

No. 106.—AVERAGE VALUE, AVERAGE ENCUMBRANCE, TOTAL ANNUAL AND AVERAGE ANNUAL INTEREST CHARGE, AND AVERAGE ANNUAL RATE OF INTEREST FOR ENCUMBERED HOMES OCCUPIED BY OWNERS, BY STATES AND TERRITORIES, IN 1890

[From Abstract of the Eleventh Census.]

States and Territories.	Average value of encumbered homes.	Average encumbrance.	Annual interest charge.	Average annual interest charge.	Average annual rate of interest.
	Dollars.	Dollars.	Dollars.	Dollars.	Per cent.
Alabama.....	3,132	1,190	81,080	98	8.25
Arizona.....	3,305	1,172	35,022	158	13.46
Arkansas.....	1,989	845	103,790	81	9.60
California.....	5,205	1,805	2,637,770	154	8.51
Colorado.....	4,552	1,583	814,318	137	8.64
Connecticut.....	3,926	1,684	2,008,090	92	5.45
Delaware.....	3,616	1,633	209,512	92	5.65
District of Columbia.....	7,054	2,439	385,426	146	5.99
Florida.....	2,647	1,017	78,940	105	10.32
Georgia.....	2,306	1,020	82,945	80	7.89
Idaho.....	2,946	915	33,474	102	11.15
Illinois.....	3,114	1,164	5,252,861	78	6.69
Indiana.....	1,861	628	1,376,556	43	6.89
Iowa.....	1,987	650	1,374,741	51	7.74
Kansas.....	2,202	820	1,712,326	69	8.42
Kentucky.....	2,651	842	204,648	57	6.74
Louisiana.....	3,731	1,457	123,996	116	7.94
Maine.....	1,830	681	373,525	41	6.06
Maryland.....	2,346	937	720,311	55	5.85
Massachusetts.....	3,990	1,797	5,640,785	98	5.48
Michigan.....	1,842	636	2,088,534	46	7.18
Minnesota.....	3,692	1,268	2,074,436	94	7.42
Mississippi.....	1,556	762	55,117	72	9.45
Missouri.....	2,616	1,041	2,134,146	76	7.30
Montana.....	3,612	1,303	162,428	143	10.97
Nebraska.....	3,268	1,052	1,236,702	85	8.13
Nevada.....	4,513	1,555	30,255	158	10.19
New Hampshire.....	2,336	873	298,518	52	5.92
New Jersey.....	3,820	1,660	3,709,176	93	5.62
New Mexico.....	2,891	1,037	52,670	112	10.80
New York.....	4,657	1,979	13,220,703	107	5.38
North Carolina.....	1,795	864	105,706	67	7.80
North Dakota.....	2,049	771	93,359	73	9.42
Ohio.....	2,366	879	4,051,017	58	6.63
Oklahoma.....
Oregon.....	4,914	1,398	577,405	122	8.72
Pennsylvania.....	3,416	1,473	7,610,464	81	5.52
Rhode Island.....	4,207	1,864	732,256	108	5.78
South Carolina.....	2,356	1,104	109,711	90	8.17
South Dakota.....	1,894	681	270,558	65	9.49
Tennessee.....	1,847	824	122,043	51	6.20
Texas.....	2,580	1,090	278,672	103	9.42
Utah.....	3,711	1,028	138,734	100	9.71
Vermont.....	2,026	754	325,865	45	5.94
Virginia.....	2,067	1,056	129,934	67	6.32
Washington.....	4,788	1,362	486,545	129	9.31
West Virginia.....	1,899	631	176,747	40	6.34
Wisconsin.....	2,314	756	1,526,974	51	6.70
Wyoming.....	3,171	1,324	63,229	142	10.73
The United States.....	3,250	1,293	65,182,029	80	6.23

Source: Statistical Abstract of the United States: 1896 Edition.

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. This edition contains data from the 2003 American Housing Survey.

The principal source of these data is the U.S. Census Bureau, which issues a variety of current publications, as well as data from the decennial census. Current construction statistics compiled by the Census Bureau appear in its *New Residential Construction* and *New Residential Sales* press releases and Web site <<http://www.census.gov/const/www/>>. Statistics on expenditures by owners of residential properties are issued quarterly and annually in *Expenditures for Residential Improvements and Repairs*. *Value of New Construction Put in Place* presents data on all types of construction. 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 comprise the quarterly *Housing Vacancies*, the quarterly *Market Absorption of Apartments*, the biennial *American Housing Survey* (formerly *Annual Housing Survey*), and reports of the censuses of housing and of construction industries.

Other sources include the monthly *Dodge Construction Potentials* of McGraw-Hill Construction, New York, NY, which present 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 and industrial space; the Bureau of Economic Analysis, which presents data on residential capital and gross housing product; 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 Census Bureau for 1929, 1935, and 1939; beginning in 1967, a census has been taken every 5 years (through 2002, for years ending in “2” and “7”). The latest reports are part of the 2002 Economic Census. See text, Section 15, Business Enterprise.

The construction sector of the economic census, 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. This sector includes construction management and land subdividers and developers. The 2002 census was conducted in accordance with the 2002 North American Industrial Classification System (NAICS). See text, Section 15, Business Enterprise, for general information on the SIC and NAICS.

From 1850 through 1930, the Census Bureau 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. Currently, national data are collected every other year, and data for selected metropolitan areas are collected on a rotating basis. All samples represent a cross section of the housing stock in their respective areas. Estimates are subject to both sampling and nonsampling errors; caution should therefore be used in making comparisons between years.

Data on residential mortgages were collected continuously from 1890 to 1970, except 1930, as part of the decennial census by the Census Bureau. Since 1973, mortgage status data, limited to single

family homes on less than 10 acres with no business on the property, have been presented in the American Housing Survey. Data on mortgage activity are covered in Section 25, Banking and Finance.

Housing units—In general, a housing unit is a house, an apartment, a group of rooms or a single room occupied or intended for occupancy as separate living quarters; that is, the occupants live separately from any other individual in the building, 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.

Table 921. Construction—Establishments, Employees, and Payroll by Kind of Business (NAICS Basis): 2000 and 2002

[For establishments with payroll. (6,572.8 represents 6,572,800). See Appendix III]

Industry	1997 NAICS code ¹	Establishments		Paid employees ² (1,000)		Annual payroll (mil. dol.)	
		2000	2002	2000	2002	2000	2002
Construction	23	709,590	710,325	6,572.8	6,307.4	239,910.1	247,302.5
Building, developing, & general contracting	233	216,354	226,394	1,604.9	1,585.7	60,798.1	65,730.5
Land subdivision & land development	2331	13,111	14,044	77.9	90.7	3,269.2	4,100.1
Residential building construction	2332	159,550	170,720	781.0	770.9	25,519.7	28,410.1
Single-family housing construction	23321	151,296	161,677	713.3	696.9	23,058.3	25,396.8
Multifamily housing construction	23322	8,254	9,043	67.7	74.0	2,461.3	3,013.3
Nonresidential building construction	2333	43,693	41,630	746.0	724.2	32,009.3	33,220.3
Mfg. & industrial building construction	23331	7,039	2,406	164.9	86.9	6,797.3	3,828.8
Commercial & institutional building construction	23332	36,654	39,224	581.2	637.3	25,212.0	29,391.5
Heavy construction	234	39,516	39,949	901.0	856.3	38,628.0	39,321.5
Highway, street, bridge, & tunnel construction	2341	11,795	11,818	304.9	310.8	14,316.1	15,755.1
Highway & street construction	23411	10,889	10,985	265.7	274.1	12,328.6	13,767.5
Bridge & tunnel construction	23412	906	833	39.3	36.7	1,987.5	1,987.6
Other heavy construction	2349	27,721	28,131	596.1	545.5	24,311.9	23,566.4
Water, sewer, & pipeline construction	23491	7,483	10,652	165.8	198.8	7,033.0	8,785.6
Power & communication transmission line construction	23492	3,644	4,325	97.5	98.5	3,815.8	3,909.7
Industrial nonbuilding structure construction	23493	689	527	101.7	91.9	4,137.8	4,087.5
All other heavy construction	23499	15,905	12,627	231.0	156.3	9,325.3	6,783.7
Special trade contractors	235	453,720	443,982	4,066.9	3,865.3	140,484.1	142,250.4
Plumbing, heating, & air-conditioning contractors	2351	90,487	90,341	897.9	879.9	33,406.0	34,806.1
Painting & wall covering contractors	2352	40,973	40,935	221.8	218.8	6,121.4	6,459.8
Electrical contractors	2353	66,802	65,858	815.1	770.6	32,698.0	31,707.1
Masonry, drywall, insulation, & tile contractors	2354	53,625	50,021	565.0	515.4	17,389.8	17,208.7
Masonry & stone contractors	23541	25,030	21,720	197.9	170.0	5,667.8	5,460.5
Drywall, plastering, acoustical, & insulation contractors	23542	21,774	19,944	319.3	293.8	10,224.4	10,055.0
Tile, marble, terrazzo, & mosaic contractors	23543	6,821	8,357	47.8	51.5	1,497.7	1,693.2
Carpentry & floor contractors	2355	58,525	60,754	347.3	338.8	9,963.6	10,438.9
Carpentry contractors	23551	45,028	46,918	269.8	262.6	7,533.3	7,809.9
Floor laying & other floor contractors	23552	13,497	13,836	77.5	76.2	2,430.3	2,629.0
Roofing, siding, & sheet metal contractors	2356	30,966	31,538	260.8	244.4	7,928.8	7,882.3
Concrete contractors	2357	30,238	34,820	292.6	306.6	9,501.2	10,993.2
Water well drilling contractors	2358	3,797	4,028	21.6	23.7	688.5	841.1
Other special trade contractors	2359	78,307	65,687	644.9	567.1	22,786.6	21,913.4
Structural steel erection contractors	23591	5,382	3,799	93.6	76.2	3,585.8	3,130.3
Glass & glazing contractors	23592	5,772	5,205	45.8	46.2	1,570.1	1,773.3
Excavation contractors	23593	27,005	22,812	152.5	145.8	5,253.6	5,666.4
Wrecking & demolition contractors	23594	1,752	1,874	21.9	26.9	808.7	950.1
Building equip. & other machinery installation contractors	23595	4,820	3,912	80.9	66.5	3,859.6	3,448.3
All other special trade contractors	23599	33,576	28,085	250.1	205.4	7,708.7	6,945.1

¹ North American Industry Classification System code, 1997; see text, Section 15. ² Employees on the payroll for the pay period including March 12.

Source: U.S. Census Bureau, "County Business Patterns"; 2002 data issued November 2004; <<http://www.census.gov/epcd/cbp/view/cbpview.html>>

Table 922. **Construction—Establishments, Employees, Payroll, Value of Construction, Costs, and Capital Expenditures by Kind of Business (NAICS Basis): 2002**

[Preliminary. For establishments with payroll. (11,771 represents \$11,771,000,000). Based on the 2002 Economic Censuses; See Appendix III]

Kind of business	2002 NAICS code ¹	Number of establishments	Number of employees	Total payroll (mil. dol.)	Average number of construction workers	Total payroll, construction workers (mil. dol.)	Value of construction work (mil. dol.)	Net value of construction work (mil. dol.)	Value added (mil. dol.)	Cost of materials, supplies, and fuels (mil. dol.)	Capital expenditures, excluding land (mil. dol.)
New single-family general contractors	236115	104,930	423,323	11,771	272,973	6,394	96,902	60,685	27,437	33,964	1,244
New multifamily general contractors	236116	4,397	44,384	1,731	27,856	935	16,673	7,638	4,411	3,550	191
New housing operative builders	236117	15,191	186,814	8,570	87,820	3,167	118,968	74,872	44,778	31,026	720
Residential remodelers	236118	46,627	220,026	6,598	140,579	3,742	29,974	21,085	12,805	8,482	380
Industrial building construction	236210	2,777	93,931	3,827	70,567	2,535	17,029	9,581	6,252	3,486	164
Commercial building construction	236220	37,208	715,896	29,210	478,923	16,517	241,065	108,229	71,882	38,142	1,441
Water and sewer system construction	237110	12,357	204,085	7,381	162,096	5,312	32,501	26,838	16,022	11,004	1,201
Oil and gas pipeline construction	237120	1,403	93,176	3,985	78,317	3,172	11,459	10,224	7,663	2,696	303
Power and communication system construction	237130	6,034	253,506	10,601	192,704	7,743	34,810	30,475	23,045	8,209	786
Land subdivision	237210	8,403	66,105	2,396	25,630	699	20,481	16,044	14,374	2,169	395
Highway, street, and bridge construction	237310	11,239	434,714	15,791	339,437	11,487	81,660	62,319	36,211	28,071	2,903
Other heavy construction	237990	10,502	154,071	4,997	119,355	3,531	21,801	18,108	12,042	6,419	1,134
Poured concrete structure contractors	238110	27,151	309,955	9,203	261,917	7,187	33,982	30,665	18,211	12,574	819
Steel and precast concrete contractors	238120	4,321	78,266	2,900	63,625	2,214	8,722	7,985	5,823	2,208	199
Framing contractors	238130	14,455	158,003	4,410	134,663	3,515	14,432	12,651	8,587	4,216	195
Masonry contractors	238140	25,720	260,703	7,173	221,790	5,801	20,274	19,212	13,174	6,088	426
Glass and glazing contractors	238150	5,294	50,800	1,764	34,086	1,092	6,285	6,017	3,513	2,633	75
Roofing contractors	238160	23,192	226,203	6,019	176,512	4,100	22,991	21,100	12,801	8,393	450
Siding contractors	238170	6,632	43,042	1,185	30,284	797	4,253	3,810	2,262	1,610	67
Other building exterior contractors	238190	2,786	31,972	1,153	23,444	773	3,494	3,246	2,046	1,233	52
Electrical contractors	238210	62,586	771,184	29,324	606,403	22,228	82,141	77,672	51,677	26,647	1,188
Plumbing and HVAC contractors	238220	87,501	974,368	35,942	712,452	25,620	117,786	105,323	66,878	39,400	1,838
Other building equipment contractors	238290	6,087	126,559	4,941	90,504	3,587	14,503	13,680	10,093	3,823	286
Drywall and insulation contractors	238310	19,598	311,077	9,767	261,239	7,593	30,822	27,046	18,042	9,091	349
Painting and wall covering contractors	238320	38,943	234,562	6,005	184,328	4,448	16,853	15,317	11,516	3,891	326
Flooring contractors	238330	12,865	79,813	2,421	51,933	1,446	9,775	8,623	4,869	3,887	138
Tile and terrazzo contractors	238340	8,950	60,001	1,835	44,729	1,260	5,858	5,640	3,754	1,943	96
Finish carpentry contractors	238350	35,087	179,476	4,712	129,888	3,240	18,154	15,641	9,762	6,184	322
Other building finishing contractors	238390	3,729	50,617	1,719	37,353	1,167	4,862	4,560	3,404	1,201	75
Site preparation contractors	238910	30,496	285,430	9,702	223,045	7,112	37,442	32,286	23,115	9,706	2,325
All other specialty trade contractors	238990	33,452	248,065	6,965	178,700	4,669	27,072	23,833	15,339	9,307	949

¹ North American Industry Classification System, 2002; see text, this section Section 15.Source: U.S. Census Bureau, "2002 Economic Census Industry Series Reports, Construction." See Internet site: <<http://www.census.gov/econ/census02/guide/INDRPT23.HTM>> (accessed 28 April 2005).

Table 923. Construction Materials—Producer Price Indexes: 1990 to 2004

[1982 = 100, except as noted. Data for 2004 are preliminary. For discussion of producer price indexes, see text, Section 14. 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	1990	1995	1998	1999	2000	2001	2002	2003	2004
Construction materials	119.6	138.8	141.4	142.8	144.1	142.8	144.0	147.1	161.4
Interior solvent-based paint	133.0	164.5	185.7	188.0	191.1	190.2	190.5	199.1	(NA)
Construction products from plastics	117.2	133.8	126.2	128.0	135.8	132.9	136.1	138.6	144.8
Douglas fir, dressed	138.4	198.8	186.1	212.1	185.2	178.1	178.5	176.9	(NA)
Southern pine, dressed	111.2	166.9	177.3	185.7	161.0	152.5	145.2	145.8	(NA)
Millwork	130.4	163.8	171.1	174.7	176.4	179.2	179.8	181.8	191.9
Softwood plywood	119.6	188.1	174.9	207.0	173.3	167.8	164.1	195.6	250.9
Hardwood plywood and related products	102.7	122.2	126.9	128.6	130.2	130.4	131.5	129.0	134.4
Softwood plywood veneer, ex. reinforced/backed	142.3	203.5	180.1	197.4	182.2	175.5	172.8	183.9	209.5
Building paper and building board mill products	112.2	144.9	132.9	141.6	138.8	129.3	129.3	159.7	192.1
Steel pipe and tubes	102.6	104.4	109.4	102.5	106.6	104.0	106.7	113.5	165.9
Builders hardware	133.0	153.2	160.8	161.9	163.8	166.4	169.3	170.2	172.7
Plumbing fixtures and brass fittings	144.3	166.0	175.1	176.7	180.4	180.8	181.9	183.4	188.1
Heating equipment	131.6	147.5	153.3	154.0	155.6	157.1	157.9	163.3	169.5
Metal doors, sash, and trim	131.4	156.5	161.3	162.2	165.1	167.1	168.0	169.9	175.7
Siding, aluminum ²	(NA)	132.4	134.5	135.4	142.2	141.5	141.0	(NA)	(NA)
Outdoor lighting equipment, including parts ³	113.0	120.8	122.8	122.3	124.7	125.7	126.2	126.9	129.8
Commercial fluorescent fixtures ⁴	113.0	121.0	119.0	118.7	117.7	113.6	114.0	115.5	113.9
Architectural and ornamental metalwork ⁵	118.7	128.0	135.4	136.2	139.8	141.7	144.2	147.2	172.5
Fabricated ferrous wire products ¹	114.6	125.7	130.1	130.6	130.0	129.8	129.7	131.4	149.4
Elevators, escalators, and other lifts	110.1	113.0	116.0	117.5	118.7	119.4	120.0	118.6	120.7
Stamped metal switch and receptacle box	158.0	183.5	191.5	192.8	183.0	195.4	195.4	196.1	205.2
Concrete ingredients and related products	115.3	134.7	147.6	152.1	155.6	159.1	162.6	164.9	170.3
Concrete products	113.5	129.4	140.0	143.7	147.8	151.7	152.7	153.5	161.2
Clay construction products, exc. refractories	129.9	141.3	144.9	148.3	152.8	155.7	152.8	154.2	156.7
Prep. asphalt and tar roofing and siding products	95.8	97.8	95.7	95.2	100.0	103.3	106.6	110.6	111.6
Gypsum products	105.2	154.5	177.6	208.0	201.4	156.4	168.9	171.4	199.0
Insulation materials	108.4	118.8	119.7	131.7	128.6	127.6	128.3	128.7	137.2
Paving mixtures and blocks	101.2	105.8	112.5	112.9	130.4	134.6	136.2	142.7	144.9

NA Not available. ¹ June 1982 = 100. ² December 1982 = 100. ³ June 1985 = 100. ⁴ Recessed nonair. ⁵ December 1983 = 100.

Source: U.S. Bureau of Labor Statistics, *Producer Price Indexes*, monthly and annual. See Internet site <<http://www.bls.gov/ppi/home.htm>>.

Table 924. Value of New Construction Put in Place: 1980 to 2004

[In millions of dollars (273,936 represents \$273,936,000,000). 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	Total	Private			Public		
		Total	Residential buildings	Non-residential	Total	Federal	State and local
1980	273,936	210,290	100,381	109,909	63,646	9,642	54,004
1981	289,070	224,378	99,241	125,137	64,691	10,413	54,278
1982	279,332	216,268	84,676	131,592	63,064	10,008	53,056
1983	311,887	248,437	125,833	122,604	63,450	10,557	52,893
1984	370,190	299,952	155,015	144,937	70,238	11,240	58,988
1985	403,416	325,601	160,520	165,081	77,815	12,004	65,811
1986	433,454	348,872	190,677	158,195	84,582	12,412	72,170
1987	446,643	355,994	199,652	156,342	90,648	14,052	76,596
1988	462,012	367,277	204,496	162,781	94,735	12,264	82,471
1989	477,502	379,328	204,255	175,073	98,174	12,155	86,018
1990	476,778	369,300	191,103	178,197	107,478	12,099	95,379
1991	432,592	322,483	166,251	156,232	110,109	12,845	97,264
1992	463,661	347,814	199,393	148,421	115,847	14,376	101,471
1993	491,033	375,073	225,067	150,006	115,960	14,424	101,535
1994	539,193	418,999	258,561	160,438	120,193	14,440	105,753
1995	557,818	427,885	247,351	180,534	129,933	15,751	114,181
1996	615,900	476,638	281,115	195,523	139,263	15,325	123,938
1997	653,429	502,734	289,014	213,720	150,695	14,087	136,608
1998	706,303	552,001	314,607	237,394	154,302	14,318	139,984
1999	769,461	599,729	350,562	249,167	169,732	14,025	155,706
2000	835,279	649,750	374,457	275,293	185,529	14,166	171,362
2001	868,310	662,247	388,324	273,922	206,063	15,081	190,981
2002	876,802	659,651	421,912	237,739	217,150	16,578	200,572
2003	925,069	701,601	475,941	225,660	223,468	17,913	205,556
2004	1,027,736	798,487	563,376	235,110	229,250	17,955	211,294

Source: U.S. Census Bureau, "Construction Spending," Internet site <<http://www.census.gov/const/www/c30index.html>>.

Table 926. Value of State and Local Government Construction Put in Place: 1995 to 2004

[In millions of dollars (114,181 represents \$114,181,000,000). See headnote, Table 925]

Type of construction	1995	1997	1998	1999	2000	2001	2002	2003	2004
Total construction ¹	114,181	136,608	139,984	155,706	171,362	190,981	200,572	205,556	211,294
Residential	4,043	4,336	4,340	4,603	4,200	5,005	5,320	4,965	5,191
Multifamily	3,976	4,238	4,242	4,584	4,175	4,929	5,204	4,791	4,990
Nonresidential	110,138	132,272	135,644	151,103	167,163	185,976	195,252	200,591	206,104
Office	3,914	4,619	4,605	4,521	6,256	7,196	8,156	8,456	8,616
Commercial ¹	1,329	2,227	1,993	2,519	2,543	3,189	3,149	3,052	2,888
Automotive	965	1,553	1,603	1,915	1,719	2,486	2,224	2,210	2,122
Parking	794	1,425	1,549	1,703	1,596	2,467	2,198	2,158	1,898
Warehouse	231	295	258	342	464	394	384	442	399
Health care	3,156	3,501	2,884	3,166	3,944	3,805	4,541	5,542	6,531
Hospital	1,960	2,498	1,980	2,220	2,716	2,749	3,303	3,718	4,253
Medical building	801	657	515	494	684	630	664	1,211	1,563
Special care	395	345	389	452	545	427	575	614	716
Educational ¹	25,743	33,758	35,015	41,117	45,616	51,289	54,571	54,998	57,923
Primary/secondary ¹	17,545	23,853	26,064	30,494	32,888	35,621	38,498	37,374	39,490
Elementary	5,242	8,015	9,492	10,314	11,939	13,697	13,893	12,434	13,692
Middle/junior high	3,745	3,988	3,930	5,992	5,676	6,727	7,735	7,354	7,807
High	4,833	6,887	7,627	11,053	12,988	13,673	15,711	17,211	17,425
Higher education ¹	6,883	8,198	7,721	8,914	10,483	12,974	13,120	14,313	15,563
Instructional	4,277	4,459	4,307	5,272	6,163	7,646	7,332	8,371	8,379
Parking	158	262	331	369	498	545	398	472	702
Administration	128	189	179	270	287	192	418	219	295
Dormitory	324	388	548	802	1,051	1,386	1,489	1,923	2,572
Library	300	695	368	327	300	363	402	503	506
Student union/cafeteria	238	405	318	298	314	601	947	650	612
Sports/recreation	625	873	795	767	942	1,250	1,425	1,232	1,305
Infrastructure	788	654	780	701	814	808	501	570	808
Other educational	1,110	1,250	1,128	1,372	1,602	2,100	2,420	2,491	2,288
Library/archive	704	779	566	945	948	1,625	1,947	1,680	1,468
Public safety ¹	5,928	6,668	7,575	7,858	8,146	7,845	7,747	8,086	7,746
Correctional	4,854	5,701	6,588	6,575	6,611	6,342	5,909	5,815	5,403
Detention	4,049	4,786	5,618	5,338	5,431	4,977	4,440	4,353	4,004
Police/sheriff	804	916	970	1,237	1,180	1,366	1,469	1,462	1,399
Other public safety	1,025	967	988	1,284	1,534	1,503	1,838	2,272	2,343
Fire/rescue	652	773	795	1,095	1,387	1,284	1,606	1,882	1,969
Amusement and recreation ¹	6,142	6,857	7,666	9,159	10,563	11,834	11,978	11,556	10,878
Sports	1,637	2,311	3,173	3,402	3,181	3,516	3,339	2,855	2,241
Performance/meeting center	1,751	1,629	1,343	1,572	2,905	3,779	3,784	3,122	2,942
Convention center	1,224	938	835	1,099	1,957	2,933	2,760	2,134	1,932
Social center	772	961	947	1,399	1,605	1,846	1,881	2,224	2,103
Neighborhood center	581	673	622	1,059	1,234	1,375	1,216	1,691	1,824
Park/camp	1,696	1,874	2,020	2,584	2,681	2,386	2,512	2,768	3,864
Transportation	8,967	9,708	10,197	11,296	14,231	16,076	17,678	17,886	18,467
Air ¹	3,855	4,852	5,594	5,960	7,347	7,940	8,308	8,839	9,915
Passenger terminal	1,209	2,086	2,196	2,217	3,198	2,815	3,113	4,099	4,558
Runway	2,176	2,260	2,563	3,100	3,520	4,391	4,403	4,117	4,563
Land ¹	4,009	3,642	3,823	4,275	5,649	6,340	7,447	7,820	7,049
Passenger terminal	1,147	1,237	1,222	1,249	1,366	1,580	1,905	2,276	1,569
Mass transit	1,734	1,607	1,548	1,347	1,624	2,519	3,442	3,428	3,301
Railroad	462	401	564	1,033	1,607	1,121	684	488	389
Water ¹	1,103	1,214	780	1,061	1,236	1,796	1,923	1,227	1,502
Dock/marina	690	729	421	657	940	1,286	1,222	971	1,180
Dry dock/marine terminal	204	477	352	404	257	484	702	256	323
Power	2,879	3,101	2,495	3,228	3,891	3,995	4,365	6,244	5,920
Electrical	2,231	2,893	2,052	2,538	3,714	3,751	3,738	5,571	4,979
Distribution	733	1,650	1,511	1,494	1,479	1,038	1,349	1,981	1,584
Highway and street ¹	37,616	43,017	44,782	49,174	53,081	59,125	58,286	58,417	59,205
Pavement	29,164	32,416	33,180	36,464	39,048	43,095	42,130	40,808	41,520
Lighting	659	812	1,180	910	878	1,286	913	1,202	1,190
Retaining wall	187	493	711	816	1,133	653	764	587	568
Tunnel	346	539	862	926	919	1,120	676	644	543
Bridge	6,615	7,299	7,229	8,479	9,568	11,429	12,084	13,476	13,603
Toll/weight	152	219	247	277	331	109	222	187	239
Maintenance building	53	307	362	354	302	426	306	253	175
Rest facility/streetscape	167	722	838	940	901	1,008	1,189	1,260	1,368
Sewage and waste disposal ¹	8,419	10,515	9,943	10,524	10,249	11,084	12,919	13,687	14,822
Sewage/dry waste	4,825	6,830	6,589	7,082	6,836	7,079	8,386	8,595	9,385
Plant	1,641	1,969	1,925	2,178	2,025	1,879	2,259	2,396	2,706
Line/pump station	2,960	4,639	4,422	4,612	4,629	4,996	5,963	6,073	6,529
Waste water	3,522	3,664	3,317	3,436	3,413	4,005	4,533	5,092	5,437
Plant	2,467	2,680	2,276	2,613	2,363	2,987	3,561	3,856	4,057
Line/drain	1,055	984	1,041	823	1,050	1,018	972	1,236	1,380
Water supply	4,713	6,493	6,678	6,967	6,972	8,972	9,835	10,250	10,309
Plant	1,204	1,664	1,912	2,154	2,246	3,185	3,221	3,770	3,784
Well	212	179	247	254	277	308	467	320	277
Line	2,516	3,353	3,106	3,089	3,395	4,156	4,378	4,328	4,567
Pump station	286	349	418	571	458	536	717	670	615
Reservoir	208	514	429	409	195	325	390	395	437
Tank/tower	246	433	565	491	402	462	662	767	630
Conservation and development ¹	1,265	1,503	1,444	1,346	1,304	1,396	1,316	1,414	2,372
Dam/levee	329	631	597	525	425	316	363	321	481
Breakwater/jetty	358	360	456	382	377	635	510	712	1,047

¹ Includes other types of construction, not shown separately.

Source: U.S. Census Bureau, "Construction Spending", Internet site <<http://www.census.gov/const/www/c30index.html>>.

Table 927. **Construction Contracts—Value of Construction and Floor Space of Buildings by Class of Construction: 1980 to 2004**

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Table 928. **Construction Contracts—Value by State: 2000 to 2004**

[The complete publication including this copyright table is available for sale from the U.S. Government Printing Office and the National Technical Information Service]

Table 929. New Privately-Owned Housing Units Authorized by State: 2000 and 2004

[1,592.3 represents 1,592,300. Based on about 19,000 places in United States having building permit systems in 2000 and 20,000 in 2004]

State	Housing units (1,000)			Valuation (mil. dol.)			State	Housing units (1,000)			Valuation (mil. dol.)		
	2000	2004		2000	2004			2000	2004		2000	2004	
		Total	1 unit		Total	1 unit			Total	1 unit			
U.S.	1,592.3	2,070.1	1,613.4	185,744	292,414	255,511	MO	24.3	32.8	26.3	2,569	4,286	3,809
AL	17.4	27.4	22.4	1,718	3,293	2,850	MT	2.6	5.0	3.4	235	645	522
AK	2.1	3.1	1.8	333	540	365	NE	9.1	10.9	9.1	830	1,373	1,255
AZ	61.5	90.6	80.8	7,158	13,531	12,819	NV	32.3	44.6	38.9	3,312	5,461	5,061
AR	9.2	15.9	10.6	859	1,764	1,509	NH	6.7	8.7	7.0	937	1,385	1,238
CA	145.6	207.4	151.6	23,344	36,059	30,865	NJ	34.6	35.9	22.4	3,376	4,294	3,302
CO	54.6	46.5	40.8	6,822	8,050	7,522	NM	8.9	12.6	11.7	1,073	1,747	1,701
CT	9.4	11.8	9.3	1,425	2,032	1,850	NY	44.1	53.5	24.1	4,992	6,945	4,532
DE	4.6	7.9	7.5	414	893	880	NC	78.4	93.1	77.1	8,643	12,845	11,830
DC	0.8	1.9	0.2	54	225	22	ND	2.1	4.0	2.5	190	434	343
FL	155.3	255.9	187.5	17,462	36,959	29,601	OH	49.7	51.7	42.5	6,154	7,974	7,366
GA	91.8	108.4	87.7	8,722	12,884	11,486	OK	11.1	17.1	14.1	1,204	2,184	2,023
HI	4.9	9.0	5.6	823	1,742	1,184	OR	19.9	27.3	20.7	2,533	4,458	3,950
ID	10.9	18.1	15.3	1,359	2,624	2,443	PA	41.1	49.7	41.5	4,616	6,767	6,181
IL	51.9	59.8	46.2	6,528	9,551	8,388	RI	2.6	2.5	1.9	296	362	325
IN	37.9	39.2	32.2	4,414	5,610	5,160	SC	32.8	43.2	36.1	3,533	5,641	5,061
IA	12.5	16.3	12.4	1,333	2,231	1,933	SD	4.2	5.8	4.7	369	656	577
KS	12.5	13.3	11.5	1,397	1,926	1,804	TN	32.2	44.8	37.8	3,378	5,863	5,423
KY	18.5	22.6	18.5	1,767	2,679	2,453	TX	141.2	188.8	149.1	15,418	22,487	20,380
LA	14.7	23.0	20.7	1,553	2,626	2,489	UT	17.6	24.3	20.2	2,138	3,633	3,304
ME	6.2	8.8	8.1	723	1,249	1,190	VT	2.5	3.6	2.7	319	494	412
MD	30.4	27.4	21.6	3,232	3,823	3,385	VA	48.4	63.2	49.0	5,052	8,094	7,218
MA	18.0	22.5	14.8	2,741	3,790	3,021	WA	39.0	50.1	36.5	4,426	7,535	6,376
MI	52.5	54.7	45.9	6,256	7,625	6,955	WV	3.8	5.7	5.1	360	735	700
MN	32.8	41.8	32.6	4,204	6,583	5,629	WI	34.2	40.0	29.7	3,917	5,783	4,986
MS	11.3	14.5	11.2	918	1,517	1,345	WY	1.6	3.3	2.8	314	525	490

Source: U.S. Census Bureau, Construction Reports, Series C40, *Building Permits*, monthly; publication discontinued in 2001. See Internet site <<http://www.census.gov/const/www/newresconstindex.html>> and *New Residential Construction*, monthly.

Table 930. New Privately-Owned Housing Units Started—Selected Characteristics: 1970 to 2004

[In thousands (1,434 represents 1,434,000). For composition of regions, see map inside front cover]

Year	Structures with—				Region				Units for sale		
	Total units	One unit	2 to 4 units	5 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)
1975	1,160	892	64	204	149	294	442	275	576	531	45
1978	2,020	1,433	125	462	200	451	824	545	1,032	901	131
1979	1,745	1,194	122	429	178	349	748	470	915	742	173
1980	1,292	852	110	331	125	218	643	306	689	526	163
1981	1,084	705	91	288	117	165	562	240	584	426	158
1982	1,062	663	80	320	117	149	591	205	549	409	140
1983	1,703	1,068	113	522	168	218	935	382	923	713	210
1984	1,750	1,084	121	544	204	243	866	436	934	728	206
1985	1,742	1,072	93	576	252	240	782	468	867	713	154
1986	1,805	1,179	84	542	294	296	733	483	925	782	143
1987	1,621	1,146	65	409	269	298	634	420	862	732	130
1988	1,488	1,081	59	348	235	274	575	404	808	709	99
1989	1,376	1,003	55	318	179	266	536	396	735	648	87
1990	1,193	895	38	260	131	253	479	329	585	529	56
1991	1,014	840	36	138	113	233	414	254	531	490	41
1992	1,200	1,030	31	139	127	288	497	288	659	618	41
1993	1,288	1,126	29	133	127	298	562	302	760	716	44
1994	1,457	1,198	35	224	138	329	639	351	815	763	52
1995	1,354	1,076	34	244	118	290	615	331	763	712	51
1996	1,477	1,161	45	271	132	322	662	361	833	774	59
1997	1,474	1,134	45	296	137	304	670	363	843	784	59
1998	1,617	1,271	43	303	149	331	743	395	941	882	59
1999	1,641	1,302	32	307	156	347	746	392	981	912	69
2000	1,569	1,231	39	299	155	318	714	383	946	871	75
2001	1,603	1,273	37	293	149	330	732	391	990	919	71
2002	1,705	1,359	39	308	158	350	782	416	1,070	999	71
2003	1,848	1,499	34	315	163	374	839	472	1,207	1,120	87
2004	1,956	1,611	42	303	175	356	909	516	1,360	1,240	120

NA Not available.

Source: U.S. Census Bureau, Current Construction Reports, Series C20, *Housing Starts*, monthly; publication discontinued in 2001. See Internet site <<http://www.census.gov/const/www/newresconstindex.html>> and *New Residential Construction*, monthly.

Table 931. New Privately-Owned Housing Units Started by State: 2000 to 2006

[In thousands of units (1,573 represents 1,573,000)]

State				2006, est.		State				2006, est.	
	2000	2004, est.	2005, est.	Total units	Single-family units		2000	2004, est.	2005, est.	Total units	Single-family units
U.S.	1,573	1,724	1,658	1,614	1,319	MO	27.4	27.7	27.5	27.5	24.3
AL	21.2	20.8	20.9	21.1	18.2	MT	2.4	2.9	2.9	2.8	2.0
AK	2.0	2.3	2.3	2.3	1.6	NE	9.2	10.5	10.0	9.7	8.5
AZ	59.4	64.4	61.9	60.1	53.2	NV	31.0	37.8	36.1	35.0	27.9
AR	12.5	13.8	13.6	13.6	10.4	NH	6.4	7.4	7.0	6.6	5.6
CA	137.1	177.7	165.0	154.2	120.3	NJ	31.4	27.2	26.5	26.1	20.7
CO	52.5	35.9	36.8	37.7	31.7	NM	7.3	10.6	10.3	10.1	8.9
CT	8.9	8.6	8.5	8.5	7.7	NY	41.1	41.0	38.8	37.5	22.0
DE	4.4	6.2	5.9	5.7	5.4	NC	76.1	72.8	71.1	70.2	59.3
DC	0.4	0.4	0.4	0.4	0.1	ND	2.4	3.6	3.4	3.3	2.3
FL	147.9	185.7	173.6	165.4	123.7	OH	47.8	51.2	49.7	48.8	41.7
GA	90.4	89.3	86.1	84.1	71.0	OK	14.1	14.6	14.3	14.2	12.6
HI	4.7	6.8	6.5	6.2	5.1	OR	18.8	19.2	19.6	20.0	15.6
ID	11.3	13.5	13.1	12.8	11.1	PA	39.2	40.4	39.4	39.0	34.6
IL	51.3	61.5	58.5	56.6	45.2	RI	2.6	2.4	2.4	2.4	2.0
IN	38.2	40.4	39.4	38.8	33.5	SC	31.6	35.1	33.4	32.3	27.2
IA	12.8	15.3	14.6	14.1	11.5	SD	4.4	5.2	4.9	4.8	4.0
KS	13.4	14.0	13.8	13.8	11.7	TN	34.6	34.3	34.2	34.3	30.4
KY	21.8	20.4	20.4	20.5	17.9	TX	145.0	163.3	154.9	149.1	117.8
LA	15.5	18.7	18.0	17.7	15.2	UT	18.1	20.2	19.9	19.8	16.7
ME	6.3	7.3	6.8	6.5	6.0	VT	2.6	2.8	2.7	2.6	2.4
MD	28.7	27.4	27.1	27.0	22.5	VA	47.5	53.4	51.8	50.6	43.2
MA	17.1	16.2	16.0	16.0	12.8	WA	36.9	38.8	38.3	38.2	29.9
MI	50.4	53.4	51.7	50.7	45.2	WV	5.3	5.4	5.4	5.4	5.1
MN	32.9	41.7	39.0	37.1	31.9	WI	32.6	38.1	36.7	35.8	27.9
MS	14.1	12.8	12.8	12.9	11.1	WY	1.9	2.2	2.2	2.3	2.1

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

Table 932. Characteristics of New Privately-Owned One-Family Houses Completed: 1990 to 2004

[Percent distribution, except total houses. (966 represents 966,000). Data are 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). Percents exclude houses for which characteristics specified were not reported]

Characteristic	1990	1995	2000	2004	Characteristic	1990	1995	2000	2004
Total houses (1,000)	966	1,066	1,242	1,532	Bedrooms	100	100	100	100
Construction type	100	100	100	100	2 or less	15	13	11	11
Site built	(NA)	94	94	95	3	57	57	54	51
Modular	(NA)	3	3	3	4 or more	29	30	35	37
Other	(NA)	3	3	2	Bathrooms	100	100	100	100
Exterior wall material	100	100	100	100	1-1/2 or less	13	11	7	5
Brick	18	20	20	19	2	42	41	39	39
Wood	39	25	14	7	2-1/2 or more	45	48	54	57
Stucco	18	16	17	22	Heating fuel	100	100	100	100
Vinyl siding ¹	(NA)	30	39	38	Gas	59	67	70	69
Aluminum siding	5	3	1	1	Electricity	33	28	27	29
Other ¹	20	6	7	14	Oil	5	3	3	2
Floor area	100	100	100	100	Other	3	1	1	1
Under 1,200 sq. ft.	11	10	6	4	Heating system	100	100	100	100
1,200 to 1,599 sq. ft.	22	22	18	17	Warm air furnace	65	67	71	70
1,600 to 1,999 sq. ft.	22	23	23	21	Electric heat pump	23	25	23	26
2,000 to 2,399 sq. ft.	17	17	18	18	Other	12	9	6	4
2,400 sq. ft. and over	29	28	35	39	Central air-conditioning	100	100	100	100
Average (sq. ft.)	2,080	2,095	2,266	2,349	With	76	80	85	90
Median (sq. ft.)	1,905	1,920	2,057	2,140	Without	24	20	15	10
Number of stories	100	100	100	100	Fireplaces	100	100	100	100
1	46	49	47	47	No fireplace	34	37	40	45
2 or more	49	48	52	52	1 or more	66	63	60	55
Split level	4	3	1	1	Parking facilities	100	100	100	100
Foundation	100	100	100	100	Garage	82	84	89	90
Full or partial basement	38	39	37	31	Carport	2	2	1	1
Slab	40	42	46	54	No garage or carport	16	14	11	9
Crawl space	21	19	17	15					

NA Not available. ¹ Prior to 1995 "other" includes vinyl siding.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, Current Construction Reports, Series C25, *New One-Family Houses Sold*, monthly, and *Characteristics of New Housing*, annual; publication discontinued in 2001, see Internet site <<http://www.census.gov/constr/www/charindex.html>>.

Table 933. Average Length of Time from Start to Completion of New Privately-Owned 1 Unit Residential Buildings: 1971 to 2004

[In months. For buildings started in permit issuing places]

Year	Total ¹	Purpose of construction			Region ²			
		Built-for-sale	Contractor-built	Owner-built	Northeast	Midwest	South	West
1971	4.8	4.4	4.0	7.2	5.9	5.2	4.4	4.4
1972	5.2	4.8	4.4	7.8	6.0	5.6	4.9	5.0
1973	6.0	5.7	4.9	7.9	6.5	6.0	5.8	5.9
1974	6.2	6.1	4.9	8.0	6.6	6.5	6.0	6.2
1975	6.1	5.7	4.6	8.5	6.3	6.6	5.8	6.1
1976	5.5	5.2	4.6	7.4	6.1	6.0	5.0	5.5
1977	5.7	5.4	4.7	7.6	5.8	5.8	5.4	6.0
1978	6.2	5.9	5.3	8.5	6.5	6.6	5.7	6.7
1979	6.7	6.2	5.8	9.0	7.0	7.1	6.1	7.0
1980	6.9	6.2	5.5	10.1	7.7	8.0	6.1	7.4
1981	6.6	5.8	5.2	9.6	7.7	7.4	5.7	7.4
1982	6.6	5.6	5.5	10.4	8.0	7.5	5.9	7.2
1983	5.8	4.8	4.8	10.0	7.2	6.5	5.1	6.2
1984	6.1	5.2	4.8	10.7	7.0	6.7	5.4	6.7
1985	6.2	5.4	4.9	10.6	7.2	6.0	5.7	6.7
1986	6.2	5.4	4.9	11.1	7.3	6.5	5.6	6.4
1987	6.2	5.6	5.1	10.3	7.6	5.9	5.7	6.4
1988	6.5	5.8	5.3	10.4	8.8	5.8	5.7	6.6
1989	6.4	5.9	5.3	10.2	9.3	5.8	5.6	6.5
1990	6.4	5.9	5.3	10.3	9.3	5.6	5.7	6.9
1991	6.3	5.6	5.1	10.2	8.9	5.6	5.5	6.9
1992	5.8	5.0	5.0	9.5	7.6	5.6	5.1	6.1
1993	5.6	4.9	5.4	9.0	7.2	5.5	5.2	6.0
1994	5.6	4.9	5.3	9.1	7.1	5.7	5.3	5.6
1995	5.9	5.2	5.8	9.5	7.4	6.0	5.4	6.0
1996	6.0	5.2	5.8	9.9	8.2	6.1	5.6	5.6
1997	6.0	5.2	5.9	9.8	7.3	6.2	5.6	5.8
1998	6.0	5.4	6.0	9.5	7.1	6.2	5.5	6.1
1999	6.1	5.5	6.4	9.2	7.0	6.4	5.7	6.3
2000	6.2	5.6	6.5	9.2	7.5	6.4	5.9	6.0
2001	6.2	5.6	7.0	9.2	7.6	6.5	5.8	6.3
2002	6.1	5.5	6.6	9.6	7.3	6.4	5.6	6.2
2003	6.2	5.5	6.8	9.9	7.5	6.7	5.7	6.2
2004	6.2	5.7	7.0	9.1	7.3	6.7	5.8	6.3

¹ Includes units built for rent, not shown separately. ² For composition of regions, see map inside front cover.

Source: U.S. Census Bureau, *New Residential Construction*. See Internet site <<http://www.census.gov/constr/www/newresconstindex.html>>.

Table 934. Price Indexes of New One-Family Houses Sold, by Region: 1979 to 2004

[1996 = 100. Based on kinds of homes sold in 1996. Includes value of the lot. For composition of regions, see map, inside front cover]

Year	Total	Northeast	Midwest	South	West
1979	54.0	43.7	54.3	56.6	52.1
1980	59.5	48.0	56.8	63.2	58.4
1981	64.2	52.1	62.1	68.7	62.0
1982	65.7	54.0	63.9	70.9	62.8
1983	67.1	57.3	63.7	72.8	64.0
1984	69.8	62.2	67.5	75.2	66.3
1985	70.7	68.5	66.4	76.7	66.7
1986	73.4	78.6	70.2	79.0	68.4
1987	77.4	89.2	74.9	81.9	72.0
1988	80.3	91.5	78.2	83.7	75.9
1989	83.5	94.1	80.0	86.1	80.7
1990	85.1	92.2	80.7	86.3	84.6
1991	86.2	89.2	82.8	87.9	85.1
1992	87.3	96.1	84.3	88.8	85.6
1993	91.1	93.3	90.0	93.0	88.7
1994	95.5	94.5	94.4	96.4	94.9
1995	98.2	96.7	98.1	99.4	96.5
1996	100.0	100.0	100.0	100.0	100.0
1997	102.9	102.8	103.3	102.8	102.9
1998	105.5	104.5	105.3	106.0	105.1
1999	110.7	108.8	110.3	110.5	111.7
2000	115.4	114.6	114.4	114.7	117.3
2001	119.5	122.6	115.8	117.8	123.9
2002	124.8	127.5	120.7	121.2	132.5
2003	131.9	137.5	124.7	126.5	144.3
2004	141.9	149.1	132.6	133.0	161.5

Source: U.S. Census Bureau, *New Residential Sales*. See Internet site <<http://www.census.gov/constr/www/newresalesindex.html>>.

Table 935. New Privately-Owned One-Family Houses Sold by Region and Type of Financing, 1980 to 2004, and by Sales-Price Group, 2004

[In thousands (545 represents 545,000). 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 and Appendix III. For composition of regions, see map inside front cover]

Year and sales-price group	Total sales	Region				Financing type				Cash
		North-east	Midwest	South	West	Conventional ¹	FHA and VA	Rural Housing Service ²		
1980	545	50	81	267	145	302	196	14	32	
1985	688	112	82	323	170	403	208	11	64	
1990	534	71	89	225	149	337	138	10	50	
1995	667	55	125	300	187	490	129	9	39	
1997	804	78	140	363	223	616	137	6	46	
1998	886	81	164	398	243	693	136	9	48	
1999	880	76	168	395	242	689	143	6	41	
2000	877	71	155	406	244	695	138	4	40	
2001	908	66	164	439	239	726	141	2	39	
2002	973	65	185	450	273	788	140	4	42	
2003	1,086	79	189	511	307	911	130	4	41	
2004	1,203	83	210	562	348	1,047	105	6	46	
Under \$100,000	48	1	6	39	2	(NA)	(NA)	(NA)	(NA)	
\$100,000 to \$149,999	222	5	40	142	34	(NA)	(NA)	(NA)	(NA)	
\$150,000 to \$199,999	254	7	54	136	56	(NA)	(NA)	(NA)	(NA)	
\$200,000 to \$299,999	312	26	61	129	96	(NA)	(NA)	(NA)	(NA)	
\$300,000 and over	368	45	49	115	159	(NA)	(NA)	(NA)	(NA)	

NA Not available. ¹ Includes all other types of financing. ² Prior to 1997, the Farmers Home Administration.

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, Current Construction Reports, Series C25, *Characteristics of New Housing*, annual; and *New One-Family Houses Sold*, monthly; publications discontinued in 2001. See Internet site <<http://www.census.gov/const/www/newressalesindex.html>> and *New Residential Sales*, monthly.

Table 936. Median Sales Price of New Privately-Owned One-Family Houses Sold by Region: 1980 to 2004

[In dollars. For definition of median, see Guide to Tabular Presentation. For composition of regions, see map inside front cover. See Appendix III. See also headnote, table 935]

Year	U.S.	North-east	Mid-west	South	West	Year	U.S.	North-east	Mid-west	South	West
1980	64,600	69,500	63,400	59,600	72,300	1999	161,000	210,500	164,000	145,900	173,700
1985	84,300	103,300	80,300	75,000	92,600	2000	169,000	227,400	169,700	148,000	196,400
1990	122,900	159,000	107,900	99,000	147,500	2001	175,200	246,400	172,600	155,400	213,600
1995	133,900	180,000	134,000	124,500	141,400	2002	187,600	264,300	178,000	163,400	238,500
1997	146,000	190,000	149,900	129,600	160,000	2003	195,000	264,500	184,300	168,100	260,900
1998	152,500	200,000	157,500	135,800	163,500	2004	221,000	315,800	205,000	181,100	283,100

Source: U.S. Census Bureau and U.S. Department of Housing and Urban Development, Current Construction Reports, Series C25, *Characteristics of New Housing*, annual; and *New One-Family Houses Sold*, monthly; publications discontinued in 2001. See Internet site <<http://www.census.gov/const/www/newressalesindex.html>> and *New Residential Sales*, monthly.

Table 937. New Manufactured (Mobile) Homes Placed for Residential Use and Average Sales Price by Region: 1980 to 2004

[233.7 represents 233,700. A mobile home is a moveable dwelling, 8 feet or more wide and 40 feet or more long, designed to be towed on its own chassis, with transportation gear integral to the unit when it leaves the factory, 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 regions, 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
1990	195.4	18.8	37.7	108.4	30.6	27,800	30,000	27,000	24,500	39,300
1994	290.9	16.3	53.3	177.7	43.6	32,800	32,900	34,000	30,200	41,900
1995	319.4	15.0	57.5	203.2	43.7	35,300	35,800	35,700	33,300	44,100
1996	337.7	16.2	58.8	218.2	44.4	37,200	37,300	38,000	35,500	45,000
1997	336.3	14.3	55.3	219.4	47.3	39,800	41,300	40,300	38,000	47,300
1998	373.7	14.7	58.3	250.3	50.4	41,600	42,200	42,400	40,100	48,400
1999	338.3	14.1	53.6	227.2	43.5	43,300	44,000	44,400	41,900	49,600
2000	280.9	14.9	48.7	178.7	38.6	46,400	47,000	47,900	44,300	54,100
2001	196.2	12.2	37.6	116.4	30.0	48,900	50,000	49,100	46,500	58,000
2002	174.3	11.8	34.2	101.0	27.2	51,300	53,200	51,700	48,000	62,600
2003	139.8	11.2	25.2	77.2	26.1	54,900	57,300	55,100	50,500	67,700
2004	124.2	10.9	20.3	67.7	25.3	58,100	60,100	58,900	52,100	73,300

Source: U.S. Census Bureau, *Manufactured Housing Statistics*. See Internet site <<http://www.census.gov/const/www/mhsindex.html>>.

Table 938. Profile of Homebuyers by Characteristic: 2004

[In percent, except as indicated. 67.1 represents \$67,100. Includes condos. For the 12-month period ending July 2004, except income for 2003. Based on survey consumers who bought a home between August 2003 and July 2004. See source for details. Data by region represent region where home was purchased. For composition of regions, see map inside front cover]

Characteristic						1st time buyers	Repeat buyers
	Total	Northeast	Midwest	South	West		
Age	100	100	100	100	100	100	100
Under 25 years old	5	3	7	5	5	12	1
25 to 34 years old	34	35	37	33	30	54	20
35 to 44 years old	26	29	25	25	24	21	28
45 to 54 years old	18	18	16	18	19	9	24
55 to 64 years old	12	10	9	12	14	3	17
65 to 74 years old	5	3	4	5	6	1	7
75 years old and over	2	2	1	2	2	-	3
Median age (years)	39	39	37	39	41	32	45
Household income	100	100	100	100	100	100	100
Under \$25,000	4	3	4	4	5	7	3
\$25,000 to 34,999	9	6	10	10	10	14	6
\$35,000 to 44,999	11	8	12	10	13	16	6
\$45,000 to 54,999	12	10	12	12	12	15	10
\$55,000 to 64,999	13	15	15	13	12	15	11
\$65,000 to 74,999	10	10	9	10	10	9	10
\$75,000 to 84,999	9	9	8	9	9	8	10
\$85,000 to 94,999	7	8	7	8	7	5	9
\$95,000 to 104,999	7	7	8	7	6	4	9
\$105,000 to 114,999	4	4	4	4	4	2	5
\$115,000 to 124,999	3	3	2	3	3	2	4
\$125,000 to 134,999	2	3	3	2	2	1	3
\$135,000 to 149,999	2	3	1	2	2	1	3
\$150,000 to 174,999	3	3	2	3	3	1	4
\$175,000 to 199,999	1	2	1	2	1	1	2
\$200,000 or more	4	6	3	4	4	1	6
Median income ¹ (\$1,000)	67.1	72.4	63.4	67.3	65.0	54.5	79.1
Race	100	100	100	100	100	100	100
White	84	87	82	81	77	77	88
Black/African American	6	5	8	9	3	10	4
Asian/Pacific Islander	3	2	3	3	9	4	3
Hispanic/Latino	5	4	4	6	11	7	4
Other	2	1	2	2	3	3	2

- Represents or rounds to zero. ¹ For definition of median, see Guide to Tabular Presentation.

Source: NATIONAL ASSOCIATION OF REALTORS®, Washington, DC, *Profile of Home Buyers and Sellers, 2004* (copyright). See Internet site <<http://www.realtor.org/research>>.

Table 939. Profile of Second-Home Buyers by Characteristic: 2004

[In percent, except as indicated. (2,805 represents 2,805,000). See headnote, table 938]

Characteristic				Characteristic			
	Total	Vaca-tion homes	Invest-ment prop-erties		Total	Vaca-tion homes	Invest-ment prop-erties
Total (1,000)	2,805	1,014	1,791	Age	100	100	100
Household income	100	100	100	Under 25 years old	1	1	1
Under \$25,000	3	5	2	25 to 34 years old	16	21	15
\$25,000 to 34,999	11	23	7	35 to 44 years old	23	11	28
\$35,000 to 44,999	6	5	7	45 to 54 years old	24	16	26
\$45,000 to 54,999	9	9	9	55 to 64 years old	22	25	20
\$55,000 to 64,999	10	6	12	65 to 74 years old	10	14	7
\$65,000 to 74,999	6	5	7	75 years old and over	5	12	3
\$75,000 to 84,999	6	4	5	Median age (years) ¹	50	55	47
\$85,000 to 94,999	7	2	9	Home attributes ²	100	100	100
\$95,000 to 104,999	6	3	6	Close to primary residence	31	24	34
\$105,000 to 124,999	7	5	8	Close to family members	12	18	11
\$125,000 to 149,999	8	11	8	Close to job/school	19	33	13
\$150,000 to 199,999	8	8	8	Close to preferred recreation activities	16	22	13
\$200,000 or more	13	15	11	Close to ocean/river/lake	16	18	16
Median income ¹ (\$1,000)	83.7	71.0	85.7	Close to mountains	9	7	9
Reason for buying ²	100	100	100	Close to preferred vacation area	9	16	6
Diversifies investments	30	13	36	In safer area than primary residence	9	22	5
Provides rental income	28	7	37	Child can occupy while attending school	6	4	6
Residence after retirement	18	27	14	Other	9	2	12
Personal or family retreat	14	29	8				
Vacation use	6	16	2				
Had extra money to spend	5	4	5				
Other	22	47	12				

¹ For definition of median, see Guide to Tabular Presentation. ² Multiple reasons and attributes allowed but counted once in total.

Source: NATIONAL ASSOCIATION OF REALTORS®, Washington, DC, *Profile of Second-Home Buyers, 2005* (copyright). See Internet site <<http://www.realtor.org/research>>.

Table 940. Existing One-Family Homes Sold and Price by Region: 1980 to 2004

[2,973 represents 2,973,000. Includes existing detached single-family homes and townhomes; excludes condos and co-ops. Data shown here reflect revisions to previous estimates. 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. See Table 943 for data on condos and co-ops. For composition of regions, see map inside front cover]

Year	Homes sold (1,000)					Median sales price (dol.)				
	Total	North-east	Mid-west	South	West	Total	North-east	Mid-west	South	West
1980	2,973	403	806	1,092	672	62,200	60,800	51,900	58,300	89,300
1985	3,134	561	806	1,063	704	75,500	88,900	58,900	75,200	95,400
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	3,010	545	829	1,003	633	89,500	127,700	71,800	84,400	127,100
1990	2,914	510	806	1,010	587	92,000	126,400	75,300	85,100	129,600
1991	2,885	515	808	992	569	97,100	129,100	79,500	88,500	135,300
1992	3,150	578	906	1,049	618	99,700	128,900	83,000	91,500	131,500
1993	3,427	611	961	1,173	681	103,100	129,100	86,000	94,300	132,500
1994	3,544	615	963	1,220	746	107,200	129,100	89,300	95,700	139,400
1995	3,519	609	944	1,219	747	110,500	126,700	94,800	97,700	141,000
1996	3,797	652	988	1,289	868	115,800	127,800	101,000	103,400	147,100
1997	3,964	678	1,009	1,363	914	121,800	131,800	107,000	109,600	155,200
1998	4,495	741	1,136	1,598	1,020	128,400	135,900	114,300	116,200	164,800
1999	4,651	729	1,144	1,705	1,072	133,300	139,000	119,600	120,300	173,900
2000	4,604	715	1,115	1,706	1,066	139,000	139,400	123,600	128,300	183,000
2001	4,733	710	1,155	1,793	1,075	147,800	146,500	130,200	137,400	194,500
2002	4,974	730	1,217	1,871	1,155	158,100	164,300	136,000	147,300	215,400
2003	5,452	771	1,323	2,072	1,280	170,000	190,500	141,300	157,100	234,200
2004	5,964	822	1,388	2,312	1,440	184,100	220,000	149,000	169,000	265,800

¹ Beginning 1989 data not comparable to earlier years due to rebenchmarking.

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). See Internet site <<http://www.realtor.org/research>>.

Table 941. Median Sales Price of Existing One-Family Homes by Selected Metropolitan Area: 2002 to 2004

[In thousands of dollars (158.1 represents \$158,100). Includes existing detached single-family homes and townhouses. Areas are metropolitan statistical areas defined by Office of Management and Budget as of 1992, except as noted]

Metropolitan area	2002	2003	2004	Metropolitan area	2002	2003	2004
United States, total	158.1	170.0	184.1	NY: Middlesex-Somerset-Hunterdon, NJ	284.1	314.0	352.4
Albany-Schenectady-Troy, NY	126.0	141.9	162.1	NY: Monmouth-Ocean, NJ	251.7	288.3	319.1
Anaheim-Santa Ana, (Orange County), CA ¹	412.7	487.0	627.3	NY: Nassau-Suffolk, NY	312.9	364.5	413.5
Atlanta, GA	146.5	152.4	156.9	NY: New York-North NJ-Long Island, NY	309.8	353.0	395.8
Atlantic City, NJ	143.6	174.4	197.9	NY: Newark, NJ	300.5	331.2	370.5
Aurora-Elgin, IL ²	193.3	208.1	224.3	Norfolk-Virginia Beach-Newport News, VA	(NA)	138.8	163.0
Austin/San Marcos, TX	156.5	156.7	154.7	Orlando, FL	136.6	145.1	169.6
Baltimore, MD	179.6	208.9	239.6	Philadelphia, PA-NJ	146.1	168.0	186.4
Boston, MA	(NA)	354.8	389.7	Phoenix, AZ	143.8	152.5	169.4
Bradenton, FL ²	150.0	172.7	220.1	Portland, ME	180.0	199.1	232.2
Charleston, SC	159.4	168.9	183.5	Portland, OR	180.4	192.0	210.0
Chicago, IL	220.9	238.9	246.3	Providence, RI	193.2	233.4	268.0
Colorado Springs, CO	176.9	184.5	188.2	Raleigh-Durham, NC	172.2	174.7	182.9
Denver, CO	228.1	238.2	239.1	Reno, NV	183.2	204.9	284.3
Eugene-Springfield, OR	143.7	151.7	164.9	Richmond-Petersburg, VA	142.3	155.1	170.7
Ft. Lauderdale-Hollywood-Pompano Beach, FL	197.0	227.6	278.0	Riverside-San Bernardino, CA	176.5	221.0	296.4
Ft. Myers-Cape Coral-Punta Gorda, FL	133.6	147.6	181.5	Sacramento, CA	210.2	247.6	317.6
Gainesville, FL	130.0	145.0	159.0	Salt Lake City-Ogden, UT	148.8	148.0	158.0
Hartford, CT	175.9	202.3	226.6	San Diego, CA	364.2	424.9	551.6
Honolulu, HI	335.0	380.0	460.0	San Francisco, CA Area ¹	517.1	558.1	641.7
Lake County, IL	240.0	257.9	265.1	Sarasota, FL ²	176.2	207.9	264.1
Las Vegas, NV	159.8	179.2	266.4	Seattle, WA	254.0	268.8	294.9
Los Angeles-Long Beach, CA ¹	290.0	354.7	446.4	Springfield, MA	139.8	153.4	161.4
Madison, WI	177.0	188.7	207.0	Tacoma, WA	170.4	178.1	208.9
Melbourne-Titusville-Palm Bay, FL	112.7	131.3	158.6	Tampa-St.Petersburg-Clearwater, FL	133.5	138.1	159.7
Miami-Hialeah, FL	189.8	226.8	277.2	Trenton, NJ	179.5	212.4	234.1
Milwaukee, WI	173.8	182.1	197.1	Tucson, AZ	146.4	156.3	177.3
Minneapolis-St. Paul, MN-WI	185.0	199.6	217.4	Washington, DC-MD-VA-West Palm Beach-Boca Raton-Delray Beach, FL	250.2	286.2	351.1
New Haven-Meriden, CT	192.3	225.3	252.6	Wilmington, DE-NJ-MD-Worcester, MA	(NA)	241.3	300.9
NY: Bergen-Passaic, NJ	337.9	370.7	410.5		150.1	166.2	186.0
					225.6	252.6	275.9

NA Not available. ¹ California data supplied by the California Association of REALTORS. ² In 1992, Bradenton and Sarasota were merged and Aurora-Elgin was incorporated into Chicago. The source still collects price data on the previous jurisdictions.

Source: NATIONAL ASSOCIATION OF REALTORS®, Washington, DC, *Real Estate Outlook; Market Trends & Insights*, monthly, (copyright). See Internet site <<http://www.realtor.org/research>>.

Table 942. Existing Home Sales by State: 2000 to 2004

[In thousands (5,171 represents 5,171,000). Includes condos and co-ops as well as single-family homes. Data shown here reflect revisions from prior estimates]

State	2000	2002	2003	2004	State	2000	2002	2003	2004
United States . . .	5,171	5,631	6,183	6,784	Missouri	110.2	115.2	131.1	141.8
Alabama	67.0	82.2	93.7	112.0	Montana	17.4	22.6	23.2	24.2
Alaska	14.3	17.2	18.4	23.0	Nebraska	32.3	34.3	38.0	39.8
Arizona	104.8	128.2	149.6	186.8	Nevada	44.6	63.5	80.9	99.8
Arkansas	45.0	52.2	53.8	60.9	New Hampshire	26.7	23.8	25.4	27.2
California	573.5	565.1	577.6	610.1	New Jersey	160.8	166.8	174.3	188.7
Colorado	111.5	109.4	112.4	126.0	New Mexico	29.9	38.9	43.3	50.6
Connecticut	61.5	64.2	63.5	72.5	New York	273.3	290.4	282.6	307.5
Delaware	12.9	14.5	15.8	18.9	North Carolina	134.2	142.1	156.3	192.6
District of Columbia	10.6	11.2	12.1	13.4	North Dakota	10.8	12.3	12.9	14.5
Florida	393.6	429.3	476.1	526.5	Ohio	216.4	237.0	253.1	275.7
Georgia	143.6	173.9	174.0	215.8	Oklahoma	67.3	79.5	85.1	93.6
Hawaii	22.1	28.1	34.4	35.5	Oregon	62.6	72.1	78.3	90.7
Idaho	24.1	25.7	27.6	32.0	Pennsylvania	194.0	204.7	219.6	244.6
Illinois	246.8	269.0	275.1	307.5	Rhode Island	17.0	17.1	16.9	19.2
Indiana	111.0	125.2	120.4	130.5	South Carolina	64.3	72.7	83.0	99.3
Iowa	53.3	58.4	62.4	71.1	South Dakota	12.6	14.9	15.6	17.3
Kansas	52.6	60.0	65.3	73.4	Tennessee	100.4	112.0	128.8	156.1
Kentucky	66.0	73.5	81.1	89.3	Texas	381.8	412.4	425.4	485.5
Louisiana	66.8	71.7	76.2	79.6	Utah	35.5	40.9	43.9	43.6
Maine	27.6	28.8	30.7	33.6	Vermont	12.1	13.0	14.5	14.2
Maryland	100.5	117.6	120.8	140.6	Virginia	130.0	150.1	158.3	186.0
Massachusetts	112.3	115.9	118.3	141.7	Washington	112.4	116.3	132.3	147.6
Michigan	185.0	203.5	207.4	213.4	West Virginia	22.9	28.1	28.9	36.0
Minnesota	96.3	122.6	126.7	137.4	Wisconsin	91.6	105.5	105.9	116.8
Mississippi	38.7	48.0	51.5	58.1	Wyoming	9.6	10.6	11.4	13.2

Source: NATIONAL ASSOCIATION OF REALTORS®, Washington, DC, *Real Estate Outlook: Market Trends & Insights*, monthly (copyright). See Internet site <<http://www.realtor.org/research>>.

Table 943. Existing Apartment Condos and Co-ops—Units Sold and Median Sales Price by Region: 1990 to 2004

[272 represents 272,000. Data shown here reflect revisions from prior estimates. For definition of median, see Guide to Tabular Presentation. For composition of regions, see map inside front cover]

Year	Units sold (1,000)					Median sales price (dol.)				
	Total	North-east	Mid-west	South	West	U.S.	North-east	Mid-west	South	West
1990	272	73	55	80	64	85,200	110,200	70,200	66,800	105,200
1995	333	108	66	96	63	87,400	94,800	90,700	70,600	105,300
1996	370	120	72	105	73	90,900	97,500	95,200	73,500	109,900
1997	407	134	79	111	83	95,500	101,100	99,100	76,300	118,300
1998	471	157	92	126	95	100,600	103,400	106,400	80,000	126,400
1999	539	183	103	147	106	108,000	112,500	114,600	84,100	132,100
2000	567	197	98	161	110	111,800	111,200	121,700	87,700	136,800
2001	599	203	114	174	108	123,200	124,200	134,900	97,100	147,200
2002	657	220	129	194	114	142,200	147,000	148,600	114,500	171,600
2003	731	251	145	210	124	165,400	182,400	162,600	132,200	204,000
2004	820	292	161	230	137	193,600	219,300	181,000	163,200	236,700

Source: NATIONAL ASSOCIATION OF REALTORS®, Washington, DC, *Real Estate Outlook: Market Trends & Insights*, monthly (copyright). See Internet site <<http://www.realtor.org/research>>.

Table 944. New Apartments Completed and Rented in 3 Months by Region: 2000 to 2004

[226.2 represents 226,200. 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 map, 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
2000	226.2	14.8	39.5	125.9	45.9	72	85	76	67	77
2002	204.1	19.4	34.5	96.2	54.0	59	51	69	57	58
2003	166.5	19.8	35.5	72.0	39.2	61	72	62	56	63
2004, prel.	155.0	13.1	31.7	73.0	37.1	62	75	59	60	65
Less than \$650	18.7	0.1	8.1	8.1	2.4	70	89	71	67	77
\$650 to \$749	19.3	0.2	5.5	12.0	1.6	60	93	47	64	69
\$750 to \$849	18.0	0.2	5.3	9.1	3.5	66	100	67	64	67
\$850 to \$949	17.9	0.5	4.3	9.7	3.4	53	21	42	54	68
\$950 to \$1,049	14.5	0.4	1.9	8.5	3.6	61	89	67	55	66
\$1,050 or more	66.6	11.7	6.6	25.6	22.6	63	77	57	58	62
Median monthly asking rent (dol.)	\$947	(¹)	\$791	\$925	(¹)	(X)	(X)	(X)	(X)	(X)

X Not applicable. ¹ Over \$1,050.

Source: U.S. Census Bureau, *Current Housing Reports*, Series H130, *Market Absorption of Apartments*, and unpublished data. See Internet site: <<http://www.census.gov/prod/www/abs/apart.html>>.

Table 945. Total Housing Inventory for the United States: 1980 to 2004

[In thousands (87,739 represents 87,739,000), except percent. Based on the Current Population Survey and the Housing Vacancy Survey and subject to sampling error; see source and Appendix III for details]

Item	1980	1985	1990	1995	1999	2000	2001	2002 ¹	2003	2004
All housing units	87,739	97,333	106,283	112,655	119,044	119,628	121,480	119,297	120,834	122,187
Vacant	8,101	9,446	12,059	12,669	14,116	13,908	14,470	14,332	15,274	15,599
Year-round vacant	5,996	7,400	9,128	9,570	10,848	10,439	10,916	10,771	11,631	11,884
For rent	1,575	2,221	2,662	2,946	3,119	3,024	3,203	3,347	3,676	3,802
For sale only	734	1,006	1,064	1,022	1,184	1,148	1,301	1,220	1,308	1,307
Rented or sold	623	664	660	810	956	856	882	842	976	991
Held off market	3,064	3,510	4,742	4,793	5,589	5,411	5,530	5,362	5,671	5,784
Occasional use	814	977	1,485	1,667	1,948	1,892	1,887	1,819	1,989	1,967
Usual residence elsewhere	568	659	1,068	801	965	1,037	1,064	995	994	1,068
Other	1,683	1,875	2,189	2,325	2,676	2,482	2,579	2,548	2,688	2,749
Seasonal ²	2,106	2,046	2,931	3,099	3,268	3,469	3,554	3,561	3,643	3,715
Total occupied	79,638	87,887	94,224	99,985	104,928	105,720	107,010	104,965	105,560	106,588
Owner	52,223	56,152	60,248	64,739	70,097	71,250	72,593	71,278	72,054	73,575
Renter	27,415	31,736	33,976	35,246	34,831	34,470	34,417	33,687	33,506	33,013
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
Vacant	9.2	9.7	11.3	11.2	11.9	11.6	11.9	12.0	12.6	12.8
Total occupied	90.8	90.3	88.7	88.8	88.1	88.4	88.1	88.0	87.4	87.2
Owner	59.5	57.7	56.7	57.5	58.9	59.6	59.8	59.7	59.6	60.2
Renter	31.2	32.6	32.0	31.3	29.3	28.8	28.3	28.2	27.7	27.0

¹ Revised. Based on 2000 census controls. ² Beginning 1990, includes vacant seasonal mobile homes. For years shown, seasonal vacant housing units were underreported prior to 1990.

Source: U.S. Census Bureau, "Housing Vacancies and Home Ownership"; <<http://www.census.gov/hhes/www/hvs.html>>.

Table 946. Occupied Housing Inventory by Age of Householder: 1985 to 2004

[In thousands (87,887 represents 87,887,000). Based on the Current Population Survey/Housing Vacancy Survey; See source for details]

Age of householder	1985	1990	1995	1998	1999	2000	2001	2002 ¹	2003	2004
Total ²	87,887	94,224	99,986	103,534	104,929	105,719	107,009	104,965	105,560	106,588
Less than 25 years old	5,483	5,143	5,502	5,750	6,000	6,221	6,460	6,372	6,441	6,538
25 to 29 years old	9,543	9,508	8,662	8,666	8,661	8,482	8,358	8,231	8,213	8,491
30 to 34 years old	10,288	11,213	11,206	10,494	10,400	10,219	10,301	10,176	10,084	9,865
35 to 39 years old	9,615	10,914	11,993	12,026	11,950	11,834	11,587	10,924	10,777	10,438
40 to 44 years old	7,919	9,893	11,151	12,141	12,206	12,377	12,504	11,839	11,748	11,768
45 to 49 years old	6,517	8,038	10,080	10,744	10,973	11,164	11,529	11,204	11,341	11,583
50 to 54 years old	6,157	6,532	7,882	9,040	9,412	9,834	10,288	10,123	10,194	10,316
55 to 59 years old	6,558	6,182	6,355	7,051	7,389	7,602	7,827	8,261	8,550	8,928
60 to 64 years old	6,567	6,446	5,860	6,055	6,183	6,215	6,345	6,422	6,776	7,112
65 to 69 years old	5,976	6,407	6,088	5,852	5,845	5,816	5,749	5,644	5,570	5,656
70 to 74 years old	5,003	5,397	5,693	5,583	5,621	5,567	5,496	5,137	5,163	5,065
75 years old and over	7,517	8,546	9,514	10,131	10,289	10,388	10,565	10,632	10,703	10,827

¹ Revised. Based on 2000 census controls. ² 1985 total includes ages not reported. Thereafter cases allocated by age.

Source: U.S. Census Bureau, "Housing Vacancies and Home Ownership"; <<http://www.census.gov/hhes/www/hvs.html>>.

Table 947. Vacancy Rates for Housing Units—Characteristics: 2000 to 2004

[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. Based on the Current Population/Housing Vacancy Survey; see source for details. For composition of regions, see map, inside front cover]

Characteristic	Rental units				Homeowner units			
	2000	2002 ¹	2003	2004	2000	2002 ¹	2003	2004
Total units	8.0	8.9	9.8	10.2	1.6	1.7	1.8	1.7
Northeast	5.6	5.8	6.6	7.3	1.2	1.2	1.2	1.1
Midwest	8.8	10.1	10.8	12.2	1.3	1.8	1.7	2.0
South	10.5	11.6	12.5	12.6	1.9	1.9	2.1	2.0
West	5.8	6.9	7.7	7.5	1.5	1.6	1.6	1.4
Units in structure:								
1 unit	7.0	8.0	8.4	9.0	1.5	1.5	1.6	1.6
2 units or more	8.7	9.7	10.7	11.1	4.7	4.8	5.5	5.4
5 units or more	9.2	10.4	11.4	11.7	5.8	4.7	5.3	4.7
Units with—								
3 rooms or less	10.3	11.3	12.2	12.3	10.4	8.9	8.1	9.0
4 rooms	8.2	9.0	10.0	10.3	2.9	2.8	3.4	3.2
5 rooms	6.9	8.3	8.9	9.4	2.0	2.0	2.1	2.0
6 rooms or more	5.2	6.2	7.0	8.3	1.1	1.2	1.3	1.2

¹ Revised. Based on 2000 census controls.

Source: U.S. Census Bureau, "Housing Vacancies and Home Ownership"; <<http://www.census.gov/hhes/www/hvs.html>>.

Table 948. Housing Units and Tenure—States: 2003

[120,879 represents 120,879,000. The American Community Survey universe is limited to the household population and excludes the population living in institutions, college dormitories, and other group quarters. Based on a sample and subject to sampling variability; see Appendix III]

State	Housing units						Housing tenure			
	Total (1,000) Occupied (1,000)		Vacant (1,000)		Vacancy rate		Owner-occupied units		Renter-occupied units	
			Total	For seasonal use ¹	Home-owner ²	Renter ³	Total (1,000)	Average household size	Total (1,000)	Average household size
United States . . .	120,879	108,420	12,460	3,757	1.7	8.0	72,419	2.72	36,001	2.39
Alabama	2,032	1,743	288	55	2.2	12.3	1,250	2.59	494	2.32
Alaska	268	229	39	21	1.6	6.2	143	2.85	86	2.56
Arizona	2,393	2,049	344	162	2.1	10.4	1,399	2.74	650	2.52
Arkansas	1,214	1,076	138	23	1.9	10.0	730	2.50	346	2.38
California	12,657	11,857	800	242	0.9	4.8	6,883	3.00	4,974	2.81
Colorado	1,974	1,821	152	24	1.5	11.7	1,283	2.54	539	2.21
Connecticut	1,410	1,323	87	22	1.1	5.2	896	2.70	427	2.22
Delaware	357	304	54	28	1.3	11.0	221	2.71	83	2.33
District of Columbia	272	247	26	2	1.4	4.7	104	2.28	143	2.04
Florida	7,789	6,638	1,151	582	2.0	11.2	4,662	2.54	1,975	2.41
Georgia	3,576	3,153	424	98	2.3	10.9	2,152	2.79	1,001	2.44
Hawaii	476	419	57	27	0.6	5.1	237	3.07	182	2.71
Idaho	564	503	61	27	2.4	7.1	374	2.71	129	2.49
Illinois	5,031	4,625	406	30	1.8	7.9	3,172	2.77	1,453	2.43
Indiana	2,651	2,351	301	69	1.8	9.8	1,688	2.68	662	2.25
Iowa	1,270	1,158	112	20	1.5	8.3	853	2.58	305	2.11
Kansas	1,171	1,059	112	13	1.9	8.8	726	2.63	332	2.21
Kentucky	1,815	1,607	207	39	2.2	7.6	1,129	2.56	478	2.32
Louisiana	1,897	1,673	224	25	1.3	9.5	1,123	2.68	550	2.46
Maine	671	535	136	102	1.1	4.9	378	2.51	157	2.05
Maryland	2,219	2,048	171	38	1.0	6.6	1,421	2.77	627	2.30
Massachusetts	2,661	2,436	225	101	0.7	5.3	1,572	2.78	864	2.15
Michigan	4,383	3,884	499	211	1.8	7.5	2,893	2.67	991	2.13
Minnesota	2,167	2,012	155	54	0.9	7.0	1,542	2.59	470	1.98
Mississippi	1,207	1,056	151	24	2.4	9.7	739	2.69	316	2.53
Missouri	2,533	2,285	248	23	1.6	8.3	1,608	2.55	677	2.13
Montana	420	366	54	21	1.5	5.9	252	2.50	114	2.32
Nebraska	746	675	71	15	1.8	8.7	458	2.64	218	2.20
Nevada	936	834	102	23	2.2	11.4	516	2.76	318	2.46
New Hampshire	569	493	76	53	0.8	5.3	359	2.68	134	2.15
New Jersey	3,398	3,123	276	97	1.2	6.1	2,081	2.86	1,041	2.40
New Mexico	816	698	118	35	2.7	9.6	485	2.75	213	2.36
New York	7,802	7,119	684	216	1.4	4.8	3,860	2.80	3,258	2.39
North Carolina	3,779	3,271	508	166	1.8	10.9	2,234	2.55	1,036	2.36
North Dakota	297	254	42	16	1.2	8.2	171	2.60	84	1.97
Ohio	4,919	4,480	438	47	1.9	9.4	3,144	2.61	1,337	2.20
Oklahoma	1,553	1,341	211	39	3.4	11.0	912	2.63	429	2.33
Oregon	1,515	1,409	106	18	1.6	7.2	890	2.57	519	2.31
Pennsylvania	5,365	4,801	564	179	1.6	6.5	3,447	2.63	1,354	2.12
Rhode Island	446	412	34	12	0.7	4.9	259	2.70	152	2.21
South Carolina	1,855	1,568	287	96	2.0	13.6	1,095	2.66	473	2.32
South Dakota	337	299	38	12	1.7	6.3	207	2.61	92	2.12
Tennessee	2,553	2,296	257	48	2.1	10.2	1,591	2.56	705	2.28
Texas	8,658	7,635	1,024	202	2.0	11.6	4,918	2.96	2,717	2.57
Utah	827	752	75	23	2.1	10.7	551	3.22	201	2.65
Vermont	302	242	60	46	1.5	5.4	172	2.63	70	2.08
Virginia	3,059	2,790	269	66	1.4	8.2	1,929	2.67	861	2.32
Washington	2,567	2,382	185	54	1.4	6.2	1,532	2.66	850	2.25
West Virginia	855	732	123	39	2.1	7.2	540	2.53	191	2.09
Wisconsin	2,417	2,159	258	155	1.1	6.1	1,492	2.61	667	2.13
Wyoming	230	199	31	15	1.8	5.8	144	2.52	55	2.28

¹ For seasonal, recreational or occasional use. ² Proportion of the homeowner housing inventory which is vacant for sale. ³ Proportion of the rental inventory which is vacant for rent.

Source: U.S. Census Bureau, American FactFinder, 2003 American Community Survey Summary Tables, H002, Occupancy Status, H003, Tenure, H004, Vacancy Status, Internet site <<http://factfinder.census.gov/>>; and American Community Survey, Multi-Year Profiles 2003—Demographic Characteristics, Internet site <<http://www.census.gov/acs/www/Products/Profiles/Chg2003/ACS/index.htm>>; (accessed 13 July 2005)

Table 949. Housing Units—Characteristics by Tenure and Region: 2003

[In thousands of units (120,777 represents 120,777,000), except as indicated. As of fall. Based on the American Housing Survey; see Appendix III. For composition of regions, see map, inside front cover]

Characteristic	Year-round units									
	Total housing units	Seasonal	Occupied							Vacant
			Total	Owner	Renter	North-east	Mid-west	South	West	
Total units	120,777	3,566	105,842	72,238	33,604	20,133	24,488	38,145	23,077	11,369
Percent distribution	100.0	3.0	87.6	59.8	27.8	16.7	20.3	31.6	19.1	9.4
Units in structure:										
Single family detached	74,916	2,034	67,753	59,642	8,111	10,990	17,334	25,003	14,426	5,129
Single family attached	7,227	205	6,272	3,679	2,593	1,828	1,020	2,111	1,313	750
2 to 4 units	9,965	102	8,474	1,426	7,048	2,599	1,923	2,120	1,832	1,390
5 to 9 units	6,012	73	5,135	501	4,634	992	1,046	1,763	1,334	803
10 to 19 units	5,433	77	4,468	485	3,983	751	859	1,731	1,127	887
20 to 49 units	3,964	116	3,294	389	2,905	919	550	834	990	554
50 or more units	4,289	129	3,592	601	2,991	1,485	617	722	769	568
Manufactured/mobile home/ trailer	8,971	829	6,854	5,514	1,340	568	1,140	3,861	1,286	1,288
Year structure built:										
Median year	1971	1972	1971	1972	1968	1955	1965	1976	1974	1970
1980 or later	38,692	1,110	34,071	25,343	8,727	3,629	6,450	15,734	8,253	3,512
1970 to 1979	23,502	836	20,474	13,359	7,115	2,767	4,332	8,298	5,075	2,192
1960 to 1969	15,482	480	13,781	9,187	4,594	2,480	3,188	4,916	3,197	1,221
1950 to 1959	13,433	400	11,933	8,696	3,237	2,160	3,060	3,675	2,587	1,101
1940 to 1949	8,152	237	7,098	4,643	2,456	1,652	1,644	2,270	1,531	816
1939 and earlier	21,513	501	18,486	11,009	7,475	6,993	5,813	3,248	2,431	2,527
Stories in structure: ¹										
1 story	39,248	1,378	34,244	25,777	8,468	1,214	3,999	18,778	10,254	3,626
2 stories	39,318	865	34,915	22,715	12,199	6,173	9,849	10,426	8,467	3,538
3 stories	25,118	285	22,842	15,560	7,282	8,178	8,206	4,056	2,402	1,991
4 to 6 stories	5,802	101	5,126	2,246	2,880	2,963	983	684	496	576
7 or more stories	2,320	108	1,862	426	1,436	1,037	312	341	173	351
Foundation: ²										
Full basement	26,201	315	24,449	21,908	2,542	4,844	10,503	3,646	1,817	1,436
Partial building	9,250	160	8,618	7,701	917	2,382	3,543	1,571	1,122	472
Crawlspace	21,917	870	18,869	15,506	3,363	773	2,601	9,907	5,587	2,178
Concrete slab	24,069	686	21,674	17,909	3,765	11,333	1,619	11,797	7,125	1,709
Other	706	207	416	299	117	46	88	194	88	83
Equipment:										
Lacking complete facilities	5,704	560	1,553	303	1,250	317	352	450	434	3,591
With complete facilities	115,073	3,005	104,289	71,935	32,354	19,816	24,136	37,695	22,643	7,778
Kitchen sink	119,763	3,381	105,635	72,199	33,435	20,098	24,442	38,100	22,995	10,747
Refrigerator	117,605	3,219	105,667	72,166	33,501	20,111	24,444	38,085	23,023	8,719
Cooking stove or range	116,781	3,029	105,054	71,918	33,135	19,985	24,331	37,844	22,893	8,678
Burners only, no stove or range	159	-	143	63	81	40	22	52	29	16
Microwave oven only	477	49	340	146	194	45	86	140	69	88
Dishwasher	69,658	1,222	63,776	50,303	13,473	10,537	13,455	24,244	15,540	4,660
Washing machine	91,336	1,508	86,029	69,207	16,822	14,923	20,389	32,591	18,126	3,800
Clothes dryer	89,071	1,794	82,538	67,262	15,276	13,802	20,149	31,111	17,476	4,740
Disposal in kitchen sink	54,372	915	49,624	35,559	14,064	4,808	11,661	16,907	16,248	3,832
Trash compactor	4,270	105	3,913	3,247	667	571	605	1,550	1,186	252
Main heating equipment:										
Warm-air furnace	73,404	1,571	65,380	48,111	17,270	8,142	19,792	22,550	14,897	6,453
Steam or hot water system	14,437	104	13,257	7,801	5,456	9,650	2,152	647	808	1,076
Electric heat pump	13,188	515	11,347	8,278	3,069	283	586	9,196	1,282	1,325
Built-in electric units	5,758	356	4,760	2,190	2,570	1,172	1,061	887	1,640	642
Floor, wall, or pipeless furnace	6,074	175	5,322	2,293	3,030	430	420	1,426	3,046	577
Room heaters with flue	1,747	101	1,432	812	620	176	208	730	318	214
Room heaters without flue	1,901	58	1,509	996	513	29	33	1,393	55	334
Portable electric heaters	899	77	731	346	386	13	18	507	194	90
Stoves	1,346	214	1,040	864	176	153	163	376	348	92
Fireplaces with inserts	152	13	139	124	14	9	25	43	62	-
Fireplaces without inserts	97	39	52	42	10	1	5	24	22	5
Other	475	57	285	124	161	29	19	171	66	133
Cooking stoves	175	13	149	58	91	46	-	64	39	13
None	1,126	273	439	200	240	2	6	132	299	414
Air conditioning: Central										
Percent of total units	67,991	1,165	61,880	47,098	14,783	5,582	15,527	30,665	10,106	4,945
One or more room units	56.3	32.7	58.5	65.2	44.0	27.7	63.4	80.4	43.8	43.5
One or more room units	29,743	770	26,364	15,201	11,165	10,364	6,298	6,360	3,344	2,608
Source of water:										
Public system or private company	104,567	2,237	92,324	60,327	31,997	16,972	20,551	33,162	21,638	10,007
Percent of total units	86.6	62.7	87.2	83.5	95.2	84.3	83.9	86.9	93.8	88.0
Well serving 1 to 5 units	15,426	1,112	13,097	11,566	1,531	3,072	3,864	4,774	1,387	1,217
Other	784	217	422	346	77	89	73	208	52	145
Means of sewage disposal:										
Public sewer	94,618	1,721	84,064	53,069	30,996	15,989	19,737	27,953	20,386	8,833
Percent of total units	78.3	48.3	79.4	73.5	92.2	79.4	80.6	73.3	88.3	77.7
Septic tank, cesspool, chemical toilet	25,741	1,652	21,697	19,129	2,568	4,138	4,735	10,149	2,675	2,392
Other	417	192	81	40	41	6	16	43	16	144

- Represents or rounds to zero. ¹ Excludes mobile homes; includes basements and finished attics. ² Limited to single-family units.

Source: U.S. Census Bureau, Current Housing Reports, Series H150/03, *American Housing Survey for the United States*. See Internet site <<http://www.census.gov/hhes/www/housing/ahs/nationaldata.html>>.

Table 950. Housing Units by Units in Structure and State: 2003

[In percent, except as indicated (120,879 represents 120,879,000). The American Community Survey universe is limited to the household population and excludes the population living in institutions, college dormitories, and other group quarters. Based on a sample and subject to sampling variability; see Appendix III]

State	Total housing units (1,000)	Percent of units by units in structure—								
		1-unit detached	1-unit attached	2 units	3 or 4 units	5 to 9 units	10 to 19 units	20 or more units	Mobile homes	Boat, RV, van, etc.
U.S..	120,879	60.8	5.5	4.2	4.8	5.0	4.6	7.8	7.2	0.1
AL	2,032	67.4	1.7	2.5	3.6	4.8	2.9	2.8	14.3	(Z)
AK	268	59.1	7.6	4.7	7.8	6.3	2.6	4.4	7.6	(Z)
AZ	2,393	59.2	5.4	1.3	3.0	4.3	5.5	7.8	13.1	0.5
AR	1,214	71.3	2.1	3.7	3.4	2.4	2.5	1.9	12.6	0.1
CA	12,657	57.1	7.1	2.4	5.8	6.4	5.5	11.0	4.4	0.1
CO	1,974	63.8	6.3	1.7	3.6	4.4	6.2	8.6	5.4	(Z)
CT	1,410	57.7	6.1	8.7	9.4	5.2	3.5	8.4	1.0	0.5
DE	357	56.2	13.0	2.1	2.4	4.4	5.3	5.3	11.1	(Z)
DC	272	12.5	26.7	2.7	7.7	8.0	12.3	30.0	0.1	(Z)
FL	7,789	52.9	5.8	2.7	4.3	5.4	5.7	12.4	10.8	0.1
GA	3,576	65.7	2.4	2.4	3.4	5.3	5.6	3.4	11.7	0.1
HI	476	52.4	5.6	3.0	4.7	6.9	4.2	23.0	0.2	(Z)
ID	564	71.4	2.3	2.6	4.1	2.4	1.8	3.6	11.6	0.2
IL	5,031	58.5	5.3	6.0	7.0	6.6	4.3	9.4	2.9	(Z)
IN	2,651	71.2	3.3	2.8	3.8	4.8	3.6	3.7	6.6	(Z)
IA	1,270	74.6	2.6	3.6	3.2	3.0	3.8	4.3	4.8	(Z)
KS	1,171	72.1	3.1	3.0	3.8	4.5	4.0	4.5	5.0	(Z)
KY	1,815	66.5	2.3	2.8	3.5	4.5	2.8	2.9	14.7	0.1
LA	1,897	64.0	4.1	3.9	5.0	3.4	3.4	3.6	12.6	(Z)
ME	671	67.1	2.2	5.8	5.5	4.3	2.1	3.0	10.2	(Z)
MD	2,219	52.5	20.4	2.0	2.8	5.5	8.5	6.4	1.9	(Z)
MA	2,661	53.5	4.6	10.7	11.5	5.8	4.1	8.8	1.0	(Z)
MI	4,383	70.9	4.6	2.8	3.1	4.3	3.6	4.5	6.2	(Z)
MN	2,167	69.7	6.3	2.8	2.1	2.3	2.8	10.6	3.5	(Z)
MS	1,207	69.8	1.2	3.3	3.8	3.7	2.0	1.7	14.5	(Z)
MO	2,533	69.9	3.4	3.6	5.0	4.6	2.7	3.7	7.1	(Z)
MT	420	69.0	2.8	3.1	4.8	2.4	1.6	2.7	13.5	(Z)
NE	746	72.4	3.4	2.0	3.0	3.8	4.4	6.0	4.9	(Z)
NV	936	55.6	4.2	2.0	9.2	9.3	4.6	6.9	7.9	0.4
NH	569	63.6	5.1	6.0	5.8	4.4	3.3	5.5	6.3	(Z)
NJ	3,398	54.1	9.3	9.6	6.6	5.1	5.6	8.9	0.9	(Z)
NM	816	61.8	4.1	2.0	4.1	3.0	2.5	3.7	18.7	0.1
NY	7,802	41.0	4.8	11.5	7.7	5.5	4.1	22.6	2.6	0.1
NC	3,779	63.6	2.7	2.3	3.1	4.2	3.8	2.5	17.6	(Z)
ND	297	63.1	4.2	2.6	4.3	4.3	5.3	8.9	7.3	(Z)
OH	4,919	68.5	4.3	4.7	4.6	4.9	3.7	5.1	4.1	(Z)
OK	1,553	72.2	1.9	2.2	3.2	4.1	3.4	3.4	9.4	0.1
OR	1,515	62.6	4.0	3.7	4.2	5.0	4.1	7.2	9.1	0.2
PA	5,365	56.7	18.4	5.1	4.6	3.2	2.6	4.8	4.7	(Z)
RI	446	53.9	3.0	13.1	13.4	5.7	3.3	6.3	1.4	(Z)
SC	1,855	60.8	2.3	2.7	3.8	6.0	3.2	3.2	17.9	0.1
SD	337	66.5	2.6	3.1	3.6	3.0	4.4	5.6	11.2	(Z)
TN	2,553	68.5	2.5	3.4	3.6	4.9	3.9	4.0	9.1	0.1
TX	8,658	64.2	2.6	2.3	3.5	5.7	7.4	6.2	8.0	0.1
UT	827	68.3	5.4	3.7	5.4	2.7	3.2	6.6	4.5	(Z)
VT	302	64.9	3.0	7.5	6.8	6.1	1.6	3.1	7.0	(Z)
VA	3,059	61.3	10.2	2.2	3.0	5.4	6.1	5.3	6.4	(Z)
WA	2,567	61.8	2.9	3.1	4.1	4.9	6.4	9.0	7.7	0.2
WV	855	67.8	1.8	2.8	3.4	2.9	1.5	2.4	17.5	(Z)
WI	2,417	65.5	3.3	7.5	4.1	4.8	3.1	5.6	6.1	(Z)
WY	230	65.6	3.2	2.7	5.2	3.3	2.1	2.5	15.2	0.1

Z Less than .05 percent.

Source: U.S. Census Bureau, American FactFinder, 2003 American Community Survey Summary Tables, H027. Units in Structure, Internet site <<http://factfinder.census.gov/>>; and American Community Survey, Multi-Year Profiles 2003—Housing Characteristics, Internet site <<http://www.census.gov/acs/www/Products/Profiles/Chg/2003/ACS/index.htm>>; (accessed 25 July 2005)

Table 951. Housing Units—Size of Units and Lot: 2003

[In thousands (120,777 represents 120,777,000), except as indicated. As of fall. 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	
Total units	120,777	3,566	105,842	72,238	33,604	20,133	24,488	38,145	23,077	11,369
Rooms:										
1 room	520	54	344	13	331	131	54	32	127	122
2 rooms	1,432	130	984	58	926	320	157	210	297	318
3 rooms	10,939	621	8,617	982	7,635	2,220	1,695	2,473	2,228	1,701
4 rooms	23,360	1,291	18,558	6,974	11,584	3,377	4,071	6,611	4,499	3,511
5 rooms	27,961	793	24,415	16,805	7,610	3,934	5,758	9,689	5,034	2,753
6 rooms	24,657	418	22,554	19,055	3,499	4,314	5,375	8,412	4,453	1,685
7 rooms	14,662	152	13,835	12,639	1,195	2,552	3,354	5,022	2,908	675
8 rooms or more	17,246	107	16,536	15,712	823	3,285	4,023	5,696	3,531	604
Complete bathrooms:										
No bathrooms	2,263	500	642	270	371	169	131	214	128	1,121
1 bathroom	48,264	1,690	40,814	17,620	23,193	9,982	10,289	12,427	8,116	5,760
1 and one-half bathrooms	17,626	314	16,240	12,716	3,523	3,939	5,206	4,369	2,726	1,072
2 or more bathrooms	52,625	1,062	48,147	41,631	6,516	6,044	8,862	21,135	12,107	3,415
Square footage of unit:										
Single detached and mobile homes ¹	83,887	2,863	74,607	65,157	9,450	11,557	18,474	28,864	15,711	6,417
Less than 500	1,235	345	686	426	261	99	99	315	173	203
500 to 749	3,049	485	2,046	1,267	779	269	455	935	386	518
750 to 999	6,697	520	5,248	3,804	1,444	636	1,394	2,195	1,023	928
1,000 to 1,499	20,354	539	18,057	15,118	2,940	2,048	4,211	7,576	4,223	1,758
1,500 to 1,999	18,807	302	17,491	15,748	1,743	2,405	4,019	6,830	4,236	1,014
2,000 to 2,499	12,605	200	11,827	11,128	699	1,979	3,102	4,363	2,382	578
2,500 to 2,999	6,439	91	6,047	5,798	248	1,148	1,517	2,247	1,135	302
3,000 to 3,999	5,784	78	5,434	5,235	198	1,107	1,431	1,841	1,054	272
4,000 or more	3,379	30	3,145	2,968	178	743	823	1,071	508	204
Other ²	5,537	272	4,626	3,665	961	1,122	1,422	1,491	591	639
Median square footage	1,708	974	1,756	1,822	1,299	1,950	1,794	1,695	1,707	1,352
Lot size:										
Single detached and attached units and mobile homes	88,780	2,869	79,003	67,288	11,715	12,999	19,119	30,432	16,452	6,908
Less than one-eighth acre	12,590	607	10,581	8,035	2,545	2,187	2,552	2,824	3,019	1,402
One-eighth to one-quarter acre	24,985	724	22,169	18,190	3,978	2,726	5,611	7,239	6,593	2,092
One-quarter to one-half acre	16,817	495	15,297	13,503	1,795	2,418	3,759	5,953	3,168	1,025
One-half up to one acre	11,393	285	10,464	9,351	1,113	2,028	2,225	4,929	1,282	644
1 up to 5 acres	16,005	456	14,428	12,723	1,705	2,748	3,065	7,033	2,582	1,120
5 up to 10 acres	2,582	101	2,331	2,185	147	318	656	1,014	343	150
10 acres or more	4,408	202	3,733	3,301	431	574	1,252	1,442	465	474
Median acreage	0.35	0.30	0.36	0.39	0.23	0.41	0.34	0.47	0.22	0.25

¹ Does not include selected vacant units. ² Represents units not reported or size unknown.

Source: U.S. Census Bureau, Current Housing Reports, Series H150/03, *American Housing Survey for the United States*. See Internet site <<http://www.census.gov/hhes/www/housing/ahs/nationaldata.html>>.

Table 952. Occupied Housing Units—Tenure by Race of Householder: 1991 to 2003

[In thousands (93,147 represents 93,147,000), except percent. As of fall. Based on the American Housing Survey; see Appendix III]

Race of householder and tenure	1991	1993	1995	1997	1999	2001	2003 ¹
ALL RACES²							
Occupied units, total	93,147	94,724	97,693	99,487	102,803	106,261	105,842
Owner-occupied	59,796	61,252	63,544	65,487	68,796	72,265	72,238
Percent of occupied	64.2	64.7	65.0	65.8	66.9	68.0	68.3
Renter-occupied	33,351	33,472	34,150	34,000	34,007	33,996	33,604
WHITE³							
Occupied units, total	79,140	80,029	81,611	82,154	83,624	85,292	87,483
Owner-occupied	53,749	54,878	56,507	57,781	60,041	62,465	63,126
Percent of occupied	67.9	68.6	69.2	70.3	71.8	73.2	73.2
Renter-occupied	25,391	25,151	25,104	24,372	23,583	22,826	24,357
BLACK³							
Occupied units, total	10,832	11,128	11,773	12,085	12,936	13,292	13,004
Owner-occupied	4,635	4,788	5,137	5,457	6,013	6,318	6,193
Percent of occupied	42.8	43.0	43.6	45.2	46.5	47.5	47.6
Renter-occupied	6,197	6,340	6,637	6,628	6,923	6,974	6,811
HISPANIC ORIGIN⁴							
Occupied units, total	6,239	6,614	7,757	8,513	9,041	9,814	11,038
Owner-occupied	2,423	2,788	3,245	3,646	4,087	4,731	5,106
Percent of occupied	38.8	42.2	41.8	42.8	45.2	48.2	46.3
Renter-occupied	3,816	3,826	4,512	4,867	4,955	5,083	5,931

¹ Based on 2000 census controls. ² Includes other races, not shown separately. ³ The 2003 American Housing Survey (AHS) allowed respondents to choose more than one race. Beginning in 2003, data represent householders who selected this race group only and exclude householders reporting more than one race. The AHS in prior years only allowed respondents to report one race group. See also comments on race in the text for Section 1 and the below cited source. ⁴ Persons of Hispanic origin may be of any race.

Source: U.S. Census Bureau, Current Housing Reports, Series H150/91, H150/93, H150/95RV, H150/97, H150/99, H150/01, and H150/03, *American Housing Survey for the United States*. See Internet site <<http://www.census.gov/hhes/www/housing/ahs/nationaldata.html>>.

Table 953. Homeownership Rates by Age of Householder and Household Type: 1985 to 2004

[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 and Appendix III for details]

Age of householder and household type	1985	1990	1995	1998	1999	2000	2001	2002	2003	2004
United States	63.9	63.9	64.7	66.3	66.8	67.4	67.8	67.9	68.3	69.0
AGE OF HOUSEHOLDER										
Less than 25 years old	17.2	15.7	15.9	18.2	19.9	21.7	22.5	22.9	22.8	25.2
25 to 29 years old	37.7	35.2	34.4	36.2	36.5	38.1	38.9	38.8	39.8	40.2
30 to 34 years old	54.0	51.8	53.1	53.6	53.8	54.6	54.8	54.9	56.5	57.4
35 to 39 years old	65.4	63.0	62.1	63.7	64.4	65.0	65.5	65.2	65.1	66.2
40 to 44 years old	71.4	69.8	68.6	70.0	69.9	70.6	70.8	71.7	71.3	71.9
45 to 49 years old	74.3	73.9	73.7	73.9	74.5	74.7	75.4	74.8	75.4	76.3
50 to 54 years old	77.5	76.8	77.0	77.8	77.8	78.5	78.2	77.9	77.9	78.2
55 to 59 years old	79.2	78.8	78.8	79.8	80.7	80.4	81.0	80.8	80.9	81.2
60 to 64 years old	79.9	79.8	80.3	82.1	81.3	80.3	81.8	81.6	81.9	82.4
65 to 69 years old	79.5	80.0	81.0	81.9	82.9	83.0	82.4	82.9	82.5	83.2
70 to 74 years old	76.8	78.4	80.9	82.2	82.8	82.6	82.5	82.5	82.0	84.4
75 years old and over	69.8	72.3	74.6	76.2	77.1	77.7	78.1	78.4	78.7	78.8
Less than 35 years old	39.9	38.5	38.6	39.3	39.7	40.8	41.2	41.3	42.2	43.1
35 to 44 years old	68.1	66.3	65.2	66.9	67.2	67.9	68.2	68.6	68.3	69.2
45 to 54 years old	75.9	75.2	75.2	75.7	76.0	76.5	76.7	76.3	76.6	77.2
55 to 64 years old	79.5	79.3	79.5	80.9	81.0	80.3	81.3	81.1	81.4	81.9
65 years and over	74.8	76.3	78.1	79.3	80.1	80.4	80.3	80.6	80.5	81.1
TYPE OF HOUSEHOLD										
Family households:										
Married-couple families	78.2	78.1	79.6	81.5	81.8	82.4	82.9	82.9	83.3	84.0
Male householder, no spouse present	57.8	55.2	55.3	55.7	56.1	57.5	57.9	57.3	57.9	59.6
Female householder, no spouse present	45.8	44.0	45.1	47.0	48.2	49.1	49.9	49.2	49.6	50.9
Nonfamily households:										
One-person	45.8	49.0	50.5	52.1	52.7	53.6	54.4	54.9	55.2	55.8
Male householder	38.8	42.4	43.8	45.7	46.3	47.4	48.2	48.6	50.0	50.5
Female householder	51.3	53.6	55.4	56.9	57.6	58.1	59.0	59.6	59.1	59.9
Other:										
Male householder	30.1	31.7	34.2	36.7	37.2	38.0	38.6	38.7	40.0	41.7
Female householder	30.6	32.5	33.0	40.3	41.5	40.6	41.0	41.9	43.1	43.5

Source: U.S. Census Bureau, "Housing Vacancies and Home Ownership". See Internet site <<http://www.census.gov/hhes/www/hvs.html>>.

Table 954. Homeownership Rates by State: 1985 to 2004

[In percent. See headnote, Table 953]

State	1985	1990	1995	2000	2003	2004	State	1985	1990	1995	2000	2003	2004
United States	63.9	63.9	64.7	67.4	68.3	69.0	Missouri	69.2	64.0	69.4	74.2	74.0	72.4
Alabama	70.4	68.4	70.1	73.2	76.2	78.0	Montana	66.5	69.1	68.7	70.2	71.5	72.4
Alaska	61.2	58.4	60.9	66.4	70.0	67.2	Nebraska	68.5	67.3	67.1	70.2	69.5	71.2
Arizona	64.7	64.5	62.9	68.0	67.0	68.7	Nevada	57.0	55.8	58.6	64.0	64.8	65.7
Arkansas	66.6	67.8	67.2	68.9	69.6	69.1	New Hampshire	65.5	65.0	66.0	69.2	74.4	73.3
California	54.2	53.8	55.4	57.1	58.9	59.7	New Jersey	62.3	65.0	64.9	66.2	66.9	68.8
Colorado	63.6	59.0	64.6	68.3	71.3	71.1	New Mexico	68.2	68.6	67.0	73.7	70.3	71.5
Connecticut	69.0	67.9	68.2	70.0	73.0	71.7	New York	50.3	53.3	52.7	53.4	54.3	54.8
Delaware	70.3	67.7	71.7	72.0	77.2	77.3	North Carolina	68.0	69.0	70.1	71.1	70.0	69.8
Dist. of Columbia	37.4	36.4	39.2	41.9	43.0	45.6	North Dakota	69.9	67.2	67.3	70.7	68.7	70.0
Florida	67.2	65.1	66.6	68.4	69.5	72.2	Ohio	67.9	68.7	67.9	71.3	72.8	73.1
Georgia	62.7	64.3	66.6	69.8	71.4	70.9	Oklahoma	70.5	70.3	69.8	72.7	69.1	71.1
Hawaii	51.0	55.5	50.2	55.2	58.3	60.9	Oregon	61.5	64.4	63.2	65.3	68.0	69.0
Idaho	71.0	69.4	72.0	70.5	74.4	73.7	Pennsylvania	71.6	73.8	71.5	74.7	73.7	74.9
Illinois	60.6	63.0	66.4	67.9	70.7	72.7	Rhode Island	61.4	58.5	57.9	61.5	59.9	61.5
Indiana	67.6	67.0	71.0	74.9	74.4	75.8	South Carolina	72.0	71.4	71.3	76.5	75.0	76.2
Iowa	69.9	70.7	71.4	75.2	73.4	73.2	South Dakota	67.6	66.2	67.5	71.2	70.9	68.5
Kansas	68.3	69.0	67.5	69.3	70.3	69.9	Tennessee	67.6	68.3	67.0	70.9	70.8	71.6
Kentucky	68.5	65.8	71.2	73.4	74.4	74.3	Texas	60.5	59.7	61.4	63.8	64.5	65.6
Louisiana	70.2	67.8	65.3	68.1	67.5	70.6	Utah	71.5	70.1	71.5	72.7	73.4	74.9
Maine	73.7	74.2	76.7	76.5	73.7	74.7	Vermont	69.5	72.6	70.4	68.7	71.4	72.0
Maryland	65.6	64.9	65.8	69.9	71.6	72.1	Virginia	68.5	69.8	68.1	73.9	75.0	73.4
Massachusetts	60.5	58.6	60.2	59.9	64.3	63.8	Washington	66.8	61.8	61.6	63.6	65.9	66.0
Michigan	70.7	72.3	72.2	77.2	75.6	77.1	West Virginia	75.9	72.0	73.1	75.9	78.1	80.3
Minnesota	70.0	68.0	73.3	76.1	77.2	76.4	Wisconsin	63.8	68.3	67.5	71.8	72.8	73.3
Mississippi	69.6	69.4	71.1	75.2	73.4	74.0	Wyoming	73.2	68.9	69.0	71.0	72.9	72.8

Source: U.S. Census Bureau, "Housing Vacancies and Home Ownership". See Internet site <<http://www.census.gov/hhes/www/hvs.html>>.

Table 955. Occupied Housing Units—Costs by Region: 2003

[72,238 represents 72,238,000. 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 956, for an explanation of housing costs. Based on the American Housing Survey; see Appendix III. For composition of regions, see map inside front cover]

Category	Number (1,000)					Percent distribution				
	Total units	North-east	Mid-west	South	West	Total units	North-east	Mid-west	South	West
OWNER-OCCUPIED UNITS										
Total	72,238	12,964	17,889	26,699	14,686	100.0	100.0	100.0	100.0	100.0
Monthly housing costs:										
Less than \$300	15,067	1,367	3,462	7,898	2,339	20.9	10.5	19.4	29.6	15.9
\$300 to \$399	6,493	1,129	1,980	2,303	1,081	9.0	8.7	11.1	8.6	7.4
\$400 to \$499	5,191	1,131	1,453	1,754	853	7.2	8.7	8.1	6.6	5.8
\$500 to \$599	4,414	932	1,230	1,578	674	6.1	7.2	6.9	5.9	4.6
\$600 to \$699	4,219	809	1,242	1,608	560	5.8	6.2	6.9	6.0	3.8
\$700 to \$799	4,121	788	1,099	1,629	605	5.7	6.1	6.1	6.1	4.1
\$800 to \$999	7,399	1,367	2,048	2,642	1,342	10.2	10.5	11.4	9.9	9.1
\$1,000 to \$1,249	7,381	1,299	1,895	2,510	1,676	10.2	10.0	10.6	9.4	11.4
\$1,250 to \$1,499	5,462	1,077	1,383	1,596	1,406	7.6	8.3	7.7	6.0	9.6
\$1,500 or more	12,492	3,065	2,096	3,180	4,150	17.3	23.6	11.7	11.9	28.3
Median (dol.) ¹	718	848	666	588	984	(X)	(X)	(X)	(X)	(X)
RENTER-OCCUPIED UNITS										
Total	33,604	7,169	6,599	11,446	8,390	100.0	100.0	100.0	100.0	100.0
Monthly housing costs:										
Less than \$300	3,182	821	647	1,142	573	9.5	11.5	9.8	10.0	6.8
\$300 to \$399	2,244	371	603	937	334	6.7	5.2	9.1	8.2	4.0
\$400 to \$499	3,724	693	930	1,473	630	11.1	9.7	14.1	12.9	7.5
\$500 to \$599	4,366	793	1,096	1,605	872	13.0	11.1	16.6	14.0	10.4
\$600 to \$699	4,252	824	890	1,522	1,016	12.7	11.5	13.5	13.3	12.1
\$700 to \$799	3,762	828	714	1,274	945	11.2	11.5	10.8	11.1	11.3
\$800 to \$999	4,612	1,058	711	1,354	1,488	13.7	14.8	10.8	11.8	17.7
\$1,000 to \$1,249	2,787	697	332	669	1,089	8.3	9.7	5.0	5.8	13.0
\$1,250 to \$1,499	1,167	303	117	245	502	3.5	4.2	1.8	2.1	6.0
\$1,500 or more	1,291	393	85	249	564	3.8	5.5	1.3	2.2	6.7
No cash rent ²	2,218	389	476	976	378	6.6	5.4	7.2	8.5	4.5
Median (dol.) ¹	651	686	581	605	762	(X)	(X)	(X)	(X)	(X)

X Not applicable. ¹ For explanation of median, see Guide to Tabular Presentation.

Source: U.S. Census Bureau, Current Housing Reports, Series H150/03, *American Housing Survey for the United States*. See Internet site <<http://www.census.gov/hhes/www/housing/ahs/nationaldata.html>>.

Table 956. Occupied Housing Units—Financial Summary by Selected Characteristics of the Householder: 2003

[In thousands of units (105,842 represents 105,842,000), 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 ¹		Hispanic origin ²		Elderly ³		Households below poverty level	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Total units ⁴	105,842	72,238	33,604	6,193	6,811	5,106	5,931	17,350	4,277	6,058	7,902
Monthly housing costs:											
Less than \$300	18,249	15,067	3,182	1,604	993	938	453	7,060	886	2,733	1,841
\$300 to \$399	8,736	6,493	2,244	490	462	393	326	2,876	396	709	750
\$400 to \$499	8,916	5,191	3,724	437	861	270	634	1,877	454	506	1,064
\$500 to \$599	8,780	4,414	4,366	381	915	290	820	1,247	455	370	941
\$600 to \$699	8,471	4,219	4,252	442	877	297	827	847	448	352	788
\$700 to \$799	7,882	4,121	3,762	371	767	312	750	677	298	232	607
\$800 to \$999	12,010	7,399	4,612	771	882	601	899	887	375	370	596
\$1,000 or more	30,580	25,335	5,245	1,698	631	2,004	989	1,879	471	785	573
Median amount (dol.) ⁵	684	718	651	642	596	817	674	350	534	340	494
Monthly housing costs as percent of income: ⁶											
Less than 5 percent	5,287	5,016	271	378	49	249	36	1,131	32	31	34
5 to 9 percent	12,309	11,223	1,085	739	184	612	139	2,902	84	117	26
10 to 14 percent	14,459	11,917	2,542	973	465	696	321	2,895	192	245	90
15 to 19 percent	14,686	11,165	3,521	888	658	692	447	2,400	274	321	115
20 to 24 percent	12,506	8,476	4,030	701	713	641	656	1,699	281	313	232
25 to 29 percent	9,693	6,148	3,545	529	781	516	649	1,256	429	309	429
30 to 34 percent	7,081	4,234	2,847	413	626	417	559	941	358	283	369
35 to 39 percent	4,860	2,782	2,078	287	424	280	463	622	210	232	312
40 percent or more	20,176	9,969	10,206	1,133	2,137	934	2,216	3,027	1,779	2,987	4,430
Median amount (percent) ⁵	22	18	30	20	31	22	34	18	39	57	68

¹ For persons who selected this race group only. See footnote 3, Table 952. ² Persons of Hispanic origin may be of any race. ³ Householders 65 years old and over. ⁴ Includes units with "mortgage payment not reported" and "no cash rent" not shown separately. ⁵ For explanation of median, see Guide to Tabular Presentation. ⁶ Money income before taxes.

Source: U.S. Census Bureau, Current Housing Reports, Series H150/03, *American Housing Survey for the United States*. See Internet site <<http://www.census.gov/hhes/www/housing/ahs/nationaldata.html>>.

Table 957. Specified Owner-Occupied Housing Units—Value and Costs by State: 2003

[In percent, except as indicated (58,809 represents 58,809,000). Specified owner-occupied units include only 1-family houses on less than 10 acres without a business or medical office on the property. The American Community Survey universe is limited to the household population and excludes the population living in institutions, college dormitories, and other group quarters. Based on a sample and subject to sampling variability; see Appendix III. For definition of median, see Guide to Tabular Presentation]

State	Percent of units with value of—				Median value (dol.)	Median selected monthly owner costs ¹ (dol.)	Selected monthly owner costs as a percent of household income in the past 12 months ¹			
	Total (1,000)	\$99,999 or less	\$100,000 to \$199,999	\$200,000 or more			Less than 20 percent	20.0 to 24.9 percent	25.0 to 34.9 percent	35 percent or more
U.S. . . .	58,809	29.6	36.9	33.5	147,275	1,204	39.5	17.2	20.7	22.1
AL	947	52.8	35.0	12.2	96,106	871	48.2	16.7	15.9	18.5
AK	112	13.2	50.9	35.9	174,146	1,374	41.8	19.0	22.7	16.3
AZ	1,165	20.5	52.2	27.4	146,124	1,146	39.0	18.1	19.8	22.7
AR	556	63.0	28.5	8.5	83,699	806	53.3	15.4	17.1	13.8
CA	5,921	5.1	17.8	77.1	334,426	1,660	28.3	16.0	23.8	31.4
CO	1,062	4.3	41.1	54.5	210,398	1,358	36.6	16.8	22.1	24.2
CT	765	4.7	37.4	58.0	226,202	1,598	37.9	19.6	20.8	21.5
DE	185	14.5	49.6	35.8	165,739	1,184	46.9	19.3	18.6	15.2
DC	76	9.1	31.5	59.5	248,171	1,482	39.5	15.7	19.6	24.2
FL	3,508	26.4	44.4	29.1	144,507	1,151	35.8	16.9	20.7	26.1
GA	1,745	28.0	45.9	26.1	140,734	1,155	41.4	16.7	19.5	21.9
HI	185	6.2	16.0	77.8	324,661	1,666	31.3	17.2	24.5	27.0
ID	284	35.4	49.0	15.6	118,174	917	43.7	18.8	18.9	18.1
IL	2,563	27.8	35.5	36.8	160,551	1,340	39.8	17.2	21.3	21.4
IN	1,419	45.5	43.1	11.4	106,840	952	47.6	16.4	19.6	16.2
IA	688	56.6	34.5	8.9	91,427	913	49.8	19.2	16.8	14.0
KS	611	49.9	37.0	13.1	100,257	993	49.1	18.2	18.3	14.3
KY	812	47.5	39.5	13.0	104,103	906	47.0	15.0	18.9	18.7
LA	892	50.6	37.0	12.5	99,215	911	48.5	14.8	16.1	20.1
ME	267	31.6	43.0	25.4	134,846	1,025	42.6	17.6	18.9	20.5
MD	1,255	16.6	38.1	45.3	186,139	1,395	41.9	19.7	20.0	18.3
MA	1,259	3.5	19.9	76.7	309,736	1,571	38.0	16.8	22.2	22.8
MI	2,417	28.0	45.5	25.9	141,413	1,122	41.1	18.1	20.3	20.2
MN	1,259	20.0	44.3	35.7	169,778	1,212	43.0	19.0	20.3	17.4
MS	560	61.3	30.3	8.4	85,142	849	41.8	17.2	19.1	21.5
MO	1,256	45.2	39.8	15.0	108,625	945	47.7	16.4	18.0	17.4
MT	173	38.8	45.7	15.5	118,887	951	39.8	18.9	19.9	20.9
NE	389	49.6	39.8	10.6	100,539	1,002	46.0	19.5	19.4	14.7
NV	433	9.3	54.3	36.4	170,333	1,279	34.4	15.6	22.3	26.6
NH	280	9.3	37.4	53.3	208,403	1,420	36.8	20.4	22.2	20.4
NJ	1,795	8.1	28.4	63.5	245,573	1,723	34.7	17.9	22.7	24.2
NM	363	38.1	45.6	16.4	118,764	963	44.4	14.1	19.5	21.3
NY	2,804	26.9	23.3	49.8	198,883	1,474	38.8	16.2	19.7	25.0
NC	1,678	34.9	44.9	20.2	125,428	1,079	41.9	17.6	20.3	19.8
ND	129	64.3	30.6	5.1	81,796	904	51.7	20.0	16.4	11.1
OH	2,727	37.8	45.4	16.8	118,956	1,068	41.6	17.7	20.2	20.1
OK	749	63.3	30.2	6.5	85,502	861	47.8	15.3	18.1	18.5
OR	709	9.2	54.7	36.1	171,039	1,216	35.1	17.5	22.8	24.0
PA	3,002	45.0	37.0	18.1	110,020	1,094	41.7	17.1	20.4	20.4
RI	212	4.6	43.4	52.1	205,244	1,381	39.0	18.4	23.2	19.1
SC	818	37.4	40.9	21.6	121,290	1,037	42.3	18.2	18.3	21.0
SD	146	52.7	38.3	8.9	96,977	918	47.2	18.8	19.9	14.0
TN	1,281	43.8	40.4	15.8	110,000	963	42.9	16.1	20.1	20.6
TX	4,179	50.6	34.8	14.6	99,139	1,166	40.1	18.2	19.8	21.4
UT	488	11.2	60.8	28.0	156,657	1,173	37.4	18.2	22.4	21.5
VT	111	27.3	49.3	23.4	138,457	1,142	37.2	21.2	21.4	20.0
VA	1,632	25.2	35.2	39.6	162,080	1,278	42.3	17.0	22.2	18.0
WA	1,254	9.1	40.8	50.1	200,235	1,380	32.0	17.0	24.9	25.7
WV	387	62.0	30.4	7.6	85,709	783	51.5	16.5	14.6	16.2
WI	1,193	29.9	49.7	20.4	131,908	1,138	39.2	19.0	22.4	19.1
WY	105	38.5	44.7	16.8	116,360	920	49.3	17.3	16.7	16.5

¹ For homes with a mortgage. Includes all forms of debt where the property is pledged as security for repayment of the debt, including deeds of trust, land contracts, home equity loans, etc.

Source: U.S. Census Bureau, American Community Survey, Multi-Year Profiles 2003 - Housing Characteristics, Internet site <<http://www.census.gov/acs/www/Products/Profiles/Chg/2003/ACS/index.htm>>; (accessed 1 August 2005).

Table 958. Specified Renter-Occupied Housing Units—Gross Rent by State: 2003

[In percent, except as indicated (35,545 represents 35,545,000. Specified renter-occupied units include all renter-occupied units except one-family houses on 10 or more acres. The American Community Survey universe is limited to the household population and excludes the population living in institutions, college dormitories, and other group quarters. Based on a sample and subject to sampling variability; see Appendix III)]

State	Percent of units with gross rent of—						Median gross rent (dol.)	Gross rent as a percent of household income in the past 12 months			
	Total ¹ (1,000)	\$299 or less	\$300 to \$499	\$500 to \$749	\$750 to \$999	\$1,000 or more		Less than 15 percent	15 to 24 percent	25 to 34 percent	35 percent or more
U.S.	35,545	7.9	16.6	31.2	20.9	17.8	679	13.4	25.1	19.0	35.2
AL	484	14.0	30.6	30.7	9.5	3.5	498	14.1	22.3	15.8	32.4
AK	85	3.1	9.7	26.0	25.5	20.8	780	14.3	23.3	18.2	29.3
AZ	646	5.3	15.7	39.0	20.0	13.7	662	9.8	24.7	21.1	35.4
AR	337	10.7	31.5	36.9	7.5	3.5	513	15.5	25.6	15.3	32.7
CA	4,941	3.9	8.2	22.0	24.5	38.1	890	10.7	24.0	20.6	39.7
CO	532	5.6	9.2	32.7	27.3	21.3	754	10.3	26.1	21.6	36.9
CT	427	8.0	9.0	28.8	27.8	22.0	766	13.6	25.6	21.0	33.7
DE	82	8.2	11.6	31.3	26.9	14.9	718	15.4	26.0	22.4	28.6
DC	143	11.0	9.9	30.6	18.5	26.7	721	12.2	27.9	17.5	35.6
FL	1,971	6.6	11.7	32.9	27.0	16.8	724	10.5	23.7	19.0	40.1
GA	989	7.4	16.9	29.0	25.2	13.4	687	12.1	24.1	19.0	35.4
HI	181	4.8	5.9	21.3	24.8	30.9	863	12.4	23.0	18.3	32.2
ID	125	9.5	27.4	37.4	12.1	6.4	565	12.3	24.7	23.2	31.9
IL	1,438	7.0	14.9	32.4	23.8	17.2	699	14.0	26.3	18.6	34.4
IN	646	7.3	23.2	42.0	15.0	5.9	581	15.7	25.9	17.6	32.6
IA	293	13.0	27.5	37.4	12.3	3.8	531	16.4	28.7	16.9	31.4
KS	322	11.5	29.3	32.0	14.7	5.9	535	15.5	28.7	17.1	30.4
KY	459	14.3	31.2	30.2	8.8	3.1	491	17.2	23.7	16.3	29.0
LA	546	11.8	27.8	32.2	10.4	4.9	525	14.9	19.2	14.5	35.7
ME	154	14.5	22.7	31.8	15.4	6.5	562	16.2	27.5	20.0	26.2
MD	623	6.9	8.3	24.7	28.5	27.9	817	13.2	27.7	20.6	33.2
MA	862	11.7	9.2	20.2	21.7	33.1	820	13.0	26.6	20.3	34.6
MI	977	10.3	19.6	39.1	17.6	8.8	608	15.3	26.4	18.8	33.5
MN	455	12.2	15.5	31.7	22.6	13.6	657	12.4	27.6	22.5	32.2
MS	309	13.9	25.8	33.7	11.5	3.0	525	13.1	21.5	16.5	35.2
MO	656	9.1	27.0	37.2	15.3	5.2	556	16.1	28.8	15.4	32.2
MT	107	14.4	30.3	34.4	8.4	4.1	506	16.0	26.0	17.2	31.5
NE	209	11.5	27.5	34.9	11.9	6.5	540	16.7	28.1	19.0	27.1
NV	317	2.8	9.4	32.8	32.1	19.7	771	12.4	27.1	20.0	35.8
NH	132	7.1	9.6	27.6	31.0	20.8	780	11.1	27.2	21.1	33.9
NJ	1,039	6.8	5.3	21.6	31.9	30.4	856	13.9	27.1	20.0	33.6
NM	211	11.1	30.1	33.8	9.5	7.3	523	15.7	21.0	18.3	34.9
NY	3,243	8.2	12.0	25.9	24.4	26.2	770	15.2	23.1	18.2	38.1
NC	1,020	8.5	21.1	37.8	16.4	6.5	601	13.0	23.8	18.8	32.7
ND	80	17.3	37.7	28.3	5.0	2.2	456	22.0	27.8	14.4	24.4
OH	1,314	9.0	24.8	38.8	15.9	6.4	575	14.7	26.3	18.5	33.6
OK	421	9.7	32.4	33.9	11.4	4.0	519	16.9	23.6	17.9	30.0
OR	509	6.6	13.6	42.9	21.1	12.5	657	9.4	24.1	21.3	40.3
PA	1,334	9.9	23.4	33.7	18.0	9.9	602	15.8	26.2	19.1	32.4
RI	151	11.0	12.1	34.6	24.5	13.6	686	13.8	27.2	19.9	33.0
SC	466	9.9	21.9	36.7	14.3	6.4	586	13.6	23.1	17.8	32.6
SD	87	15.4	31.0	31.5	7.5	3.6	490	16.6	27.3	17.2	26.5
TN	688	11.8	26.4	35.5	14.7	4.5	548	16.4	25.1	17.3	32.2
TX	2,695	6.4	18.8	37.2	20.2	11.4	639	13.7	25.5	19.2	33.8
UT	201	5.1	15.7	44.3	19.4	11.7	632	11.6	25.3	22.0	35.7
VT	67	11.5	15.0	38.2	18.5	10.7	624	12.8	25.7	21.3	33.5
VA	841	6.5	14.5	25.9	22.8	24.2	751	13.9	28.1	17.7	32.8
WA	845	5.8	11.8	32.1	25.2	20.0	734	11.0	25.1	20.2	37.7
WV	186	18.5	34.2	24.5	6.1	1.9	432	12.8	18.3	19.3	33.1
WI	646	8.2	22.5	40.6	17.1	7.1	595	14.7	28.4	18.5	32.6
WY	53	11.2	36.5	29.2	8.3	7.7	494	23.9	27.7	14.8	25.7

¹ Includes units with no cash rent.

Source: U.S. Census Bureau, American FactFinder, 2003 American Community Survey Summary Tables, H060. Gross Rent - Specified Renter-Occupied Housing Units and H067. Gross Rent as a Percentage of Household Income In the Past 12 Months - Specified Renter-Occupied Housing Units, Internet site <<http://factfinder.census.gov/>>; and (accessed 13 July 2005)

Table 959. Mortgage Characteristics—Owner Occupied Units: 2003

[In thousands (72,238 represents 72,238,000). As of fall. Based on the American Housing Survey; see Appendix III]

Mortgage characteristic	Total owner-occupied units	Housing unit characteristics		Household characteristics				
		New construction ¹	Mobile homes	Black ²	Hispanic ³	Elderly ⁴	Moved in past year	Below poverty level
ALL OWNERS								
Total	72,238	4,673	5,514	6,193	5,106	17,350	5,609	6,058
Mortgages currently on property:								
None, owned free and clear	25,020	798	3,100	2,036	1,452	12,476	1,083	3,618
Regular and home equity mortgages	45,471	3,770	2,319	3,968	3,537	4,446	4,397	2,211
Regular mortgage	42,261	3,678	2,225	3,790	3,445	3,598	4,301	2,066
Home equity lump-sum mortgage	3,791	186	88	261	171	457	173	127
Home equity line of credit	7,217	414	86	303	296	984	340	194
Not reported	1,700	105	95	187	112	385	129	213
Number of regular and home equity mortgages: ⁵								
1 mortgage	33,429	2,934	2,080	3,076	2,865	3,307	3,502	1,602
2 mortgages	8,127	599	118	468	457	543	585	200
3 mortgages or more	855	50	4	57	40	85	53	43
Type of mortgage:								
Regular and home equity lump sum ⁵	2,374	136	23	145	120	157	123	67
With home equity line of credit	451	22	-	25	16	50	23	15
No home equity line of credit	1,902	114	23	120	100	104	98	52
Regular no home equity lump sum ⁵	39,887	3,542	2,202	3,645	3,325	3,441	4,178	1,999
With home equity line of credit	4,703	346	54	197	233	327	265	94
No home equity line of credit	32,205	3,017	2,032	3,082	2,921	2,616	3,664	1,553
Home equity lump sum no regular ⁵	1,418	51	65	116	51	300	49	60
With home equity line of credit	271	5	3	18	6	58	6	-
No home equity line of credit	1,123	42	62	96	45	242	40	55
No regular or home equity lump sum ⁵	28,560	944	3,224	2,287	1,610	13,453	1,259	3,933
With home equity line of credit	1,792	41	29	62	41	549	47	85
No home equity line of credit	25,068	798	3,100	2,037	1,457	12,519	1,083	3,634
OWNERS WITH ONE OR MORE REGULAR OR LUMP-SUM HOME EQUITY MORTGAGES, 2003								
Total ⁵	43,678	3,729	2,290	3,906	3,496	3,898	4,350	2,125
Type of primary mortgage:								
FHA	5,341	486	118	930	750	282	614	299
VA	1,981	225	54	269	142	155	230	76
RHS/RD ⁶	398	29	7	47	48	50	58	42
Other types	32,527	2,789	1,949	2,235	2,346	2,796	3,161	1,311
Mortgage origination:								
Placed new mortgage(s)	43,315	3,722	2,266	3,840	3,443	3,866	4,316	2,085
Primary obtained when property acquired	26,276	2,882	1,930	2,896	2,439	2,108	4,156	1,526
Obtained later	17,040	840	335	944	1,004	1,758	159	559
Assumed	278	6	21	49	41	28	27	32
Wrap-around	8	-	-	2	6	-	3	-
Combination of the above	76	-	3	14	6	4	5	9
Payment plan of primary mortgage:								
Fixed payment, self amortizing	36,221	3,188	1,959	3,133	2,980	2,931	3,542	1,507
Adjustable rate mortgage	1,695	127	49	144	137	137	179	57
Adjustable term mortgage	113	3	3	15	2	30	11	12
Graduated payment mortgage	286	36	10	21	16	2	76	24
Balloon	410	34	60	23	20	37	62	16
Combination of the above	291	35	2	13	22	25	45	7
Payment plan of secondary mortgage:								
Units with two or more mortgages ⁵	4,234	317	67	320	271	254	385	153
Fixed payment, self amortizing	3,373	232	55	265	214	197	292	118
Adjustable rate mortgage	183	26	2	2	17	1	26	5
Adjustable term mortgage	129	13	-	10	6	21	11	7
Graduated payment mortgage	18	-	-	-	-	-	3	3
Balloon	105	5	-	1	15	4	19	3
Other	5	-	-	-	-	-	-	-
Combination of the above	79	5	-	2	5	5	9	-
Reason primary refinanced:								
Units with a refinanced primary mortgage ⁷	16,595	937	292	850	1,050	1,225	194	415
To get a lower interest rate	14,918	903	214	722	914	959	184	343
To increase payment period	378	23	8	15	22	40	5	12
To reduce payment period	1,931	97	20	73	124	100	7	56
To renew or extend a loan that has fallen due	144	6	7	29	10	19	-	7
To receive cash	1,925	35	33	99	161	229	13	71
Other reason	1,372	44	61	90	122	146	17	37
Cash received in primary mortgage refinance:								
Units receiving refinance cash	1,925	35	33	99	161	229	13	71
Median amount received (dol.)	25,080	-	-	16,519	22,917	21,206	-	18,562

- Represents or rounds to zero. ¹ Constructed in the past 4 years. ² For persons who selected this race group only. See footnote 3, Table 952. ³ Persons of Hispanic origin may be of any race. ⁴ 65 years old and over. ⁵ Includes "don't know" and "not reported." ⁶ Rural Housing Service/Rural Development Mortgage, formerly Farmers Home Administration ⁷ Persons reporting "more than one reason" are counted once in the total.

Source: U.S. Census Bureau, *Current Housing Reports*, Series H150/03, *American Housing Survey for the United States*. See Internet site <<http://www.census.gov/hhes/www/housing/ahs/nationaldata.html>>.

Table 960. Occupied Housing Units—Neighborhood Indicators by Selected Characteristics of the Householder: 2003

[In thousands (105,842 represents 105,842,000). As of fall. Based on the American Housing Survey; see Appendix III]

Characteristic	Total occupied units	Tenure		Black ¹		Hispanic origin ²		Elderly ³		Households below poverty level	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Total units	105,842	72,238	33,604	6,193	6,811	5,106	5,931	17,350	4,277	6,058	7,902
Street noise or traffic present ⁴	27,888	16,469	11,419	1,745	2,611	1,198	1,889	4,078	1,360	1,585	2,929
Condition not bothersome	16,556	9,728	6,828	1,030	1,601	634	1,063	2,771	967	951	1,744
Condition bothersome	11,235	6,712	4,523	713	990	563	815	1,301	383	628	1,159
So bothersome they want to move	4,140	2,153	1,988	275	538	205	396	290	121	222	556
Neighborhood crime present ⁴	15,489	8,400	7,088	1,222	2,061	713	1,379	1,634	620	876	1,906
Condition not bothersome	6,393	3,615	2,778	458	791	276	446	877	312	384	721
Condition bothersome	9,021	4,765	4,256	762	1,250	437	921	754	297	491	1,166
So bothersome they want to move	3,716	1,500	2,216	305	747	181	512	192	95	210	723
Odors present ⁴	5,625	3,197	2,428	392	662	319	545	637	206	386	743
Condition not bothersome	2,048	1,225	823	133	190	127	163	272	88	145	245
Condition bothersome	3,554	1,960	1,594	254	471	186	379	364	111	240	497
So bothersome they want to move	1,409	561	848	99	265	62	242	65	28	93	290
Other problems:											
Noise	2,487	1,391	1,096	149	229	146	201	295	93	86	282
Litter or housing deterioration	1,902	1,182	719	210	193	100	148	265	51	91	214
Poor city or county services	779	494	285	120	102	51	66	102	23	52	82
People	4,005	2,358	1,647	293	390	200	325	476	132	235	464
With public transportation	57,910	34,211	23,699	3,805	5,451	3,272	4,739	8,086	3,085	2,568	5,674
Household uses it at least weekly	11,356	4,005	7,351	886	2,231	625	2,034	749	953	424	2,331
Household uses it less than weekly	8,754	5,170	3,585	671	893	460	660	1,070	539	372	868
Household does not use	36,634	24,449	12,186	2,186	2,176	2,155	1,985	6,111	1,531	1,705	2,340
Not reported	1,165	587	578	63	151	33	60	155	62	66	135
No public transportation	44,197	35,539	8,658	2,205	1,139	1,667	1,070	8,698	1,079	3,234	1,985
Not reported	3,736	2,488	1,247	183	221	167	122	566	113	256	242
Police protection:											
Satisfactory	93,968	64,487	29,481	5,266	5,720	4,475	5,103	15,643	3,924	4,988	6,669
Unsatisfactory	7,712	5,223	2,488	657	707	473	593	1,097	177	741	764
Not reported	4,163	2,527	1,635	270	385	158	236	610	177	329	470
Secured communities ⁵ :											
Community access secured with walls or fences	6,958	3,014	3,944	228	885	321	1,008	914	504	212	806
Community access not secured	97,871	68,570	29,301	5,896	5,826	4,746	4,882	16,250	3,716	5,760	6,994
Secured multiunits ⁵ :											
Multiunit access secured	5,271	907	4,364	88	983	83	744	359	1,003	72	1,059
Multiunit access not secured	19,243	2,429	16,814	230	3,590	279	3,196	674	1,944	224	4,012
Not reported	448	66	382	10	111	7	55	15	50	6	91
Senior citizen communities:											
Households with persons 55 years old and over	40,356	32,523	7,833	2,668	1,407	1,804	1,060	17,350	4,277	3,888	2,213
Community age restricted ⁶	2,048	1,025	1,023	27	151	37	90	787	882	159	366
Community quality:											
Some or all activities present	38,190	24,839	13,351	2,058	2,740	1,621	2,142	6,360	2,168	1,826	2,956
Community center or clubhouse	23,287	14,179	9,108	1,129	1,957	883	1,333	4,148	1,649	1,052	1,881
Golf in the community	10,976	8,440	2,535	375	288	381	298	2,306	330	562	471
Trails in the community	18,318	13,001	5,317	866	797	795	767	2,931	706	842	900
Shuttle bus	9,996	6,192	3,803	480	566	400	653	2,084	985	519	963
Daycare	15,548	10,413	5,135	1,198	1,320	711	992	2,314	630	832	1,316
Private or restricted beach, park or shoreline	6,580	4,741	1,838	307	352	220	298	1,061	236	327	397
Trash, litter or junk on street: ⁷											
None	93,829	65,765	28,064	5,236	5,240	4,400	4,772	15,997	3,767	5,233	6,161
Minor accumulation	6,683	3,181	3,502	521	916	381	729	645	293	446	1,071
Major accumulation	2,630	1,369	1,261	215	400	177	306	295	85	157	454
Not reported	2,700	1,923	777	121	254	148	125	412	132	221	454

¹ For persons who selected this race group only. See footnote 3, Table 952. ² Persons of Hispanic origin may be of any race. ³ Householders 65 years old and over. ⁴ Includes those not reporting if condition is bothersome. ⁵ Public access is restricted (walls, gates, private security). Includes high rise apartments, retirement communities, resorts, etc. ⁶ At least one family member must be aged 55 years old or older. ⁷ Or on any properties within 300 feet.

Source: U.S. Census Bureau, *Current Housing Reports*, Series H150/03, *American Housing Survey for the United States*. See Internet site <<http://www.census.gov/hhes/www/housing/ahs/nationaldata.html>>.

Table 961. Heating Equipment and Fuels for Occupied Units: 1995 to 2003

[97,693 represents 97,693,000. As of fall. Based on American Housing Survey. See Appendix III]

Type of equipment or fuel	Number (1,000)					Percent distribution	
	1995	1997	1999	2001	2003	1995	2003 ¹
Occupied units, total	97,693	99,487	102,803	106,261	105,842	100.0	100.0
Heating equipment:							
Warm air furnace	53,165	58,603	62,018	65,262	65,380	54.4	61.8
Steam or hot water	13,669	12,929	13,153	13,441	13,257	14.0	12.5
Heat pumps	9,406	11,101	10,992	11,080	11,347	9.6	10.7
Built-in electric units	7,035	4,531	4,939	5,063	4,760	7.2	4.5
Floor, wall, or pipeless furnace	4,963	5,588	5,310	5,343	5,322	5.1	5.0
Room heaters with flue	1,620	1,584	1,624	1,542	1,432	1.7	1.4
Room heaters without flue	1,642	1,754	1,790	1,558	1,509	1.7	1.4
Fireplaces, stoves, portable heaters or other	5,150	2,780	2,434	2,571	2,396	5.3	2.3
None	1,044	617	544	401	439	1.1	0.4
House main heating fuel:							
Electricity	26,771	29,202	31,142	32,590	32,341	27.4	30.6
Utility gas	49,203	51,052	52,366	54,689	54,928	50.4	51.9
Bottled, tank, or LP gas	4,251	5,398	5,905	6,079	6,134	4.4	5.8
Fuel oil, kerosene, etc.	12,029	10,855	10,750	10,473	10,136	12.3	9.6
Coal or coke	210	183	168	128	126	0.2	0.1
Wood and other fuel	4,186	2,177	1,927	1,902	1,735	4.3	1.6
None	1,042	620	545	400	441	1.1	0.4
Cooking fuel:							
Electricity	57,621	58,818	61,315	63,685	62,859	59.0	59.4
Gas ²	39,218	40,083	41,051	42,161	42,612	40.1	40.3
Other fuel	566	113	69	66	62	0.6	0.1
None	287	473	368	349	309	0.3	0.3

¹ Based on 2000 census controls. ² Includes utility, bottled, tank, and LP gas.

Source: U.S. Census Bureau, Current Housing Reports, Series H150/95RV, H150/97, H150/99, H150/01, and H150/03 *American Housing Survey for the United States*. See Internet site <<http://www.census.gov/hhes/www/housing/ahs/nationaldata.html>>.

Table 962. Occupied Housing Units—Housing Indicators by Selected Characteristics of the Householder: 2003

[In thousands of units (105,842 represents 105,842,000). As of fall. Based on the American Housing Survey; see Appendix III]

Characteristic	Total occupied units	Tenure		Black ¹		Hispanic origin ²		Elderly ³		Households below poverty level	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Total units	105,842	72,238	33,604	6,193	6,811	5,106	5,931	17,350	4,277	6,058	7,902
Amenities:											
Porch, deck, balcony or patio	89,562	66,021	23,541	5,318	4,540	4,580	3,865	15,626	2,645	5,284	5,116
Telephone available	102,873	70,601	32,272	6,010	6,486	4,953	5,684	16,992	4,153	5,883	7,486
Usable fireplace	35,458	31,593	3,865	1,859	541	1,647	546	6,444	293	1,579	522
Separate dining room	50,690	41,317	9,373	3,758	2,030	2,569	1,530	9,274	899	2,960	1,865
With 2 or more living rooms or recreation rooms	30,254	28,149	2,106	1,990	344	1,353	195	5,871	209	1,327	328
Garage or carport with home	65,251	54,664	10,587	3,500	1,293	3,799	1,875	13,341	1,261	3,721	1,724
Cars and trucks available:											
No cars, trucks, or vans	9,089	2,416	6,673	495	2,083	178	1,304	1,536	1,882	712	2,996
Other households without cars	12,794	9,031	3,763	532	445	784	860	1,456	231	830	758
1 car with or without trucks or vans	50,875	33,952	16,923	2,940	3,443	2,293	2,688	10,241	1,893	3,273	3,434
2 cars	25,189	19,894	5,294	1,707	705	1,288	905	3,456	229	994	608
3 or more cars	7,896	6,946	950	519	136	564	174	662	42	250	106
Selected deficiencies:											
Signs of rats in last 3 months	829	409	420	60	125	73	154	85	38	75	147
Signs of mice in last 3 months	6,304	3,864	2,440	452	727	259	587	755	193	463	793
Holes in floors	978	420	558	66	163	46	138	81	36	68	216
Open cracks or holes	5,232	2,665	2,566	371	739	217	465	444	168	363	764
Broken plaster or peeling paint (interior of unit)	2,340	1,098	1,242	210	355	90	269	216	81	173	430
No electrical wiring	74	45	29	2	-	-	11	8	10	16	12
Exposed wiring	643	390	253	28	39	49	42	88	17	53	83
Rooms without electric outlet	1,486	837	649	117	147	61	123	172	46	89	215
Water leakage from inside structure ⁴	8,468	4,816	3,652	494	894	350	612	714	255	392	921
Water leakage from outside structure ⁴	10,968	7,888	3,081	746	691	449	492	1,483	197	649	748

- Represents or rounds to zero. ¹ For persons who selected this race group only. See footnote 3, Table 952. ² Persons of Hispanic origin may be of any race. ³ Householders 65 years old and over. ⁴ During the 12 months prior to the survey.

Source: U.S. Census Bureau, Current Housing Reports, Series H150/03, *American Housing Survey for the United States*. See Internet site <<http://www.census.gov/hhes/www/housing/ahs/nationaldata.html>>.

Table 963. Appliances and Office Equipment Used by Households by Region and Household Income: 2001

[In millions (107.0 represents 107,000,000). Represents appliances possessed and generally used by the household. Based on Residential Energy Consumption Survey; see source. For composition of regions, see map, inside front cover]

Type of appliance	Households using appliance	Region				Household income in 2001			
		North-east	Midwest	South	West	Under \$15,000	\$15,000-\$29,999	\$30,000-\$49,999	\$50,000 and over
Total households	107.0	20.3	24.5	38.9	23.3	18.7	22.9	27.1	38.3
Oven ¹	101.7	19.6	23.8	36.2	22.1	18.0	22.0	26.1	35.6
Electric	63.0	9.9	14.0	26.0	13.1	10.1	12.9	16.2	23.8
Natural gas	34.3	8.6	8.7	8.8	8.2	7.1	7.8	8.6	10.9
Self-cleaning oven	48.2	10.2	12.3	16.1	9.6	4.1	8.5	12.4	23.2
Range ¹	105.7	20.1	24.1	38.6	22.9	18.5	22.5	26.9	37.7
Electric	64.2	10.0	13.9	27.2	13.2	10.4	13.2	16.5	24.2
Natural gas	36.7	8.9	9.1	9.8	8.9	7.3	8.0	9.1	12.4
Refrigerator	106.8	20.2	24.5	38.9	23.2	18.6	22.8	27.1	38.3
Frost-free	96.9	18.3	21.7	36.3	20.7	15.5	19.9	25.0	36.5
Freezer	34.2	4.9	9.6	13.6	6.2	4.4	6.9	9.2	13.7
1	30.8	4.5	8.6	12.2	5.6	3.9	6.1	8.4	12.4
2 or more	3.4	0.4	1.0	1.4	0.6	0.4	0.9	0.8	1.3
Most used defrost method:									
Frost-free	12.2	1.8	2.8	5.7	1.8	1.3	2.0	3.2	5.7
Manual	22.0	3.1	6.7	7.9	4.4	3.0	4.9	6.0	8.1
Dishwasher	56.7	9.2	12.1	22.1	13.2	3.3	9.1	14.9	29.3
Electric coffee maker	65.5	12.4	16.1	23.0	14.0	8.7	12.8	16.7	27.3
Electric toaster oven	36.1	8.5	5.5	14.7	7.4	5.1	7.7	8.9	14.3
Microwave oven	92.1	15.2	22.3	34.7	19.9	14.0	19.4	23.8	35.0
Air conditioning	80.8	14.2	20.2	36.9	9.6	11.9	16.7	21.0	31.2
Central system	57.5	5.7	14.3	30.4	7.1	6.2	10.7	15.2	25.3
Room	23.3	8.5	5.8	6.4	2.5	5.7	6.0	5.8	5.9
Color TV	105.8	20.0	24.4	38.4	22.9	18.1	22.7	26.9	38.0
1	29.3	5.8	6.4	9.8	7.3	8.5	8.6	6.5	5.7
2	38.4	8.1	8.2	13.7	8.4	6.4	8.5	10.7	12.8
3	23.3	3.8	5.9	9.2	4.3	2.5	3.8	6.1	10.9
4	10.2	1.6	2.7	3.9	2.0	0.6	1.4	2.6	5.7
5 or more	4.5	0.7	1.1	1.8	0.9	(S)	0.4	1.1	2.9
Large screen TV ²	36.6	7.1	8.1	13.3	8.0	4.7	6.7	9.8	15.3
1	27.3	5.3	5.9	9.7	6.5	3.7	5.1	7.0	11.4
2	7.9	1.4	1.8	3.3	1.4	0.9	1.5	2.2	3.2
3 or more	1.4	(S)	(S)	0.4	(S)	(S)	(S)	0.5	0.7
Cable/Satellite dish antenna	82.2	16.3	19.1	30.2	16.6	12.1	16.2	20.9	33.0
VCR and DVD players	96.1	18.0	22.5	34.6	21.0	13.9	19.8	25.3	37.0
Stereo equipment	80.3	15.1	18.2	28.5	18.5	10.2	15.4	20.9	33.8
Clothes washer	84.1	14.7	19.8	32.7	16.9	10.7	16.4	22.1	34.9
Clothes dryer ¹	78.8	13.3	19.2	30.3	16.0	8.4	15.0	21.3	34.1
Electric	61.1	9.2	13.4	26.6	11.9	6.9	12.2	16.8	25.1
Natural gas	16.9	4.0	5.4	3.4	4.1	1.4	2.6	4.2	8.7
Water heater ¹	107.0	20.3	24.5	38.9	23.3	18.7	22.9	27.1	38.3
Electric	40.8	4.7	6.3	22.4	7.3	8.3	9.5	10.6	12.4
Natural gas	58.0	10.8	16.9	15.4	14.9	9.3	11.7	14.1	23.0
Personal computers	60.0	10.9	14.1	20.7	14.3	3.7	8.7	16.0	31.6
Access to Internet	50.7	9.7	11.8	16.9	12.2	2.8	6.6	13.1	28.3
Cell/mobile telephone	56.8	10.3	12.8	21.4	12.3	4.4	8.6	14.7	29.1

S Figure does not meet publication standards. ¹ Includes other types, not shown separately. ² Determined by respondent.

Source: U.S. Energy Information Administration, "Residential Energy Consumption Survey—Detailed Tables"; <http://www.eia.doe.gov/emeu/recs/recs2001/detail_tables.html> (accessed 04 May 2004).

Table 964. Net Stock of Residential Fixed Assets: 1990 to 2003

[In billions of dollars (6,260.2 represents \$6,260,200,000,000). End of year estimates]

Item	1990	1995	1997	1998	1999	2000	2001	2002	2003
Total residential fixed assets	6,260.2	8,028.0	8,927.5	9,507.0	10,206.7	10,907.4	11,711.5	12,454.9	13,399.1
By type of owner and legal form of organization:									
Private	6,111.0	7,839.8	8,730.6	9,300.1	9,986.7	10,675.7	11,464.8	12,195.9	13,125.4
Corporate	65.7	76.6	84.6	90.0	94.5	99.5	105.0	110.1	116.2
Noncorporate	6,045.3	7,763.3	8,646.0	9,210.1	9,892.2	10,576.1	11,359.8	12,085.8	13,009.2
Government	149.2	188.2	196.8	206.9	219.9	231.7	246.7	259.0	273.7
Federal	51.8	61.6	65.9	68.7	72.2	75.4	79.2	82.0	85.8
State and local	97.3	126.6	130.9	138.2	147.7	156.4	167.5	177.0	187.8
By tenure group: ¹									
Owner-occupied	4,515.6	5,987.9	6,712.4	7,174.7	7,752.3	8,328.7	8,996.0	9,616.9	10,407.9
Farm	48.7	51.3	57.9	62.0	67.0	72.2	77.2	80.6	85.6
Nonfarm	4,467.0	5,936.7	6,654.5	7,112.7	7,685.3	8,256.4	8,918.8	9,536.3	10,322.2
Tenant-occupied	1,718.8	2,011.3	2,184.6	2,300.6	2,420.6	2,543.0	2,677.2	2,797.7	2,948.2

¹ Excludes stocks of other nonfarm residential assets, which consists primarily of dormitories, and of fraternity and sorority houses.

Source: U.S. Bureau of Economic Analysis, Internet site <<http://www.bea.gov/bea/dn/FA2004/SelectTable.asp>> (accessed 10 May 2005).

Table 965. Expenditures by Residential Property Owners for Improvements and Maintenance and Repairs by Type of Payment and Year Structure Built: 1995 to 2004

[In millions of dollars (124,971 represents \$124,971,000,000). Based on personal interviews and mail surveys; see source for details]

Type of expenditure	All residential properties	Owner-occupied one-unit properties								
		Total ¹	Payments to contractors	Materials purchased by owners			Year structure built			
				Total	For jobs done by owners	For jobs done under contract	Before 1960	1960 to 1979	1980 to 2003	
Total:										
1995	124,971	79,003	63,017	15,987	12,305	3,682	30,080	28,157	14,718	
2000	152,975	100,161	84,778	15,382	11,682	3,700	30,451	27,872	32,717	
2001	157,765	105,997	88,220	17,777	13,428	4,349	35,133	25,714	39,872	
2002	173,324	116,193	99,190	17,002	13,017	3,985	42,798	25,597	47,051	
2003	176,899	115,876	101,207	14,669	11,750	2,920	40,497	29,498	45,881	
2004	198,557	136,080	114,197	21,883	17,213	4,671	39,452	36,036	60,594	
Maintenance and repairs:										
1995	47,032	25,460	19,487	5,973	5,498	476	9,979	8,388	5,511	
2000	42,236	22,411	18,260	4,151	3,384	767	8,074	5,226	6,788	
2001	47,491	23,642	19,220	4,422	3,481	942	9,233	5,992	7,427	
2002	47,379	21,885	18,279	3,607	3,048	559	7,734	5,232	8,867	
2003	44,094	18,381	15,714	2,667	2,387	279	5,583	4,545	8,253	
2004	50,612	26,575	20,655	5,920	5,356	564	8,198	6,399	11,976	
Improvements:										
1995	77,940	53,543	43,530	10,013	6,807	3,206	20,101	19,768	9,208	
2000	110,739	77,750	66,517	11,232	8,298	2,934	22,377	22,646	25,929	
2001	110,274	82,355	69,000	13,355	9,947	3,408	25,900	19,722	32,444	
2002	125,946	94,308	80,911	13,395	9,969	3,426	35,064	20,363	38,184	
2003	132,804	97,495	85,494	12,003	9,362	2,640	34,914	24,953	37,628	
2004	147,945	109,506	93,542	15,962	11,857	4,106	31,255	29,633	48,618	

¹ Includes year built not reported, not shown separately.

Source: U.S. Census Bureau, "Residential Improvement and Repair Statistics". See Internet site <<http://www.census.gov/construction/c50index.html>>

Table 966. Home Remodeling—Work Done and Amount Spent: 2004

[In thousands, except percent (4,055 represents 4,055,000). As of fall 2004. For work done in the prior 12 months. Based on household survey and subject to sampling error; see source]

Remodeling project	Households with work done ¹			Amount spent (dol.)		
	Number	Percent of households	Done by outside contractor	Under \$1,000	\$1,000 to \$2,999	Over \$3,000
Conversion of garage/attic/basement into living space	4,055	1.9	857	1,040	973	1,274
Remodel bathroom	15,503	7.3	3,901	6,385	3,243	2,492
Remodel kitchen	10,652	5.0	2,828	2,914	1,951	3,054
Remodel bedroom	8,142	3.8	852	4,659	1,090	400
Remodel/convert room to home office	2,375	1.1	350	1,063	133	362
Remodel other rooms	8,360	3.9	1,289	3,780	1,347	962
Add bathroom	1,736	0.8	572	164	405	444
Add/extend garage	1,255	0.6	340	100	198	513
Add other rooms—exterior addition	2,181	1.0	815	114	444	1,036
Add deck/porch/patio	5,692	2.7	1,717	1,721	1,744	1,182
Roofing	11,636	5.5	6,622	2,187	2,838	4,452
Siding—vinyl/metal	3,562	1.7	1,604	634	688	1,247
Aluminum windows	1,349	0.6	421	356	188	336
Clad-wood/Wood windows	1,134	0.5	339	326	259	261
Vinyl windows	4,781	2.2	2,382	1,175	1,109	1,579
Ceramic tile floors	7,839	3.7	2,756	3,455	1,544	900
Hardwood floors	5,116	2.4	1,993	1,392	1,369	1,105
Laminate flooring	4,268	2.0	1,372	2,000	944	428
Vinyl flooring	4,387	2.1	1,317	2,787	405	101
Carpeting	10,815	5.1	6,074	3,950	3,161	1,265
Kitchen cabinets	5,830	2.7	2,001	1,356	952	1,685
Kitchen counter tops	5,579	2.6	2,494	1,735	1,105	1,219
Skylights	1,212	0.6	572	552	227	125
Exterior doors	6,528	3.1	2,317	3,445	989	499
Interior doors	4,307	2.0	1,162	2,129	694	321
Garage doors	4,093	1.9	2,110	2,059	978	158
Concrete or masonry work	5,678	2.7	2,597	1,974	1,168	1,327
Swimming pool—in ground	735	0.3	506	45	121	430
Wall paneling	1,493	0.7	143	807	91	38
Ceramic wall tile	2,268	1.1	670	1,175	267	119

¹ Includes no response and amount unknown.

Source: Mediamark Research Inc., New York, NY, *Top-Line Reports*, (copyright); Internet site <<http://www.mediamark.com/>>.

Table 967. Commercial Office Space—Overview for Selected Market Areas: 2004

[As of mid-October (4,088,087 represents 4,088,087,000). For the 76 market areas with the highest vacancy rates in 2004. Data based on responses from individuals knowledgeable in the local markets]

Market area	Inventory (1,000 sq. ft.)	Vacant space (1,000 sq. ft.)	Vacancy rate (percent)	Construction (1,000 sq. ft.)	Net absorption ¹ (1,000 sq. ft.)
United States, all market areas²	4,088,087	629,585	15.4	59,468	73,542
Albuquerque	13,058	1,946	14.9	222	29
Allentown	5,928	1,531	25.8	-	226
Atlanta	115,245	20,664	17.9	1,225	1,108
Austin	34,130	6,838	20.0	-	211
Baltimore	53,523	8,559	16.0	1,101	2,452
Binghamton	4,788	677	14.1	6	1
Boston	56,798	7,300	12.9	-	783
Bridgeport/Stratford	6,403	1,202	18.8	-	-45
Cedar Rapids	2,702	434	16.1	68	112
Charlotte	34,338	5,188	15.1	914	321
Chicago	250,083	46,260	18.5	4,641	673
Cincinnati	28,154	6,046	21.5	465	972
Cleveland	37,296	7,115	19.1	189	-328
Columbia	6,058	1,255	20.7	170	87
Columbus	39,889	5,685	14.3	469	760
Dallas	211,812	39,670	18.7	2,343	9,293
Dayton	14,224	2,303	16.2	35	163
Denver	107,779	20,446	19.0	-	964
Des Moines	9,608	1,236	12.9	900	561
Detroit	92,878	14,752	15.9	-	-1,369
El Paso	8,205	2,071	25.2	-	43
Grand Rapids	12,137	1,658	13.7	146	381
Greensboro, High-Point, Winston-Salem	16,716	3,488	20.9	106	34
Greenville	7,370	1,718	23.3	212	431
Hartford	21,917	4,101	18.7	-	195
Houston	168,454	25,288	15.0	185	-872
Indianapolis	26,627	4,835	18.2	-	145
Jacksonville	20,819	3,394	16.3	444	1,247
Kansas City	44,009	8,730	19.8	580	-347
Knoxville	8,276	1,070	12.9	196	220
Lake Charles	646	143	22.2	-	26
Lansing	8,914	1,413	15.8	199	-243
Las Vegas	18,869	2,848	15.1	1,092	957
Los Angeles-Central	179,405	26,968	15.0	2,449	1,015
Los Angeles-South Bay	29,018	5,392	18.6	36	1,265
Los Angeles-West	42,347	6,648	15.7	971	1,919
Louisville	17,426	3,546	20.4	450	-31
Marin County	6,303	820	13.0	-	73
Memphis	21,392	3,997	18.7	64	-116
Minneapolis/St. Paul	68,117	15,052	22.1	-	4,498
Mobile	3,255	749	23.0	600	50
Nashua	2,296	463	20.2	-	166
New Haven	14,570	2,828	19.4	-	2,068
New Jersey Central	83,969	15,884	18.9	650	1,039
New Jersey Northern	93,728	16,448	17.5	550	42
New Orleans	14,830	2,390	16.1	-	20
Oakland	50,317	7,576	15.1	-	-
Oklahoma City	15,363	3,807	24.8	125	11
Omaha	12,202	1,870	15.3	600	678
Orlando	23,187	2,983	12.9	774	509
Peoria	2,053	509	24.8	-	-50
Philadelphia	91,494	20,096	22.0	402	-721
Phoenix	31,424	6,233	19.8	82	954
Pittsburgh	73,251	11,428	15.6	2,005	2,745
Raleigh	33,599	5,709	17.0	1,120	1,876
Reno	5,081	672	13.2	64	-28
Richmond	24,983	3,650	14.6	652	1,333
Roanoke	3,104	437	14.1	-	30
Sacramento	41,537	7,077	17.0	1,495	211
Salt Lake City	18,459	3,287	17.8	975	-
San Antonio	19,067	3,223	16.9	268	519
San Francisco	80,405	13,905	17.3	850	1,081
San Jose	18,434	2,547	13.8	-	345
Santa Rosa/Sonoma Valley	11,874	1,831	15.4	107	540
Savannah	1,462	237	16.2	-	-74
Seattle	112,142	15,523	13.8	339	941
South Bend	3,020	437	14.5	-	36
Spokane	2,519	421	16.7	-	-78
St. Louis	40,735	9,044	22.2	120	1,225
Stamford/Norwalk	29,968	5,233	17.5	700	-461
Tampa	40,698	7,072	17.4	339	386
Toledo	9,765	1,462	15.0	15	89
Tulsa	15,656	2,928	18.7	-	-230
Washington DC/Suburban MD	59,308	7,843	13.1	1,346	753
Wichita	7,991	1,536	19.2	-	252
Wilmington	12,412	1,660	13.4	157	199

- Represents zero. ¹ Net change in occupied stock. ² Includes other market areas, not shown separately.

Source: Society of Industrial and Office REALTORS, Washington DC, 2005 Comparative Statistics of Industrial and Office Real Estate Markets (copyright).

Table 968. Commercial Buildings—Summary: 2003

[4,645 represents 4,645,000. Excludes mall buildings. Building type based on predominant activity in which the occupants were engaged. Based on a sample survey of building representatives conducted in 2003, therefore subject to sampling variability]

Characteristic	All buildings (1,000)	Floor-space (mil. sq.ft.)	Mean sq. ft. per building (1,000)	Characteristic	All buildings (1,000)	Floor-space (mil. sq.ft.)	Mean sq. ft. per building (1,000)
All buildings	4,645	64,783	13.9	1990 to 1999	876	12,360	14.1
Building floorspace (sq. ft.):				2000 to 2003	334	5,533	16.6
1,001 to 5,000	2,552	6,789	2.7	Workers (main shift):			
5,001 to 10,000	889	6,585	7.4	Fewer than 5	2,653	15,492	5.8
10,001 to 25,000	738	11,535	15.6	5 to 9	778	6,166	7.9
25,001 to 50,000	241	8,668	35.9	10 to 19	563	7,803	13.9
50,001 to 100,000	129	9,057	70.4	20 to 49	398	10,989	27.6
100,001 to 200,000	65	9,064	138.8	50 to 99	147	7,934	53.8
200,001 to 500,000	25	7,176	289.0	100 to 249	77	6,871	89.7
Over 500,000	7	5,908	896.1	250 or more	30	9,528	320.4
Principal activity within building:				Energy sources: ¹			
Education	386	9,874	25.6	Electricity	4,404	63,307	14.4
Food sales	226	1,255	5.6	Natural gas	2,392	43,500	18.2
Food service	297	1,654	5.6	Fuel oil	452	15,185	33.6
Health care	129	3,163	24.6	District heat	67	5,454	81.6
Inpatient	8	1,905	241.4	District chilled water	32	2,831	88.7
Outpatient	121	1,258	10.4	Propane	502	7,076	14.1
Lodging	142	5,096	35.8	Wood	62	289	4.6
Retail (other than mall)	443	4,317	9.7	Heating equipment: ¹			
Office	824	12,208	14.8	Heat pumps	474	8,771	18.5
Public assembly	277	3,939	14.2	Furnaces	1,868	19,672	10.5
Public order and safety	71	1,090	15.5	Individual space heaters	818	12,581	15.4
Religious worship	370	3,754	10.1	District heat	65	5,177	79.9
Service	622	4,050	6.5	Boilers	580	20,383	35.2
Warehouse and storage	597	10,078	16.9	Packaged heating units	949	18,054	19.0
Other	79	1,738	21.9	Other	197	3,249	16.5
Vacant	182	2,567	14.1	Cooling equipment: ¹			
Year constructed:				Residential-type central A/C	1,005	11,069	11.0
1919 or before	330	3,769	11.4	Heat pumps	493	9,041	18.3
1920 to 1945	527	6,871	13.0	Individual A/C	752	12,878	16.7
1946 to 1959	562	7,045	12.5	District chilled water	32	2,831	88.7
1960 to 1969	579	8,101	14.0	Central chillers	112	11,700	104.2
1970 to 1979	731	10,772	14.7	Packaged A/C units	1,608	29,822	18.5
1980 to 1989	707	10,332	14.6	Swamp coolers	18	1,554	13.2
				Other	38	1,227	32.3

¹ More than one type may apply.

Source: U.S. Energy Information Administration, "2003 Commercial Buildings Energy Consumption Buildings (CBECS) Detailed Tables"; Table B1. See Internet site <http://www.eia.doe.gov/emeu/cbcs/cbcs2003/detailed_tables_2003/2003set1/2003set1.htm> (accessed 19 July 2005).

Table 969. Office Building Markets—Summary: 2003

[As of end-of-year. In thousands of square feet, except as indicated. (159,907 represents 159,907,000). For the top 25 areas in market size. Excludes government-owned, and occupied, owner-occupied, and medical office buildings. CBD means central business district]

Market area	Total market size	Total market vacancy rate (percent)	CBD market size	Suburban market size	CBD market construction	Suburban market construction	CBD rental rate ¹ (dol.)
Atlanta	159,907	21.74	50,558	109,349	1,424	309	21.50
Boston	142,295	20.27	55,366	86,929	1,582	605	34.01
Charlotte	38,735	15.20	14,293	24,443	(NA)	645	19.19
Chicago	206,328	21.79	127,789	78,539	3,544	(NA)	28.22
Dallas	203,970	25.80	42,880	161,090	(NA)	863	16.89
Denver	84,366	22.65	23,349	61,017	(NA)	658	17.50
Detroit	76,390	20.66	15,991	60,399	(NA)	783	(NA)
Houston	260,337	17.14	43,410	216,927	(NA)	380	19.73
Kansas City	64,068	20.64	12,009	52,059	(NA)	654	15.61
Los Angeles	391,596	13.65	63,404	328,192	(NA)	1,292	22.93
Miami	59,177	13.27	14,334	44,843	423	639	24.05
Minneapolis	54,333	20.95	26,111	28,221	(NA)	77	21.03
New Jersey Central	77,323	26.44	(X)	77,323	(NA)	646	(NA)
New Jersey North	113,301	20.90	14,820	98,481	30	139	25.32
New York City (Manhattan)	480,955	12.72	480,955	(X)	(NA)	(NA)	40.91
Orlando	53,633	14.29	8,861	44,771	(NA)	403	21.75
Philadelphia	43,661	15.46	43,661	(X)	(NA)	(NA)	22.60
Raleigh/Durham	36,094	20.32	4,774	31,320	783	927	16.23
Sacramento	56,660	16.11	5,366	51,294	(NA)	1,213	30.60
San Diego	56,951	11.71	9,128	47,823	410	987	25.80
San Francisco	89,503	17.56	53,261	36,242	(NA)	(NA)	(NA)
Seattle	35,479	15.78	19,208	16,271	(NA)	133	25.99
St. Louis	40,647	21.02	10,144	30,503	(NA)	(NA)	(NA)
Tampa	63,141	14.42	11,876	51,265	(NA)	1,181	18.42
Washington, D.C.	114,031	7.39	114,031	(X)	6,321	(NA)	39.00

NA Not available. X Not applicable. ¹ Per square foot. Direct asking rental rate (not including sublease).

Source: ONCOR International, Houston, TX, *Year-End 2003 Market Data Book* (copyright).