,700	0.80	\$599	\$740
Philadelphia, PA-NJ	\$43,300	\$112,700	0.38	\$326	\$477
Phoenix, AZ	\$62,100	\$87,000	0.71	\$327	\$411
Riverside-San Bernardino, CA	\$117,800	\$137,000	0.86	\$458	\$508
Sacramento, CA	\$110,300	\$140,500	0.79	\$423	\$477
Salinas-Seaside-Monterey, CA	\$140,500	\$228,600	0.61	\$481	\$623
Salt Lake City-Ogden, UT	\$57,300	\$71,600	0.80	\$284	\$317
San Antonio, TX	\$42,200	\$71,800	0.59	\$267	\$364
San Diego, CA	\$148,500	\$195,300	0.76	\$511	\$590
San Francisco, CA	\$277,300	\$353,100	0.79	\$632	\$705
San Jose, CA	\$226,300	\$304,400	0.74	\$651	\$746
Santa Barbara-Santa Maria-Lompoc, CA	\$170,000	\$264,500	0.64	\$536	\$638
Stockton, CA	\$93,800	\$129,200	0.73	\$368	\$444
Tampa-St. Petersburg-Clearwater, FL	\$66,200	\$73,000	0.91	\$352	\$391
Tucson, AZ	\$58,600	\$81,800	0.72	\$299	\$352
Visalia-Tulare-Porterville, CA	\$58,400	\$80,900	0.72	\$284	\$355
Washington, DC-MD-VA	\$159,100	\$180,700	0.88	\$639	\$685
West Palm Beach-Boca Raton-Delray Beach, FL	\$80,900	\$104,700	0.77	\$449	\$542