

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 sites <<http://www.census.gov/const/www/>>. Statistics on expenditures by owners of residential properties are issued quarterly and annually in *Expenditures for Residential Upkeep and Improvements*. *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 comprises 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 F. W. Dodge Division, McGraw-Hill Information Systems Company, New York, NY, which presents 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.

No. 918. Construction—Establishments, Employees, and Payroll by Kind of Business (NAICS Basis): 2000 and 2001

[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	2001	2000	2001	2000	2001
Construction	23	709,590	698,898	6,572.8	6,491.9	239,910.1	247,211.1
Building, developing, & general contracting	233	216,354	215,806	1,604.9	1,616.9	60,798.1	64,956.9
Land subdivision & land development	2331	13,111	13,358	77.9	88.9	3,269.2	3,990.1
Residential building construction	2332	159,550	155,437	781.0	735.3	25,519.7	25,985.7
Single-family housing construction	23321	151,296	146,670	713.3	661.4	23,058.3	23,160.0
Multifamily housing construction	23322	8,254	8,767	67.7	73.9	2,461.3	2,825.8
Nonresidential building construction	2333	43,693	47,011	746.0	792.5	32,009.3	34,980.9
Mfg & industrial building construction	23331	7,039	5,887	164.9	114.0	6,797.3	4,565.6
Commercial & institutional building construction	23332	36,654	41,124	581.2	678.5	25,212.0	30,415.3
Heavy construction	234	39,516	40,476	901.0	901.2	38,628.0	39,801.6
Highway, street, bridge, & tunnel construction	2341	11,795	12,133	304.9	311.0	14,316.1	15,697.5
Highway & street construction	23411	10,889	11,314	265.7	275.1	12,328.6	13,758.5
Bridge & tunnel construction	23412	906	819	39.3	35.8	1,987.5	1,938.9
Other heavy construction	2349	27,721	28,343	596.1	590.1	24,311.9	24,104.0
Water, sewer, & pipeline construction	23491	7,483	9,090	165.8	193.3	7,033.0	8,484.8
Power & communication transmission line construction	23492	3,644	4,065	97.5	114.9	3,815.8	4,382.0
Industrial nonbuilding structure construction	23493	689	647	101.7	105.3	4,137.8	4,036.4
All other heavy construction	23499	15,905	14,541	231.0	176.4	9,325.3	7,200.6
Special trade contractors	235	453,720	442,616	4,066.9	3,973.8	140,484.1	142,452.8
Plumbing, heating, & air-conditioning contractors	2351	90,487	89,550	897.9	898.4	33,406.0	34,507.9
Painting & wall covering contractors	2352	40,973	40,364	221.8	220.4	6,121.4	6,300.6
Electrical contractors	2353	66,802	65,860	815.1	831.8	32,698.0	33,480.1
Masonry, drywall, insulation, & tile contractors	2354	53,625	50,885	565.0	529.5	17,389.8	17,188.6
Masonry & stone contractors	23541	25,030	23,664	197.9	178.8	5,667.8	5,605.9
Drywall, plastering, acoustical, & insulation contractors	23542	21,774	20,337	319.3	300.9	10,224.4	9,973.1
Tile, marble, terrazzo, & mosaic contractors	23543	6,821	6,884	47.8	49.7	1,497.7	1,609.4
Carpentry & floor contractors	2355	58,525	57,441	347.3	337.5	9,963.6	9,951.5
Carpentry contractors	23551	45,028	44,391	269.8	262.9	7,533.3	7,507.0
Floor laying & other floor contractors	23552	13,497	13,050	77.5	74.6	2,430.3	2,444.4
Roofing, siding, & sheet metal contractors	2356	30,966	30,247	260.8	247.4	7,928.8	7,833.9
Concrete contractors	2357	30,238	30,743	292.6	295.2	9,501.2	10,419.0
Water well drilling contractors	2358	3,797	3,722	21.6	22.2	688.5	758.9
Other special trade contractors	2359	78,307	73,804	644.9	590.9	22,786.6	22,012.3
Structural steel erection contractors	23591	5,382	4,782	93.6	81.9	3,585.8	3,260.9
Glass & glazing contractors	23592	5,772	5,531	45.8	47.1	1,570.1	1,756.1
Excavation contractors	23593	27,005	25,409	152.5	144.4	5,253.6	5,482.1
Wrecking & demolition contractors	23594	1,752	1,923	21.9	27.1	808.7	953.0
Building equip & other machinery installation contractors	23595	4,820	4,600	80.9	72.6	3,859.6	3,543.1
All other special trade contractors	23599	33,576	31,559	250.1	217.7	7,708.7	7,016.5

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"; 2001 data published 10 April 2003; <<http://www.census.gov/epcd/cbp/view/cbpview.html>>

No. 919. Construction—Establishments, Value of Work Done, Payroll, and Employees by Kind of Business (NAICS Basis): 1997 and 2002

[(858,581 represents \$858,581,000,000) 2002 preliminary. For establishments with payroll. Based on the 1997 and 2002 Economic Censuses; See Appendix III]

Kind of business	NAICS code ¹	Number of establishments	Value of work done (mil. dol.)	Annual payroll (mil. dol.)	Paid employees (1,000)
1997 NAICS ¹					
Construction:					
1997	23	656,448	858,581	174,185	5,665
2002	23	697,747	1,140,368	235,530	6,944
Building, developing, and general contracting:					
1997	233	199,289	386,926	42,546	1,343
2002	233	223,114	531,162	61,882	1,753
Heavy construction:					
1997	234	42,557	130,795	30,292	880
2002	234	36,647	155,468	35,949	925
Special trade contractors:					
1997	235	414,602	340,861	101,347	3,442
2002	235	437,986	453,737	137,699	4,265
2002 NAICS ¹					
Construction	23	697,514	1,141,199	235,810	6,953
Construction of buildings	236	216,279	520,459	61,480	1,731
Heavy and civil engineering construction	237	36,566	153,210	32,957	841
Specialty trade contractors	238	444,669	467,529	141,373	4,381

¹ North American Industry Classification System; see text, Section 15.

Source: U.S. Census Bureau, 2002 Economic Census, *Advance Report*, issued March 2004. See Internet site: <<http://www.census.gov/econ/census02/>>

No. 920. Construction Materials—Producer Price Indexes: 1990 to 2003

[1982=100, except as noted. Data for 2003 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	1997	1998	1999	2000	2001	2002	2003
Construction materials	119.6	138.8	142.1	141.4	142.8	144.1	142.8	144.0	147.1
Interior solvent based paint	133.0	164.5	180.5	185.7	188.0	191.1	190.2	190.5	199.1
Construction products from plastics	117.2	133.8	128.2	126.2	128.0	135.8	132.9	136.1	138.6
Douglas fir, dressed	138.4	198.8	221.3	186.1	212.1	185.2	178.1	178.5	176.9
Southern pine, dressed	111.2	166.9	201.2	177.3	185.7	161.0	152.5	145.2	145.8
Millwork	130.4	163.8	170.9	171.1	174.7	176.4	179.2	179.8	181.8
Softwood plywood	119.6	188.1	175.5	174.9	207.0	173.3	167.8	164.1	195.6
Hardwood plywood and related products	102.7	122.2	127.1	126.9	128.6	130.2	130.4	131.5	129.0
Softwood plywood veneer, ex. reinforced/backed	142.3	203.5	201.7	180.1	197.4	182.2	175.5	172.8	183.9
Building paper and building board mill products	112.2	144.9	129.6	132.9	141.6	138.8	129.3	129.3	159.7
Steel pipe and tubes ¹	102.6	104.4	106.9	109.4	102.5	106.6	104.0	106.7	113.5
Builders hardware	133.0	153.2	158.4	160.8	161.9	163.8	166.4	169.3	170.2
Plumbing fixtures and brass fittings	144.3	166.0	174.5	175.1	176.7	180.4	180.8	181.9	183.4
Heating equipment	131.6	147.5	152.4	153.3	154.0	155.6	157.1	157.9	163.3
Metal doors, sash, and trim	131.4	156.5	161.0	161.3	162.2	165.1	167.1	168.0	169.9
Siding, aluminum ²	(NA)	132.4	132.1	134.5	135.4	142.2	141.5	141.0	(NA)
Outdoor lighting equipment, including parts ³	113.0	120.8	123.2	122.8	122.3	124.7	125.7	126.2	126.9
Commercial fluorescent fixtures ⁴	113.0	121.0	122.8	119.0	118.7	117.7	113.6	114.0	115.5
Architectural and ornamental metalwork ⁵	118.7	128.0	133.5	135.4	136.2	139.8	141.7	144.2	147.2
Fabricated ferrous wire products ¹	114.6	125.7	128.0	130.1	130.6	130.0	129.8	129.7	131.4
Elevators, escalators, and other lifts	110.1	113.0	114.8	116.0	117.5	118.7	119.4	120.0	118.6
Stamped metal switch and receptacle box	158.0	183.5	189.0	191.5	192.8	183.0	195.4	195.4	196.1
Concrete ingredients and related products	115.3	134.7	142.5	147.6	152.1	155.6	159.1	162.6	164.9
Concrete products	113.5	129.4	136.0	140.0	143.7	147.8	151.7	152.7	153.5
Clay construction products exc. refractories	129.9	141.3	143.5	144.9	148.3	152.8	155.7	152.8	154.2
Prep. asphalt and tar roofing and siding products	95.8	97.8	96.5	95.7	95.2	100.0	103.3	106.6	110.6
Gypsum products	105.2	154.5	170.8	177.6	208.0	201.4	156.4	168.9	171.4
Insulation materials	108.4	118.8	117.7	119.7	131.7	128.6	127.6	128.3	128.7
Paving mixtures and blocks	101.2	105.8	113.2	112.5	112.9	130.4	134.6	136.2	142.7

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>>.

No. 921. Price and Cost Indexes for Construction: 1980 to 2003

[1996=100. Excludes Alaska and Hawaii. Indexes of certain of these sources are published on bases different from those shown here]

Name of index	1980	1985	1990	1995	1999	2000	2001	2002	2003
U.S. Census Bureau Composite:									
Fixed-weighted ¹	59.3	71.8	85.5	97.7	110.3	115.3	120.2	122.7	(NA)
Implicit price deflator ²	59.0	71.1	85.0	97.8	110.4	115.4	119.6	122.6	(NA)
U.S. Census Bureau houses under construction: ³									
Fixed-weighted	58.0	69.8	84.6	98.1	110.4	115.4	121.2	124.5	130.3
Price deflator	57.0	68.3	83.4	98.1	110.4	115.5	121.3	124.7	130.8
Federal Highway Administration, composite ⁴	79.7	83.6	88.9	99.8	111.9	119.3	118.7	121.2	(NA)
Bureau of Reclamation composite ⁵	62	75	85	98	107	111	112	114	(NA)
Turner Construction Co.: Building construction ⁶	54	74	87	97	113	118	121	123	(NA)
Engineering News-Record: ⁷									
Buildings	60.6	75.8	84.4	97.1	107.9	110.5	111.6	113.1	(NA)
Construction	57.6	74.6	84.2	97.3	107.8	110.7	112.7	116.3	(NA)
Handy-Whitman public utility: ⁸									
Buildings ⁹	66	76	85	97	107	110	114	116	(NA)
Electric	60	74	86	98	105	109	113	116	(NA)
Gas	60	75	86	99	107	111	114	116	(NA)
Water ¹⁰	64	76	85	98	107	112	116	120	(NA)
C. A. Turner Telephone Plant ¹¹	79	77	87	96	101	103	106	108	(NA)

NA Not available. ¹ Weighted average of the various indexes used to deflate the Construction Put in Place series. In calculating the index, the weights (i.e., the composition of current dollar estimates in 1996 by category) are held constant. ² Derived ratio of total current to constant dollar Construction Put in Place (multiplied by 100). ³ Excludes value of site. ⁴ Based on average contract unit bid prices for composite mile (involving specific average amounts of excavation, paving, reinforcing steel, structural steel, and structural concrete). ⁵ Derived from the four quarterly indexes which are weighted averages of costs of labor, materials, and equipment for the construction of dams and reclamation projects. ⁶ Based on firm's cost experience with respect to labor rates, materials prices, competitive conditions, efficiency of plant and management, and productivity. ⁷ Building construction index computed on the basis of a hypothetical unit of construction requiring 6 bbl. of portland cement, 1,088 M bd. ft. of 2" x 4" Lumber, 2,500 lb. of structural steel, and 68.38 hours of skilled labor. General construction index based on same materials components combined with 200 hours of common labor. ⁸ Based on data covering public utility construction costs in six geographic regions. Covers skilled and common labor. ⁹ As derived by U.S. Census Bureau. Covers steam generation plants only. ¹⁰ As derived by U.S. Census Bureau. Reflects costs for structures and improvements at water pumping and treatment plants. ¹¹ Computed by the Census Bureau by averaging the weighted component indexes published for six geographic regions.

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

No. 922. Value of New Construction Put in Place: 1980 to 2003

[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	Private				Public		
	Total	Total	Residential buildings	Nonresidential	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	58,998
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	705,685	551,383	314,607	236,776	154,302	14,318	139,984
1999	766,065	596,331	350,562	245,769	169,732	14,025	155,706
2000	828,160	642,633	374,457	268,176	185,529	14,166	171,362
2001	858,291	652,496	388,324	264,172	205,797	15,081	190,715
2002	871,342	651,706	421,912	229,794	219,636	16,578	203,057
2003	915,742	690,019	476,143	213,876	225,724	17,561	208,163

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

No. 923. Value of Private Construction Put in Place: 1995 to 2003

[In millions of dollars (427,885 represents \$427,885,000,000). Represents value of construction put in place during year; differs from building permit and construction contract data in timing and coverage. See Appendix III]

Type of construction	1995	1996	1997	1998	1999	2000	2001	2002	2003
Total construction ¹	427,885	476,638	502,734	551,383	596,331	642,633	652,496	651,706	690,019
Residential	247,351	281,115	289,014	314,607	350,562	374,457	388,324	421,912	476,143
New single family	153,515	170,790	175,179	199,409	223,837	236,788	249,086	265,889	310,575
New multi-family	17,889	20,324	22,883	24,574	27,434	28,259	30,305	32,952	35,318
Improvements	75,947	90,002	90,951	90,624	99,290	109,410	108,933	123,071	130,250
Nonresidential	180,534	195,523	213,720	236,776	245,769	268,176	264,172	229,794	213,876
Lodging	7,131	10,914	12,898	14,818	15,955	16,304	14,519	10,467	9,946
Office	22,996	26,530	32,813	40,394	45,052	52,407	49,745	35,296	30,413
General	20,569	23,216	29,301	37,615	41,745	49,637	47,136	32,556	27,205
Financial	2,339	3,314	3,512	2,636	3,125	2,689	2,586	2,857	3,184
Commercial ¹	44,096	49,381	53,088	55,681	59,376	64,055	63,606	59,183	57,680
Automotive ¹	4,191	5,251	5,736	5,270	5,904	5,967	5,650	5,807	5,017
Sales	883	1,250	1,743	1,542	1,573	1,629	2,014	2,235	2,065
Service/parts	2,448	2,993	3,213	2,527	3,270	3,009	2,394	2,308	1,854
Parking	860	1,008	781	1,200	1,062	1,330	1,242	1,265	1,099
Food/beverage ¹	7,169	7,478	8,566	9,118	8,277	8,786	8,765	7,914	8,392
Food	3,062	3,776	4,658	4,665	4,610	4,792	4,300	4,207	4,138
Dining/drinking	3,408	2,958	3,058	3,817	2,874	2,935	3,441	2,916	3,416
Fast food	699	744	850	636	793	1,058	1,024	792	837
Multiretail ¹	11,976	13,331	12,157	13,254	15,234	14,911	16,373	15,581	15,496
General merchandise	5,339	5,159	4,083	3,778	4,668	5,100	5,066	6,009	5,495
Shopping center	4,086	5,496	5,694	6,045	7,187	6,803	7,769	6,605	6,756
Shopping mall	2,175	2,189	1,949	2,917	2,873	2,523	2,701	2,108	2,264
Other commercial ¹	8,432	8,202	10,203	11,050	11,179	13,537	11,945	12,083	11,174
Drug store	536	750	1,007	1,409	1,645	1,682	1,185	1,644	1,786
Building supply store	1,372	1,201	1,323	1,742	1,588	2,592	3,016	2,471	2,310
Other stores	5,653	5,327	7,090	7,025	6,849	8,136	6,995	7,145	6,119
Warehouse	9,299	11,458	12,563	12,698	13,702	14,822	15,691	11,908	12,305
General commercial	8,944	10,849	11,501	11,732	12,756	13,511	14,440	10,934	10,993
Farm	3,014	3,658	3,815	4,284	5,059	5,988	5,135	5,786	5,284
Health care	15,259	15,420	17,390	17,737	18,388	19,455	19,506	22,438	23,648
Hospital	8,807	8,348	9,968	9,469	9,491	10,183	11,313	13,925	14,797
Medical building	4,064	3,728	4,001	4,070	4,910	5,066	4,638	4,924	5,864
Special care	2,388	3,344	3,421	4,197	3,987	4,206	3,555	3,538	2,957
Educational ¹	5,699	6,985	8,802	9,829	9,756	11,683	12,846	13,109	13,384
Preschool ¹	326	398	531	619	663	770	874	593	714
Primary/secondary	1,245	1,560	2,032	2,174	2,420	2,948	3,536	3,605	3,265
Higher education ¹	3,055	3,619	4,327	4,945	5,204	6,333	6,597	6,875	7,169
Instructional	1,712	2,028	1,991	2,469	2,258	3,058	3,210	3,619	3,597
Dormitory	483	573	789	955	1,274	1,356	1,555	1,528	1,769
Sports/recreation	192	260	475	403	515	645	755	772	665
Other educational	817	1,042	1,714	1,798	1,232	1,318	1,421	1,651	1,791
Gallery/museum	571	662	1,107	1,127	778	920	990	1,312	1,371
Religious ¹	4,348	4,537	5,782	6,604	7,371	8,030	8,393	8,335	8,481
House of worship	2,951	3,211	3,844	4,549	5,057	5,656	6,040	6,021	6,189
Other religious	1,389	1,318	1,935	2,054	2,314	2,347	2,330	2,312	2,312
Auxiliary building	619	620	874	992	1,252	1,280	1,247	1,358	1,264
Public safety	185	321	569	586	465	423	274	217	191
Amusement and recreation ¹	5,886	7,016	8,537	8,589	9,550	8,768	7,828	7,478	7,892
Theme/amusement park	563	727	723	866	919	747	462	230	252
Sports	910	1,193	1,333	1,136	1,495	1,068	1,067	1,427	1,364
Fitness	637	622	801	889	1,137	1,152	1,294	1,286	1,266
Performance/meeting center	365	539	628	603	546	732	977	900	862
Social center	1,558	1,597	1,979	2,093	2,006	2,368	2,337	2,285	2,044
Movie theater/studio	848	1,271	2,199	2,441	2,376	1,461	792	568	832
Transportation ¹	4,759	5,820	6,208	7,290	6,525	6,879	7,058	6,855	6,515
Air	666	871	901	1,093	1,106	1,804	1,993	1,281	1,032
Land	4,008	4,794	5,183	6,112	5,164	4,907	4,883	5,406	5,389
Railroad	3,509	4,398	4,922	5,736	4,670	4,263	4,456	4,665	4,750
Communication	11,112	11,824	12,452	12,473	18,405	18,799	19,596	18,059	12,412
Power	22,006	17,413	16,362	21,078	21,136	28,008	30,032	31,073	27,930
Electricity	14,274	11,256	11,325	12,381	14,585	22,038	23,803	23,400	19,721
Gas	6,279	4,722	4,006	7,372	4,918	4,891	5,078	6,144	6,508
Oil	929	1,015	969	1,265	1,489	1,003	943	1,193	1,117
Sewage and waste disposal	576	637	468	339	516	508	402	246	298
Water supply	670	468	448	543	413	714	563	397	394
Manufacturing ¹	35,364	38,101	37,624	40,482	32,631	31,800	29,529	16,403	14,231
Food/beverage/tobacco	4,525	4,294	3,957	3,538	3,383	3,374	3,193	2,026	1,774
Textile/apparel/leather & allied	824	743	584	712	456	350	240	204	153
Wood	616	689	522	492	427	412	266	344	260
Paper	1,448	1,711	1,548	1,232	838	628	990	422	558
Print/publishing	1,197	993	930	1,104	856	719	959	480	431
Petroleum/coal	4,741	2,348	1,186	1,064	927	1,069	907	640	443
Chemical	5,531	5,445	6,034	8,264	6,181	3,223	3,800	4,052	3,315
Plastic/rubber	1,475	1,632	1,959	2,137	2,222	1,398	1,077	559	420
Nonmetallic mineral	856	1,220	1,004	1,481	1,188	1,603	1,734	387	618
Primary metal	2,533	2,244	2,802	2,603	1,992	1,677	611	173	301
Fabricated metal	808	1,585	2,162	2,036	1,991	1,823	1,128	602	429
Machinery	1,275	1,169	1,106	1,257	866	731	674	572	506
Computer/electronic/electrical	6,332	8,945	7,537	7,557	4,415	5,386	4,734	1,386	1,006
Transportation equipment	2,382	2,948	3,453	3,497	3,418	5,347	5,385	2,770	2,291
Furniture	213	308	167	296	282	348	182	105	196

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>>.

No. 924. Value of State and Local Government Construction Put in Place: 1995 to 2003

[In millions of dollars (114,181 represents \$114,181,000,000). See headnote, Table 923]

Type of construction	1995	1996	1997	1998	1999	2000	2001	2002	2003
Total construction ¹	114,181	123,938	136,608	139,984	155,706	171,362	190,715	203,057	208,163
Residential	4,043	4,220	4,336	4,340	4,603	4,200	5,025	5,183	5,281
Multifamily	3,976	4,144	4,238	4,242	4,584	4,175	4,950	5,070	5,093
Nonresidential	110,138	119,718	132,272	135,644	151,103	167,163	185,690	197,875	202,882
Office	3,914	4,404	4,619	4,605	4,521	6,256	7,214	7,980	8,258
Commercial ¹	1,329	1,724	2,227	1,993	2,519	2,543	3,197	3,081	3,058
Automotive	965	1,257	1,553	1,603	1,915	1,719	2,492	2,178	2,215
Parking	794	1,020	1,425	1,549	1,703	1,596	2,473	2,152	2,163
Warehouse	231	280	295	258	342	464	395	375	448
Health care	3,156	3,442	3,501	2,884	3,166	3,944	3,815	4,442	5,228
Hospital	1,960	2,108	2,498	1,980	2,220	2,716	2,756	3,230	3,561
Medical building	801	937	657	515	494	684	631	649	1,092
Special care	395	396	345	389	452	545	428	562	576
Educational ¹	25,743	28,603	33,758	35,015	41,117	45,616	50,974	57,549	59,286
Primary/secondary ¹	17,545	20,009	23,853	26,064	30,494	32,888	35,399	40,611	40,247
Elementary	5,242	6,301	8,015	9,492	10,314	11,939	13,612	14,660	13,275
Middle/junior high	3,745	3,685	3,988	3,930	5,992	5,676	6,685	8,140	7,993
High	4,833	6,130	6,687	7,627	11,053	12,988	13,587	16,588	18,122
Higher education ¹	6,883	7,311	8,198	7,721	8,914	10,483	12,897	13,827	15,473
Instructional	4,277	4,746	4,459	4,307	5,272	6,163	7,601	7,728	9,120
Parking	158	169	262	331	369	498	542	419	464
Administration	128	91	189	179	270	287	192	441	235
Dormitory	324	396	388	548	802	1,051	1,378	1,569	2,035
Library	300	439	695	368	327	300	360	425	549
Student union/cafeteria	238	231	405	318	298	314	597	999	678
Sports/recreation	625	538	873	795	767	942	1,243	1,498	1,357
Infrastructure	788	585	654	780	701	814	804	527	623
Other educational	1,110	1,121	1,250	1,128	1,372	1,602	2,088	2,546	2,699
Library/archive	704	853	779	566	945	948	1,616	2,050	1,805
Public safety ¹	5,928	6,718	6,668	7,575	7,858	8,146	7,865	7,582	7,753
Correctional	4,854	5,586	5,701	6,588	6,575	6,611	6,358	5,786	5,577
Detention	4,049	4,749	4,786	5,618	5,338	5,431	4,989	4,346	4,163
Police/sheriff	804	837	916	970	1,237	1,180	1,369	1,440	1,414
Other public safety	1,025	1,126	967	988	1,284	1,534	1,507	1,796	2,176
Fire/rescue	652	831	773	795	1,059	1,387	1,287	1,569	1,811
Amusement and recreation ¹	6,142	6,056	6,857	7,666	9,159	10,563	11,863	11,722	11,262
Sports	1,637	1,477	2,311	1,743	3,402	3,181	3,525	3,268	2,775
Performance/meeting center	1,751	2,127	1,629	3,173	1,572	2,905	3,788	3,703	3,037
Convention center	1,224	1,318	938	835	1,099	1,957	2,941	2,703	2,068
Social center	772	911	961	947	1,399	1,605	1,852	1,840	2,153
Neighborhood center	581	612	673	622	1,059	1,234	1,379	1,189	1,648
Park/camp	1,696	1,430	1,874	2,020	2,584	2,681	2,392	2,456	2,718
Transportation	8,967	9,998	9,708	10,197	11,296	14,231	16,117	17,291	17,288
Air ¹	3,855	4,666	4,852	5,594	5,960	7,347	7,961	8,121	8,457
Passenger terminal	1,209	1,656	2,086	2,196	2,217	3,198	2,822	3,042	3,883
Runway	2,176	2,593	2,260	2,563	3,100	3,520	4,403	4,304	3,925
Land ¹	4,009	4,067	3,642	3,823	4,275	5,649	6,356	7,284	7,664
Passenger terminal	1,147	1,362	1,237	1,222	1,249	1,366	1,584	1,861	2,255
Mass transit	1,734	1,787	1,607	1,548	1,347	1,624	2,526	3,368	3,366
Railroad	462	402	401	564	1,033	1,607	1,124	670	477
Water ¹	1,103	1,264	1,214	780	1,061	1,236	1,800	1,886	1,964
Dock/marina	690	898	729	421	657	940	1,289	1,197	911
Dry dock/marine terminal	204	308	477	352	404	257	485	689	252
Power	2,879	2,503	3,101	2,495	3,228	3,891	4,128	3,237	3,913
Electrical	2,231	2,225	2,893	2,052	2,538	3,714	3,874	2,787	3,348
Distribution	733	656	1,650	1,511	1,494	1,479	1,064	992	1,227
Highway and street ¹	37,616	39,500	43,017	44,782	49,174	53,081	58,861	60,625	61,991
Pavement	29,164	30,472	32,416	33,180	36,464	39,048	42,897	43,831	43,070
Lighting	659	796	812	1,180	910	878	1,280	951	1,321
Retaining wall	187	176	493	711	816	1,133	651	793	646
Tunnel	346	430	539	862	926	919	1,116	701	696
Bridge	6,615	6,682	7,299	7,229	8,479	9,568	11,382	12,567	14,436
Toll/weight	152	138	219	247	277	331	109	231	205
Maintenance building	53	159	307	362	354	302	424	317	273
Rest facility/streetscape	167	464	722	838	940	901	1,004	1,326	1,340
Sewage and waste disposal ¹	8,419	9,801	10,515	9,943	10,524	10,249	11,100	12,711	12,782
Sewage/dry waste	4,825	6,420	6,830	6,589	7,082	6,367	7,089	8,254	7,994
Plant	1,641	2,173	1,969	1,925	2,178	2,025	1,882	2,221	2,231
Line/pump station	2,960	4,001	4,639	4,422	4,612	4,629	5,003	5,872	5,644
Waste water	3,522	3,346	3,664	3,317	3,436	3,413	4,011	4,457	4,788
Plant	2,467	2,211	2,680	2,276	2,613	2,363	2,991	3,504	3,635
Line/drain	1,055	1,135	984	1,041	823	1,050	1,020	954	1,153
Water supply	4,713	5,618	6,493	6,678	6,967	6,972	8,984	9,674	9,599
Plant	1,204	1,372	1,664	1,912	2,154	2,246	3,189	3,170	3,493
Well	212	260	179	247	254	277	309	460	296
Line	2,516	2,841	3,353	3,106	3,089	3,395	4,162	4,305	4,082
Pump station	286	437	349	418	571	458	537	705	636
Reservoir	208	409	514	429	409	195	325	383	367
Tank/tower	246	298	433	565	491	402	462	651	725
Conservation and development ¹	1,265	1,191	1,503	1,444	1,346	1,304	1,400	1,288	1,267
Dam/levee	329	349	631	597	525	425	317	355	313
Breakwater/jetty	358	472	360	456	382	377	637	500	597

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>>.

No. 925. Construction Contracts—Value of Construction and Floor Space of Buildings by Class of Construction: 1980 to 2003

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No. 926. Construction Contracts—Value by State: 2000 to 2003

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No. 927. New Privately-Owned Housing Units Authorized by State: 2000 and 2003

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

State	Housing units (1,000)			Valuation (mil. dol.)			State	Housing units (1,000)			Valuation (mil. dol.)		
	2003			2003				2003			2003		
	2000	Total	1 unit	2000	Total	1 unit		2000	Total	1 unit	2000	Total	1 unit
U.S.	1,592.3	1,889.2	1,460.9	185,744	249,693	218,229	MT . . .	2.6	3.8	2.3	235	412	324
AL . . .	17.4	22.3	17.7	1,718	2,464	2,169	NE . . .	9.1	10.3	8.7	830	1,250	1,146
AK . . .	2.1	3.5	1.7	333	560	335	NV . . .	32.3	43.4	33.1	3,312	4,879	4,313
AZ . . .	61.5	75.0	65.8	7,158	10,519	9,922	NH . . .	6.7	8.6	6.6	937	1,208	1,062
AR . . .	9.2	14.8	10.1	859	1,541	1,328	NJ . . .	34.6	33.0	22.2	3,376	3,782	3,073
CA . . .	145.6	191.9	139.9	23,344	31,778	27,194	NM . . .	8.9	13.8	11.9	1,073	1,703	1,621
CO . . .	54.6	39.6	33.8	6,822	6,258	5,767	NY . . .	44.1	49.7	24.2	4,992	6,194	4,070
CT . . .	9.4	10.4	8.2	1,425	1,665	1,519	NC . . .	78.4	79.2	66.9	8,643	10,268	9,514
DE . . .	4.6	7.8	6.7	414	791	756	ND . . .	2.1	3.7	2.3	190	398	319
DC . . .	0.8	1.4	0.2	54	96	19	OH . . .	49.7	53.0	42.7	6,154	7,503	6,884
FL . . .	155.3	213.6	156.9	17,462	28,352	23,121	OK . . .	11.1	15.0	12.7	1,204	1,861	1,736
GA . . .	91.8	96.7	80.7	8,722	10,837	9,894	OR . . .	19.9	25.0	17.9	2,533	3,771	3,219
HI . . .	4.9	7.3	6.2	823	1,316	1,167	PA . . .	41.1	47.4	38.6	4,616	6,052	5,466
ID . . .	10.9	15.1	12.6	1,359	1,943	1,811	RI . . .	2.6	2.3	1.9	296	338	314
IL . . .	51.9	62.2	45.4	6,528	9,106	7,806	SC . . .	32.8	38.2	31.6	3,533	4,616	4,177
IN . . .	37.9	39.4	31.9	4,414	5,393	4,859	SD . . .	4.2	5.0	4.1	369	541	476
IA . . .	12.5	16.1	11.8	1,333	2,063	1,729	TN . . .	32.2	37.5	32.2	3,378	4,479	4,172
KS . . .	12.5	15.0	11.5	1,397	1,895	1,698	TX . . .	141.2	177.2	134.2	15,418	19,552	17,283
KY . . .	18.5	20.4	17.4	1,767	2,347	2,200	UT . . .	17.6	22.5	18.4	2,138	3,082	2,765
LA . . .	14.7	22.2	18.5	1,553	2,596	2,220	VT . . .	2.5	2.8	2.4	319	406	367
ME . . .	6.2	7.9	7.3	723	1,067	1,012	VA . . .	48.4	55.9	46.3	5,052	6,877	6,403
MD . . .	30.4	29.9	23.4	3,232	3,724	3,312	WA . . .	39.0	42.8	33.1	4,426	6,346	5,565
MA . . .	18.0	20.3	13.0	2,741	3,141	2,506	WV . . .	3.8	5.1	4.7	360	646	619
MI . . .	52.5	53.9	44.7	6,256	7,053	6,434	WI . . .	34.2	40.9	28.7	3,917	5,505	4,584
MN . . .	32.8	42.0	32.7	4,204	6,269	5,337	WY . . .	1.6	2.8	2.3	314	389	351
MS . . .	11.3	12.0	10.1	918	1,268	1,142							
MO . . .	24.3	29.3	22.7	2,569	3,597	3,148							

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.

No. 928. New Privately-Owned Housing Units Started—Selected Characteristics: 1970 to 2003

[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
1977	1,987	1,451	122	414	202	465	783	538	994	904	90
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	37	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	126	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	44	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

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.

No. 929. New Privately-Owned Housing Units Started by State: 2000 to 2005

[In thousands of units (1,535 represents 1,535,000)]

State	2005, est.					State	2005, est.				
	2000	2003, est.	2004, est.	Total units	Single-family units		2000	2003, est.	2004, est.	Total units	Single-family units
U.S.	1,535	1,840	1,774	1,708	1,398	MO	26.0	29.0	27.9	27.6	24.6
AL	21.2	21.0	20.2	20.1	16.8	MT	2.2	3.1	2.9	2.7	2.1
AK	2.1	2.3	2.2	2.0	1.5	NE	8.4	10.7	10.6	10.0	8.9
AZ	60.0	70.9	66.7	64.1	57.3	NV	34.5	42.1	39.6	38.0	29.7
AR	12.5	13.6	13.4	13.0	9.5	NH	6.0	8.1	7.7	7.1	6.0
CA	128.2	182.4	184.7	178.4	137.0	NJ	31.2	29.0	28.7	27.7	21.2
CO	45.9	37.9	36.7	37.6	30.8	NM	8.1	11.6	10.9	10.5	9.3
CT	10.0	9.5	9.1	8.8	7.9	NY	34.9	44.1	41.2	38.9	22.8
DE	5.2	6.8	6.6	6.2	6.1	NC	74.8	79.6	76.2	74.4	63.2
DC	0.4	1.7	1.4	1.1	0.2	ND	2.7	3.9	3.8	3.4	2.4
FL	148.1	205.1	194.4	181.9	139.9	OH	45.3	55.0	52.6	51.0	44.4
GA	81.5	96.4	92.5	89.2	76.0	OK	15.5	14.8	13.9	13.6	12.0
HI	3.8	6.9	7.0	6.7	5.6	OR	22.2	22.1	19.8	20.0	15.7
ID	11.5	13.9	13.4	12.9	11.4	PA	37.5	42.7	41.4	40.3	35.6
IL	48.1	65.2	63.3	60.2	47.6	RI	2.7	2.4	2.5	2.3	2.1
IN	37.6	42.5	41.0	39.9	34.6	SC	33.9	38.3	36.7	34.9	29.7
IA	13.0	16.1	15.6	14.8	12.2	SD	3.5	5.3	5.2	4.9	4.2
KS	15.2	14.1	14.0	13.7	12.0	TN	33.9	35.4	34.7	34.6	30.8
KY	21.4	20.4	19.8	19.7	16.8	TX	148.4	177.3	168.0	159.4	125.4
LA	15.8	19.2	18.9	18.2	15.8	UT	19.5	21.8	20.5	20.1	16.8
ME	5.8	7.7	7.7	7.1	6.9	VT	2.4	3.0	2.9	2.6	2.6
MD	27.9	29.3	29.5	29.2	24.0	VA	50.2	57.3	55.9	54.1	47.1
MA	17.7	17.1	16.6	16.3	12.6	WA	40.9	42.3	39.8	39.2	31.1
MI	50.9	57.4	55.5	53.6	47.7	WV	5.3	4.9	4.9	4.8	4.6
MN	30.7	44.1	42.5	39.7	33.9	WI	32.0	40.1	39.1	37.6	29.5
MS	12.8	12.5	12.2	12.1	9.8	WY	1.8	2.2	2.1	2.1	2.1

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

No. 930. Characteristics of New Privately-Owned One-Family Houses Completed: 1990 to 2003

[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	2002	2003	Characteristic	1990	1995	2000	2002	2003
Total houses (1,000)	966	1,066	1,242	1,325	1,386	Bedrooms	100	100	100	100	100
Construction type	100	100	100	100	100	2 or less	15	13	11	11	12
Site built	(NA)	94	94	94	95	3	57	57	54	52	51
Modular	(NA)	3	3	3	3	4 or more	29	30	35	36	37
Other	(NA)	3	3	3	2	Bathrooms	100	100	100	100	100
Exterior wall material	100	100	100	100	100	1 1/2 or less	13	11	7	6	5
Brick	18	20	20	20	20	2	42	41	39	39	38
Wood	39	25	14	10	8	2 1/2 or more	45	48	54	55	56
Stucco	18	16	17	19	21	Heating fuel	100	100	100	100	100
Vinyl siding ¹	(NA)	30	39	40	38	Gas	59	67	70	68	70
Aluminum siding	5	3	1	1	1	Electricity	33	28	27	28	27
Other ¹	20	6	7	11	13	Oil	5	3	3	3	2
Floor area	100	100	100	100	100	Other	3	1	1	1	1
Under 1,200 sq. ft.	11	10	6	5	5	Heating system	100	100	100	100	100
1,200 to 1,599 sq. ft.	22	22	18	19	17	Warm air furnace	65	67	71	71	71
1,600 to 1,999 sq. ft.	22	23	23	21	21	Electric heat pump	23	25	23	23	24
2,000 to 2,399 sq. ft.	17	17	18	18	19	Other	12	9	6	6	5
2,400 sq. ft. and over	29	28	35	37	38	Central air-conditioning	100	100	100	100	100
Average (sq. ft.)	2,080	2,095	2,266	2,320	2,330	With	76	80	85	87	88
Median (sq. ft.)	1,905	1,920	2,057	2,114	2,137	Without	24	20	15	13	12
Number of stories	100	100	100	100	100	Fireplaces	100	100	100	100	100
1	46	49	47	47	46	No fireplace	34	37	40	42	42
2 or more	49	48	52	52	53	1 or more	66	63	60	58	58
Split level	4	3	1	1	1	Parking facilities	100	100	100	100	100
Foundation	100	100	100	100	100	Garage	82	84	89	88	88
Full or partial basement	38	39	37	34	32	Carport	2	2	1	1	1
Slab	40	42	46	50	52	No garage or carport	16	14	11	10	10
Crawl space	21	19	17	16	15						

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

Source: U.S. Census Bureau and U.S. Dept. 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/const/www/charindex.html>>.

No. 931. Average Length of Time From Start to Completion of New Privately Owned 1 Unit Residential Buildings: 1971 to 2003

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

Year	Purpose of construction			Region ²				
	Total ¹	Built for sale	Contractor built	Owner built	North-east	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	6.0
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

¹Includes 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/const/www/newresconstindex.html>> (accessed 03 June 2004)

No. 932. Price Indexes of New One-Family Houses Sold by Region: 1979 to 2003

[1996=100. Based on kinds of homes sold in 1996. Includes the value of 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

Source: U.S. Census Bureau, *New Residential Sales*. See Internet site <<http://www.census.gov/const/www/newressalesindex.html>> (accessed 03 June 2003)

No. 933. New Privately Owned One-Family Houses Sold by Region and Type of Financing, 1980 to 2003, and by Sales-Price Group, 2003

[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	Region					Financing type			
	Total sales	North-east	Midwest	South	West	Conventional ¹	FHA and VA	Rural Housing Service ²	Cash
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
1996	757	74	137	337	209	570	140	9	38
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
Under \$100,000	54	(Z)	9	40	4	(NA)	(NA)	(NA)	(NA)
\$100,000 to \$149,999	242	8	45	152	37	(NA)	(NA)	(NA)	(NA)
\$150,000 to \$199,999	264	13	53	133	64	(NA)	(NA)	(NA)	(NA)
\$200,000 to \$299,999	260	25	48	108	80	(NA)	(NA)	(NA)	(NA)
\$300,000 and over	265	33	34	77	121	(NA)	(NA)	(NA)	(NA)

NA Not available. Z Represents or rounds to zero. ¹ Includes all other types of financing. ² Prior to 1996, the Farmers Home Administration.

Source: U.S. Census Bureau and U.S. Dept. 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.

No. 934. Median Sales Price of New Privately Owned One-Family Houses Sold by Region: 1980 to 2003

[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 933]

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	1997	146,000	190,000	149,900	129,600	160,000
1985	84,300	103,300	80,300	75,000	92,600	1998	152,500	200,000	157,500	135,800	163,500
1990	122,900	159,000	107,900	99,000	147,500	1999	161,000	210,500	164,000	145,900	173,700
1993	126,500	162,600	125,000	115,000	135,000	2000	169,000	227,400	169,700	148,000	196,400
1994	130,000	169,000	132,900	116,900	140,400	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
1996	140,000	186,000	138,000	126,200	153,900	2003	195,000	264,500	184,300	168,100	260,900

Source: U.S. Census Bureau and U.S. Dept. 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.

No. 935. New Manufactured (Mobile) Homes Placed for Residential Use and Average Sales Price by Region: 1980 to 2003

[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
1992	212.0	15.0	42.2	124.4	30.4	28,400	30,900	28,800	25,400	39,000
1993	242.5	15.4	44.5	146.7	35.9	30,500	32,000	31,400	27,700	40,500
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	137.7	11.0	25.1	76.1	25.5	54,900	57,500	55,200	50,300	68,600

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

No. 936. Existing One-Family Homes Sold and Price by Region: 1970 to 2003

[1,612 represents 1,612,000. Includes existing detached single-family homes and townhomes. 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. 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
1970	1,612	251	501	568	292	23,000	25,700	20,100	22,200	24,300
1975	2,476	370	701	862	543	35,300	39,300	30,100	34,800	39,600
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	3,325	490	832	1,185	818	89,500	127,700	71,800	84,400	127,100
1990	3,219	458	809	1,193	759	92,000	126,400	75,300	85,100	129,600
1991	3,186	463	812	1,173	737	97,100	129,100	79,500	88,500	135,300
1992	3,479	521	913	1,242	802	99,700	128,900	83,000	91,500	131,500
1993	3,786	550	967	1,386	882	103,100	129,100	86,000	94,300	132,500
1994	3,916	552	965	1,436	962	107,200	129,100	89,300	95,700	139,400
1995	3,888	547	945	1,433	964	110,500	126,700	94,800	97,700	141,000
1996	4,196	584	986	1,511	1,116	115,800	127,800	101,000	103,400	147,100
1997	4,382	607	1,005	1,595	1,174	121,800	131,800	107,000	109,600	155,200
1998	4,970	662	1,130	1,868	1,309	128,400	135,900	114,300	116,200	164,800
1999	5,205	656	1,148	2,015	1,386	133,300	139,000	119,600	120,300	173,900
2000	5,152	643	1,119	2,015	1,376	139,000	139,400	123,600	128,300	183,000
2001	5,296	638	1,158	2,114	1,386	147,800	146,500	130,200	137,400	194,500
2002	5,566	656	1,217	2,203	1,490	158,100	164,300	136,000	147,300	215,400
2003	6,100	692	1,322	2,436	1,651	170,000	190,500	141,300	157,100	234,200

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>>.

No. 937. Median Sales Price of Existing One-Family Homes by Selected Metropolitan Area: 2001 to 2003

[In thousands of dollars (147.8 represents \$147,800). 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	2001	2002	2003	Metropolitan area	2001	2002	2003
United States, total	147.8	158.1	170.0	Minneapolis-St. Paul, MN-WI	167.4	185.0	199.6
Albany-Schenectady-Troy, NY	121.6	126.0	141.9	New Haven-Meriden, CT	168.0	192.3	225.3
Anaheim-Santa Ana MSA (Orange Cty), CA	355.6	412.7	487.0	New York-North N.J.-Long Island, NY-NJ-CT	258.2	309.8	353.0
Atlanta, GA	138.8	146.5	152.4	NY: Bergen-Passaic, NJ	288.8	337.9	370.7
Atlantic City, NJ	125.7	143.6	174.4	NY: Middlesex-Somerset-Hunterdon, NJ	244.3	284.1	314.0
Aurora-Elgin, IL	178.2	193.3	208.1	NY: Monmouth-Ocean, NJ	208.6	251.7	288.3
Austin-San Marcos, TX	152.0	156.5	156.7	NY: Nassau-Suffolk, NY	248.4	312.9	364.5
Baltimore, MD	158.2	179.6	208.9	NY: Newark, NJ	263.1	300.5	331.2
Boston, MA	(NA)	(NA)	354.8	Orlando, FL	124.1	136.6	145.1
Bradenton, FL	137.8	150.0	172.7	Philadelphia, PA-NJ	134.8	146.1	168.0
Charlotte, SC	150.8	159.4	168.9	Phoenix, AZ	139.4	143.8	152.5
Charlotte-Gastonia-Rock Hill, NC-SC	145.3	149.1	151.5	Portland, ME	158.0	180.0	199.1
Chicago, IL	198.5	220.9	238.9	Portland, OR	172.3	180.4	192.0
Colorado Springs, CO	173.3	176.9	184.5	Providence, RI	158.0	193.2	233.4
Columbus, OH	135.7	140.3	146.3	Raleigh-Durham, NC	168.2	172.2	174.7
Denver, CO	218.3	228.1	238.2	Reno, NV	165.1	183.2	204.9
Eugene-Springfield, OR	134.6	143.7	151.7	Richland-Kennewick-Pasco, WA	(NA)	140.8	145.3
Ft. Lauderdale-Hollywood-Pompano Beach, FL	168.1	197.0	227.6	Richmond-Petersburg, VA	133.3	142.3	155.1
Ft. Myers-Cape Coral, FL	(NA)	133.6	147.6	Riverside-San Bernardino, CA	156.7	176.5	221.0
Gainesville, FL	118.0	130.0	145.0	Sacramento, CA	173.2	210.2	247.6
Hartford, CT	167.3	175.9	202.3	Salt Lake City-Ogden, UT	147.6	148.8	148.0
Honolulu, HI	299.9	335.0	383.7	San Diego, CA	298.6	364.2	424.9
Kansas City, MO-KS	135.7	137.4	144.2	San Francisco Bay Area, CA	475.9	517.1	558.1
Lake County, IL	178.9	240.0	257.9	Sarasota, FL	(NA)	176.2	207.9
Las Vegas, NV	149.1	159.8	179.2	Seattle, WA	245.4	254.0	268.8
Los Angeles Area, CA	241.4	290.0	354.7	Springfield, MA	127.4	139.8	153.4
Madison, WI	162.5	177.0	188.7	Tacoma, WA	159.5	170.4	178.1
Miami-Hialeah, FL	162.7	189.8	226.8	Trenton, NJ	165.3	179.5	212.4
Milwaukee, WI	149.4	173.8	182.1	Tucson, AZ	128.8	146.4	156.3
				Washington, DC-MD-VA	213.9	250.2	286.2
				Wilmington, DE-NJ-MD	136.5	150.1	166.2
				Worcester, MA	152.6	225.6	252.6

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>>.

No. 938. Existing Home Sales by State: 1990 to 2003

[In thousands (3,599 represents 3,599,000). Includes condos and co-ops as well as single-family homes]

State	1990	2000	2002	2003	State	1990	2000	2002	2003
United States . . .	3,599	5,814	6,387	6,998	Missouri	77.1	119.9	125.4	148.6
Alabama	52.0	79.8	97.9	114.5	Montana	13.5	18.5	24.0	26.6
Alaska	12.3	17.7	21.2	25.3	Nebraska	23.6	32.4	34.3	39.1
Arizona	71.8	167.0	204.3	239.3	Nevada	26.9	52.4	74.5	97.5
Arkansas	33.7	57.7	67.0	70.6	New Hampshire	13.5	40.3	33.9	41.6
California	413.1	677.8	667.9	698.8	New Jersey	85.7	135.3	140.3	145.5
Colorado	77.7	147.0	144.3	151.7	New Mexico	24.7	28.7	37.4	42.4
Connecticut	37.4	49.4	51.5	52.5	New York	135.9	179.8	191.1	194.7
Delaware	7.9	8.0	9.0	10.6	North Carolina	98.9	233.5	247.2	283.4
District of Columbia	7.2	13.4	14.1	15.6	North Dakota	8.5	10.4	11.8	13.1
Florida	281.1	529.9	578.1	652.8	Ohio	146.9	192.2	210.6	232.1
Georgia	91.2	152.2	184.3	197.3	Oklahoma	62.2	96.5	114.0	125.5
Hawaii	19.0	21.3	27.1	33.0	Oregon	56.6	59.9	69.0	76.6
Idaho	22.3	28.5	30.4	34.4	Pennsylvania	143.2	169.3	178.5	191.6
Illinois	163.3	241.1	262.8	282.0	Rhode Island	9.6	19.5	19.5	20.2
Indiana	83.6	129.5	146.1	145.3	South Carolina	54.3	107.6	121.5	143.0
Iowa	42.8	54.4	59.5	66.1	South Dakota	10.8	15.4	18.2	20.4
Kansas	36.8	65.8	75.0	85.5	Tennessee	66.2	148.4	165.4	196.5
Kentucky	47.9	75.6	84.3	94.3	Texas	311.8	549.0	593.1	631.4
Louisiana	57.1	89.0	95.5	102.4	Utah	29.4	47.7	55.0	61.5
Maine	17.0	37.6	39.3	41.1	Vermont	7.2	6.7	7.2	7.5
Maryland	67.0	106.7	124.8	134.6	Virginia	89.3	138.9	160.4	177.4
Massachusetts	47.9	88.6	91.4	97.7	Washington	85.9	173.7	179.7	208.2
Michigan	137.6	153.3	168.6	179.4	West Virginia	22.6	22.6	27.7	30.2
Minnesota	68.1	108.0	137.5	149.8	Wisconsin	62.1	97.0	111.7	118.7
Mississippi	28.2	47.6	59.1	64.2	Wyoming	8.5	12.6	13.9	15.2

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

No. 939. Existing Apartment Condos and Co-ops—Units Sold and Median Sales Price by Region: 1990 to 2003

[348 represents 348,000. 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	348	45	42	151	110	85,200	110,200	70,200	66,800	105,200
1994	439	69	54	196	119	87,200	99,500	86,200	69,500	108,800
1995	428	70	53	188	116	87,400	94,800	90,700	70,600	105,300
1996	476	78	58	206	134	90,900	97,500	95,200	73,500	109,900
1997	524	88	64	220	152	95,500	101,100	99,100	76,300	118,300
1998	607	104	75	252	176	100,600	103,400	106,400	80,000	126,400
1999	681	118	81	295	190	108,000	112,500	114,600	84,100	132,100
2000	706	116	82	311	197	111,800	111,200	121,700	87,700	136,800
2001	746	121	88	339	198	123,200	124,200	134,900	97,100	141,900
2002	820	132	97	376	215	142,200	147,000	148,600	114,500	171,600
2003	898	148	109	409	233	164,100	176,800	163,900	131,600	203,400

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

No. 940. New Apartments Completed and Rented in 3 Months by Region: 2000 to 2003

[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
2001	193.1	16.5	31.6	97.4	47.6	64	83	67	60	64
2002	204.1	19.4	34.5	96.2	54.0	59	51	69	57	58
2003, prel.	167.8	21.5	35.5	71.4	39.4	62	82	62	57	63
Less than \$550	25.2	0.6	8.2	13.1	3.3	73	48	73	73	74
\$550 to \$749	46.2	0.4	16.2	22.3	7.3	61	78	64	56	69
\$750 to \$949	23.2	0.3	9.8	10.5	2.6	63	84	63	59	75
\$950 to \$1,149	23.0	0.1	6.4	11.8	4.7	59	60	65	53	66
\$1,150 to \$1,349	29.3	3.0	4.0	14.8	7.5	57	66	64	51	64
\$1,350 to \$1,549	15.1	0.7	2.4	8.1	3.9	58	94	71	50	61
\$1,550 to \$1,749	14.2	2.3	1.6	6.7	3.6	56	57	54	52	69
\$1,750 or more	67.1	17.5	7.1	21.2	21.3	62	86	44	41	58
Median monthly asking rent (dol.)	\$932	(¹)	\$747	\$853	(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>>.

No. 941. Total Housing Inventory for the United States: 1980 to 2003

[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	1998	1999	2000	2001	2002 ¹	2003
All housing units	87,739	97,333	106,283	112,655	117,282	119,044	119,628	121,480	119,297	120,834
Vacant	8,101	9,446	12,059	12,669	13,748	14,116	13,908	14,470	14,332	15,274
Year-round vacant	5,996	7,400	9,128	9,570	10,516	10,848	10,439	10,916	10,771	11,631
For rent	1,575	2,221	2,662	2,946	3,046	3,119	3,024	3,203	3,347	3,676
For sale only	734	1,006	1,064	1,022	1,205	1,184	1,148	1,301	1,220	1,308
Rented or sold	623	664	660	810	927	956	856	882	842	976
Held off market	3,064	3,510	4,742	4,793	5,338	5,589	5,411	5,530	5,362	5,671
Occasional use	814	977	1,485	1,667	1,792	1,948	1,892	1,887	1,819	1,989
Usual residence else- where	568	659	1,068	801	910	965	1,037	1,064	995	994
Other	1,683	1,875	2,189	2,325	2,636	2,676	2,482	2,579	2,548	2,688
Seasonal ²	2,106	2,046	2,931	3,099	3,232	3,268	3,469	3,554	3,561	3,643
Total occupied	79,638	87,887	94,224	99,985	103,534	104,928	105,720	107,010	104,965	105,560
Owner	52,223	56,152	60,248	64,739	68,638	70,097	71,250	72,593	71,278	72,054
Renter	27,415	31,736	33,976	35,246	34,896	34,831	34,470	34,417	33,687	33,506
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	11.7	11.9	11.6	11.9	12.0	12.6
Total occupied	90.8	90.3	88.7	88.8	88.3	88.1	88.4	88.1	88.0	87.4
Owner	59.5	57.7	56.7	57.5	58.5	58.9	59.6	59.8	59.7	59.6
Renter	31.2	32.6	32.0	31.3	29.8	29.3	28.8	28.3	28.2	27.7

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". See Internet site <<http://www.census.gov/hhes/www/hvs.html>>.

No. 942. Occupied Housing Inventory by Age of Householder: 1985 to 2003

[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	1997	1998	1999	2000	2001	2002 ¹	2003
Total²	87,887	94,224	99,986	102,201	103,534	104,929	105,719	107,009	104,965	105,560
Less than 25 years old	5,483	5,143	5,502	5,517	5,750	6,000	6,221	6,460	6,372	6,441
25 to 29 years old	9,543	9,508	8,662	8,755	8,666	8,661	8,482	8,358	8,231	8,213
30 to 34 years old	10,288	11,213	11,206	10,622	10,494	10,600	10,219	10,301	10,176	10,084
35 to 39 years old	9,615	10,914	11,993	12,166	12,026	11,950	11,834	11,587	10,924	10,777
40 to 44 years old	7,919	9,893	11,151	11,869	12,141	12,206	12,377	12,504	11,839	11,748
45 to 49 years old	6,517	8,038	10,080	10,532	10,744	10,973	11,164	11,529	11,204	11,341
50 to 54 years old	6,157	6,532	7,882	8,650	9,040	9,412	9,834	10,288	10,123	10,194
55 to 59 years old	6,558	6,182	6,355	6,731	7,051	7,389	7,602	7,827	8,261	8,550
60 to 64 years old	6,567	6,446	5,860	5,947	6,055	6,183	6,215	6,345	6,422	6,776
65 to 69 years old	5,976	6,407	6,088	5,926	5,852	5,845	5,816	5,749	5,644	5,570
70 to 74 years old	5,003	5,397	5,693	5,574	5,583	5,621	5,567	5,496	5,137	5,163
75 years old and over	7,517	8,546	9,514	9,912	10,131	10,289	10,388	10,565	10,632	10,703

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". See Internet site <<http://www.census.gov/hhes/www/hvs.html>>.

No. 943. Vacancy Rates for Housing Units—Characteristics: 2000 to 2003

[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	2001	2002 ¹	2003	2000	2001	2002 ¹	2003
Total units	8.0	8.4	8.9	9.8	1.6	1.8	1.7	1.8
Northeast	5.6	5.3	5.8	6.6	1.2	1.2	1.2	1.2
Midwest	8.8	9.7	10.1	10.8	1.3	1.7	1.8	1.7
South	10.5	11.1	11.6	12.5	1.9	2.1	1.9	2.1
West	5.8	6.2	6.9	7.7	1.5	1.6	1.6	1.6
Units in structure:								
1 unit	7.0	7.9	8.0	8.4	1.5	1.6	1.5	1.6
2 units or more	8.7	8.9	9.7	10.7	4.7	5.7	4.8	5.5
5 units or more	9.2	9.6	10.4	11.4	5.8	6.0	4.7	5.3
Units with—								
3 rooms or less	10.3	10.5	11.3	12.2	10.4	8.7	8.9	8.1
4 rooms	8.2	8.8	9.0	10.0	2.9	3.0	2.8	3.4
5 rooms	6.9	7.5	8.3	8.9	2.0	2.1	2.0	2.1
6 rooms or more	5.2	5.6	6.2	7.0	1.1	1.2	1.2	1.3

¹ Revised. Based on 2000 census controls. Source: U.S. Census Bureau, "Housing Vacancies and Home Ownership". See Internet site <<http://www.census.gov/hhes/www/hvs.html>>.

No. 944. Housing Units and Tenure—States: 2000

[115,905 represents 115,905,000. As of April 1. Based on the 2000 Census of Population and Housing; see text, Section 1, and Appendix III]

State	Housing units						Housing tenure			
	Vacant (1,000)		Vacancy rate		Owner occupied units		Renter occupied units			
	Total (1,000)	Occupied (1,000)	Total	For seasonal use ¹	Homeowner ²	Renter ³	Total (1,000)	Average house-hold size	Total (1,000)	Average house-hold size
United States	115,905	105,480	10,425	3,579	1.7	6.8	69,816	2.69	35,664	2.40
Alabama	1,964	1,737	227	47	2.0	11.8	1,259	2.57	478	2.30
Alaska	261	222	39	21	1.9	7.8	139	2.89	83	2.49
Arizona	2,189	1,901	288	142	2.1	9.2	1,294	2.69	608	2.53
Arkansas	1,173	1,043	130	29	2.5	9.6	724	2.54	319	2.40
California	12,215	11,503	712	237	1.4	3.7	6,546	2.93	4,957	2.79
Colorado	1,808	1,658	150	72	1.4	5.5	1,116	2.64	542	2.30
Connecticut	1,386	1,302	84	23	1.1	5.6	870	2.67	432	2.25
Delaware	343	299	44	26	1.5	8.2	216	2.61	83	2.37
District of Columbia	275	248	27	2	2.9	5.9	101	2.31	147	2.06
Florida	7,303	6,338	965	483	2.2	9.3	4,442	2.49	1,896	2.39
Georgia	3,282	3,006	275	50	1.9	8.2	2,029	2.71	977	2.51
Hawaii	461	403	57	26	1.6	8.2	228	3.07	175	2.71
Idaho	528	470	58	27	2.2	7.6	340	2.75	130	2.52
Illinois	4,886	4,592	294	30	1.5	6.2	3,089	2.69	1,503	2.37
Indiana	2,532	2,336	196	34	1.8	8.8	1,669	2.64	667	2.24
Iowa	1,233	1,149	83	16	1.7	6.8	831	2.57	318	2.15
Kansas	1,131	1,038	93	10	2.0	8.8	719	2.63	319	2.25
Kentucky	1,751	1,591	160	30	1.8	8.7	1,125	2.55	465	2.27
Louisiana	1,847	1,656	191	40	1.6	9.3	1,125	2.70	531	2.44
Maine	652	518	134	101	1.7	7.0	371	2.54	147	2.03
Maryland	2,145	1,981	164	39	1.6	6.1	1,342	2.73	639	2.35
Massachusetts	2,622	2,444	178	94	0.7	3.5	1,508	2.72	936	2.17
Michigan	4,234	3,786	449	234	1.6	6.8	2,793	2.67	993	2.24
Minnesota	2,066	1,895	171	106	0.9	4.1	1,413	2.69	482	2.03
Mississippi	1,162	1,046	116	22	1.6	9.2	757	2.67	289	2.52
Missouri	2,442	2,195	247	66	2.1	9.0	1,542	2.59	652	2.20
Montana	413	359	54	24	2.2	7.6	248	2.55	111	2.22
Nebraska	723	666	56	12	1.8	7.6	449	2.63	217	2.20
Nevada	827	751	76	17	2.6	9.7	457	2.71	294	2.47
New Hampshire	547	475	72	56	1.0	3.5	331	2.70	144	2.14
New Jersey	3,310	3,065	246	109	1.2	4.5	2,011	2.81	1,053	2.43
New Mexico	781	678	103	32	2.2	11.6	474	2.72	204	2.41
New York	7,679	7,057	622	235	1.6	4.6	3,739	2.78	3,318	2.41
North Carolina	3,524	3,132	392	135	2.0	8.8	2,172	2.54	960	2.37
North Dakota	290	257	33	8	2.7	8.2	171	2.60	86	2.02
Ohio	4,783	4,446	337	47	1.6	8.3	3,073	2.62	1,373	2.19
Oklahoma	1,514	1,342	172	32	2.5	10.6	918	2.55	424	2.36
Oregon	1,453	1,334	119	37	2.3	7.3	857	2.59	477	2.36
Pennsylvania	5,250	4,777	473	148	1.6	7.2	3,406	2.62	1,371	2.12
Rhode Island	440	408	31	13	1.0	5.0	245	2.66	163	2.19
South Carolina	1,754	1,534	220	70	1.9	12.0	1,108	2.59	426	2.37
South Dakota	323	290	33	10	1.8	8.0	198	2.64	92	2.22
Tennessee	2,439	2,233	207	37	2.0	8.8	1,561	2.57	672	2.29
Texas	8,158	7,393	764	173	1.8	8.5	4,717	2.87	2,676	2.53
Utah	769	701	67	30	2.1	6.5	502	3.28	200	2.75
Vermont	294	241	54	43	1.4	4.2	170	2.58	71	2.11
Virginia	2,904	2,699	205	55	1.5	5.2	1,838	2.62	861	2.36
Washington	2,451	2,271	180	60	1.8	5.9	1,467	2.65	804	2.32
West Virginia	845	736	108	33	2.2	9.1	554	2.47	183	2.17
Wisconsin	2,321	2,085	237	142	1.2	5.6	1,426	2.66	658	2.15
Wyoming	224	194	30	12	2.1	9.7	136	2.58	58	2.25

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, "2000 Census of Population and Housing, Profiles of General Demographic Characteristics"; <<http://www.census.gov/Press-Release/www/2002/demoprofiles.html>>.

No. 945. Housing Units and Tenure for Large Cities: 2000

[115,905 represents 115,905,000. As of April 1. For cities with 200,000 or more inhabitants in 2000. Based on the 2000 Census of Population and Housing; see text, Section 1, and Appendix III]

City	Housing units					Housing tenure				
	Vacant (1,000)		Vacancy rate		Owner occupied units		Renter occupied units		Average house- hold size	
	Total (1,000)	Occu- pied (1,000)	Total	For seasonal use ¹	Home- owner ²	Renter ³	Total (1,000)	Average house- hold size		
United States	115,905	105,480	10,425	3,579	1.7	6.8	69,816	2.69	35,664	2.40
Albuquerque, NM	198.5	183.2	15.2	0.8	1.9	11.8	110.6	2.55	72.6	2.16
Anaheim, CA	99.7	97.0	2.8	0.2	0.9	3.2	48.5	3.24	48.5	3.45
Anchorage, AK	100.4	94.8	5.5	1.1	1.4	5.3	57.0	2.81	37.9	2.46
Arlington, TX	130.6	124.7	5.9	0.4	1.4	6.1	68.3	2.87	56.4	2.38
Atlanta, GA	186.9	168.1	18.8	1.1	4.1	7.2	73.5	2.37	94.7	2.25
Aurora, CO	109.3	105.6	3.6	0.2	1.1	3.5	67.5	2.65	38.1	2.50
Austin, TX	276.8	265.6	11.2	1.4	1.0	3.5	119.1	2.65	146.5	2.19
Baltimore, MD	300.5	258.0	42.5	1.4	3.6	7.6	129.9	2.57	128.1	2.27
Boston, MA	251.9	239.5	12.4	1.6	1.0	3.0	77.2	2.51	162.3	2.22
Buffalo, NY	145.6	122.7	22.9	0.3	4.2	11.1	53.3	2.47	69.4	2.16
Charlotte, NC	230.4	215.4	15.0	0.7	2.2	8.4	123.9	2.56	91.6	2.30
Chicago, IL	1,152.9	1,061.9	90.9	4.5	1.7	5.7	464.9	2.90	597.1	2.49
Cincinnati, OH	166.0	148.1	17.9	0.6	2.2	9.9	57.7	2.43	90.4	1.97
Cleveland, OH	215.9	190.6	25.2	0.8	2.1	10.8	92.5	2.56	98.1	2.32
Colorado Springs, CO	148.7	141.5	7.2	0.7	1.2	6.2	86.0	2.65	55.5	2.27
Columbus, OH	327.2	301.5	25.6	1.1	2.0	8.3	148.0	2.48	153.5	2.13
Corpus Christi, TX	107.8	98.8	9.0	1.1	2.0	9.5	58.9	2.89	39.9	2.56
Dallas, TX	484.1	451.8	32.3	1.5	1.4	7.0	195.3	2.78	256.5	2.44
Denver, CO	251.4	239.2	12.2	1.4	1.7	4.5	125.5	2.41	113.7	2.10
Detroit, MI	375.1	336.4	38.7	0.6	1.6	8.3	184.6	2.84	151.8	2.68
El Paso, TX	193.7	182.1	11.6	0.7	1.6	7.9	111.8	3.20	70.3	2.86
Fort Worth, TX	211.0	195.1	16.0	0.6	1.9	9.1	109.1	2.84	86.0	2.44
Fresno, CA	149.0	140.1	8.9	0.4	1.9	6.4	70.9	2.94	69.2	3.05
Honolulu, HI ⁴	158.7	140.3	18.3	5.2	1.7	10.2	65.9	2.75	74.5	2.40
Houston, TX	782.0	717.9	64.1	4.2	1.6	8.7	328.7	2.84	389.2	2.54
Indianapolis, IN ⁵	352.4	320.1	32.3	1.2	2.0	10.9	187.6	2.53	132.5	2.18
Jacksonville, FL	308.8	284.5	24.3	0.9	1.8	9.0	179.7	2.64	104.8	2.34
Kansas City, MO	202.3	184.0	18.4	0.7	1.9	9.6	106.1	2.52	77.9	2.11
Las Vegas, NV	190.7	176.8	14.0	1.8	2.5	8.4	104.5	2.76	72.3	2.52
Lexington-Fayette, KY	116.2	108.3	7.9	0.9	1.1	8.4	59.9	2.47	48.4	2.07
Long Beach, CA	171.6	163.1	8.5	0.8	2.2	4.2	66.9	2.81	96.2	2.74
Los Angeles, CA	1,337.7	1,275.4	62.3	4.9	1.8	3.5	491.9	2.99	783.5	2.73
Louisville, KY	121.3	111.4	9.9	0.4	1.8	7.5	58.5	2.33	52.9	2.10
Memphis, TN	271.6	250.7	20.8	0.7	2.0	8.4	140.0	2.62	110.7	2.40
Mesa, AZ	175.7	146.6	29.1	1.7	2.4	10.7	97.3	2.74	49.3	2.54
Miami, FL	148.4	134.2	14.2	2.9	2.9	6.6	46.8	2.79	87.4	2.52
Milwaukee, WI	249.2	232.2	17.0	0.5	1.3	6.0	105.2	2.60	127.0	2.42
Minneapolis, MN	168.6	162.4	6.3	0.8	0.7	2.8	83.4	2.43	78.9	2.05
Nashville-Davidson, TN ⁵	242.5	227.4	15.0	1.1	2.0	6.5	124.0	2.43	103.4	2.13
New Orleans, LA	215.1	188.3	26.8	2.4	2.2	7.9	87.6	2.60	100.7	2.37
New York, NY	3,200.9	3,021.6	179.3	28.2	1.7	3.2	912.3	2.81	2,109.3	2.50
Newark, NJ	100.1	91.4	8.8	0.1	2.0	5.6	21.7	3.22	69.6	2.74
Oakland, CA	157.5	150.8	6.7	0.4	1.0	2.7	62.5	2.76	88.3	2.49
Oklahoma City, OK	228.1	204.4	23.7	1.1	2.2	12.3	121.5	2.51	82.9	2.27
Omaha, NE	165.7	156.7	9.0	0.5	1.0	7.2	93.4	2.64	63.3	2.10
Philadelphia, PA	662.0	590.1	71.9	1.8	1.9	7.0	349.6	2.65	240.4	2.23
Phoenix, AZ	495.8	465.8	30.0	4.5	1.4	7.9	282.7	2.89	183.2	2.63
Pittsburgh, PA	163.4	143.7	19.6	0.9	2.8	8.8	74.9	2.37	68.8	1.95
Portland, OR	237.3	223.7	13.6	1.0	2.3	6.2	124.8	2.47	99.0	2.08
Raleigh, NC	120.7	112.6	8.1	0.4	2.1	8.3	58.1	2.43	54.5	2.15
Riverside, CA	86.0	82.0	4.0	0.2	1.9	4.8	46.5	3.18	35.6	2.81
Sacramento, CA	164.0	154.6	9.4	0.6	2.0	5.4	77.5	2.65	77.1	2.50
San Antonio, TX	433.1	405.5	27.6	2.3	1.4	6.9	235.7	2.95	169.8	2.51
San Diego, CA	469.7	450.7	19.0	5.1	0.8	3.2	223.3	2.71	227.4	2.52
San Francisco, CA	346.5	329.7	16.8	3.8	0.8	2.5	115.4	2.73	214.3	2.06
San Jose, CA	281.8	276.6	5.2	0.8	0.4	1.8	171.0	3.22	105.6	3.16
Santa Ana, CA	74.6	73.0	1.6	0.1	0.8	1.9	36.0	4.54	37.0	4.57
Seattle, WA	270.5	258.5	12.0	1.8	1.2	3.5	125.2	2.32	133.3	1.84
St. Louis, MO	176.4	147.1	29.3	0.5	3.5	11.8	68.9	2.49	78.1	2.12
St. Paul, MN	115.7	112.1	3.6	0.4	0.7	2.8	61.5	2.72	50.6	2.15
Tampa, FL	135.8	124.8	11.0	0.8	2.1	7.8	68.6	2.49	56.2	2.20
Toledo, OH	139.9	128.9	10.9	0.4	1.5	8.8	77.1	2.50	51.9	2.19
Tucson, AZ	209.6	192.9	16.7	3.5	1.6	8.1	103.1	2.58	89.8	2.24
Tulsa, OK	179.4	165.7	13.7	0.9	1.6	8.7	92.2	2.41	73.5	2.18
Virginia Beach, VA	162.3	154.5	7.8	2.3	1.5	4.0	101.3	2.79	53.1	2.54
Washington, DC	274.8	248.3	26.5	2.2	2.9	5.9	101.2	2.31	147.1	2.06
Wichita, KS	152.1	139.1	13.0	0.4	2.0	12.0	85.7	2.61	53.4	2.17

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. ⁴ The population shown in this table is for the census designated place (CDP). ⁵ Represents the portion of a consolidated city that is not within one or more separately incorporated places.

Source: U.S. Census Bureau, "2000 Census of Population and Housing, Profiles of General Demographic Characteristics"; <<http://www.census.gov/Press-Release/www/2002/demoprofiles.html>>.

No. 94. Housing Inventory for Selected Metropolitan Areas— Summary Characteristics: 1995 to 2002

[539.4 represents 539,400. Based on the American Housing Survey and subject to sampling error; see Appendix III and source for details. For definition of median, see Guide to Tabular Presentation]

Year and metropolitan area	Percent							Owner occupied Median monthly housing costs (dol.)	Renter occupied, median monthly housing costs (dol.)	
	Total units (1,000)	Owner occupied	Renter occupied	Vacant and seasonal	Single-family	Multi-family	Mobile homes			
1995										
Charlotte, NC-SC MSA	539.4	62.7	30.6	6.7	68.4	20.8	10.8	532	86,763	489
Chicago, IL Area PMSA	2,987.1	59.6	33.8	6.6	54.7	44.5	0.7	850	136,362	584
Columbus, OH MSA	604.9	57.9	34.0	8.1	75.8	21.4	2.8	654	92,664	484
Denver, CO PMSA	773.9	61.2	32.5	6.2	68.9	28.8	2.2	763	119,694	539
Detroit, MI PMSA	1,802.7	66.3	26.9	6.7	75.0	22.9	2.1	551	89,648	508
Kansas City, MO-KS MSA	715.5	61.9	30.2	7.9	76.2	21.0	2.8	565	78,542	481
Los Angeles-Long Beach, CA PMSA	3,276.0	42.0	48.0	10.0	54.7	44.0	1.3	943	192,803	654
Miami-Fort Lauderdale, FL CMSA	1,483.8	52.1	31.8	16.1	49.9	46.5	3.5	729	97,058	609
New Orleans, LA MSA	547.7	54.6	33.9	11.5	65.2	30.2	4.7	404	75,768	441
New York-Nausau-Suffolk-Orange County, NY PMSA	4,577.3	41.0	50.9	8.1	32.3	67.4	0.3	931	172,651	650
Northern New Jersey PMSA	2,442.2	56.0	34.2	9.8	59.2	40.0	0.8	976	176,713	669
Philadelphia, PA-NJ PMSA	1,986.6	63.7	28.0	8.4	73.1	25.8	1.0	673	112,769	578
Pittsburgh, PA MSA	1,051.7	66.5	25.7	7.8	73.9	21.5	4.7	416	73,383	417
Portland, OR-WA PMSA	702.6	60.3	32.9	6.8	70.2	23.9	5.9	704	127,731	566
San Antonio, TX MSA	538.7	55.4	34.6	10.0	67.0	27.3	5.6	507	62,577	475
1996										
Atlanta, GA MSA	1,421.1	58.6	33.4	8.1	66.9	28.6	4.5	803	105,037	651
Cleveland, OH PMSA	829.6	62.4	30.7	6.9	67.0	31.5	1.5	552	99,283	492
Hartford, CT MSA	480.2	60.5	31.1	8.4	63.0	36.5	0.5	888	139,641	616
Indianapolis, IN MSA	640.8	62.2	30.2	7.6	73.4	22.5	4.0	603	91,213	507
Memphis, TN-AR-MS MSA	442.0	59.3	31.5	9.2	70.0	26.1	3.9	592	76,175	477
Oklahoma City, OK MSA	446.4	57.8	28.7	13.5	72.0	22.1	6.0	461	65,638	434
Sacramento, CA PMSA	625.4	55.1	34.1	10.8	71.2	24.0	4.8	874	140,758	590
St. Louis, MO-IL MSA	1,107.0	64.3	26.5	9.2	71.2	23.6	5.2	557	82,111	462
Seattle-Everett, WA PMSA	965.3	58.3	35.1	6.5	60.4	33.9	5.7	897	164,554	630
1998										
Baltimore, MD MSA	1,028.2	61.7	27.8	10.5	78.8	19.6	1.6	739	127,557	589
Birmingham, AL MSA	394.0	64.1	26.9	9.0	75.9	15.6	8.5	385	87,670	480
Boston, MA-NH CMSA	1,345.9	56.5	37.4	6.1	59.2	39.8	1.0	933	191,179	748
Cincinnati, OH-KY-IN, PMSA	647.5	61.2	30.3	8.5	68.1	28.6	3.3	611	103,553	484
Houston, TX, PMSAs	1,547.3	53.0	36.6	10.4	68.7	26.9	4.4	678	82,543	557
Minneapolis-St. Paul, MN-WI MSA	1,150.3	70.6	26.0	3.3	72.0	25.6	2.4	786	122,624	583
Norfolk-Virginia Beach-Newport News, VA MSA	632.1	55.9	33.3	10.8	73.8	22.2	4.0	729	101,935	582
Oakland, CA, PMSA	895.0	56.8	38.8	4.4	71.8	26.4	1.9	1,086	226,173	775
Providence-Pawtucket-Warwick, RI-MA PMSA	415.4	57.8	33.6	8.6	62.0	36.6	1.4	768	124,005	540
Rochester, NY, MSA	448.5	63.8	27.6	8.6	71.0	24.4	4.6	724	94,468	572
Salt Lake City, UT MSA	444.0	67.9	24.5	7.5	75.0	21.7	3.3	713	141,888	594
San Francisco, CA, PMSA	700.2	46.2	48.5	5.3	57.7	41.4	0.9	1,229	(¹)	899
San Jose, CA PMSA	591.0	58.2	37.6	4.2	72.7	23.2	4.1	1,186	(¹)	1,038
Tampa-St. Petersburg, FL MSA	1,138.3	58.6	23.6	17.8	62.8	19.6	17.6	541	81,510	565
Washington, DC-MD-VA, MSA	1,817.4	59.3	32.7	8.0	72.4	26.7	0.9	1,104	170,022	746
1999										
Chicago, IL, PMSA	3,060.7	60.7	32.4	7.0	58.5	40.8	0.7	855	147,742	637
Detroit, MI, PMSA	1,876.7	68.0	24.8	7.2	77.8	20.1	2.1	583	124,157	557
Los Angeles-Long Beach, CA PMSA	3,278.5	44.0	49.4	6.6	60.9	37.8	1.3	1,033	199,011	663
New York-Nausau-Suffolk-Orange County, NY PMSA	4,615.9	41.7	52.1	6.2	39.0	60.6	0.4	910	186,164	684
Northern NJ, PMSA	2,502.1	59.7	32.9	7.4	65.4	33.8	0.7	983	181,898	732
Philadelphia, PA, PMSA	2,025.2	65.9	26.7	7.4	80.6	18.7	0.7	660	116,478	642
2002										
Anaheim-Santa Ana, CA PMSA	995.6	60.0	34.2	5.8	74.8	21.6	3.6	1,394	(¹)	1,030
Buffalo, NY CMSA	515.5	61.0	28.5	10.5	63.9	34.3	1.7	684	92,434	522
Charlotte, NC-SC MSA	667.8	63.5	25.4	11.1	77.4	13.9	8.8	782	125,551	634
Columbus, OH MSA	682.6	58.8	31.0	10.2	79.2	18.0	2.8	769	135,208	607
New Orleans, LA MSA	1,365.4	57.4	33.0	9.5	72.6	23.2	4.1	1,011	126,492	692
Fort Worth-Arlington, TX PMSA	639.4	61.4	30.4	8.4	77.6	17.9	4.5	809	99,230	642
Kansas City, MO-KS MSA	766.5	63.5	27.4	9.0	83.5	13.8	2.6	745	116,778	605
Miami-Fort Lauderdale, FL CMSA	1,638.7	56.6	31.0	12.5	65.7	31.1	3.2	860	136,773	711
Milwaukee, WI PMSA	626.5	59.3	34.0	6.7	62.9	36.6	0.6	879	143,281	604
Phoenix, AZ MSA	1,340.4	60.5	26.5	13.0	71.7	20.7	7.6	913	140,490	673
Portland, OR-WA PMSA	811.7	61.3	30.8	7.9	71.4	23.8	4.8	1,017	179,311	684
Riverside-San Bernardino-Ontario, CA PMSA	1,229.5	62.3	25.8	11.9	79.8	10.1	10.0	964	164,853	676
San Diego, CA MSA	1,072.0	54.6	38.5	6.8	66.9	28.3	4.7	1,210	297,453	886

¹ More than \$300,000.

Source: U.S. Census Bureau, *American Housing Survey for the (name) Metropolitan Area (year)*, series H-170. See Internet site <<http://www.census.gov/hhes/www/housing/ahs/metropolitandata.html>>

No. 947. Housing Units—Characteristics by Tenure and Region: 2003

[In thousands of units (120,777 represents 120,777,000), except as indicated. Preliminary 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	Occupied								Vacant
		Seasonal	Total	Owner	Renter	North-east	Mid-west	South	West	
Total units	120,777	3,558	105,867	72,254	33,614	20,171	24,487	38,140	23,070	11,352
Percent distribution	100.0	2.9	87.7	59.8	27.8	16.7	20.3	31.6	19.1	9.4
Units in structure:										
Single family detached	74,813	2,022	67,746	59,650	8,095	11,016	17,326	24,981	14,423	5,045
Single family attached	7,255	202	6,274	3,683	2,592	1,829	1,018	2,121	1,307	779
2 to 4 units	9,975	104	8,491	1,426	7,065	2,599	1,926	2,134	1,831	3,780
5 to 9 units	6,036	76	5,139	502	4,637	996	1,046	1,763	1,335	821
10 to 19 units	5,460	82	4,474	486	3,988	752	861	1,736	1,125	904
20 to 49 units	3,981	117	3,300	388	2,912	920	551	840	989	565
50 or more units	4,299	126	3,595	601	2,994	1,467	619	722	766	578
Mobile home or trailer	8,958	829	6,849	5,518	1,331	571	1,140	3,843	1,295	1,280
Stories in structure: ¹										
One story	39,197	1,380	34,240	25,774	8,466	1,220	3,992	18,764	10,263	3,577
2 stories	39,353	863	34,930	22,722	12,208	6,195	9,849	10,436	8,450	3,560
3 stories	25,148	283	22,861	15,572	7,289	8,190	8,211	4,067	2,393	2,004
4 to 6 stories	5,794	95	5,125	2,243	2,882	2,959	982	688	497	573
7 or more stories	2,327	107	1,862	425	1,437	1,036	313	341	172	358
Foundation: ²										
Full or partial basement	35,419	467	33,067	29,614	3,453	10,882	14,040	5,215	2,929	1,885
Crawlspace	21,786	867	18,815	15,471	3,344	781	2,599	9,845	5,591	2,104
Concrete slab	24,153	678	21,721	17,949	3,772	1,136	1,618	11,847	7,121	1,754
Other	709	212	416	298	118	46	88	194	89	81
Year structure built:										
Median year	1971	1972	1971	1972	1968	1956	1965	1976	1974	1970
1980 or later	38,804	1,098	34,173	25,397	8,775	3,658	6,471	15,765	8,279	3,532
1970 to 1979	23,517	848	20,455	13,352	7,103	2,780	4,324	8,287	5,074	2,214
1960 to 1969	15,484	481	13,769	9,180	4,589	2,482	3,185	4,908	3,195	1,234
1950 to 1959	13,410	403	11,920	8,684	3,236	2,606	3,054	3,673	2,587	1,087
1940 to 1949	8,123	238	7,088	4,638	2,450	1,653	1,643	2,265	1,526	797
1939 and earlier	21,437	489	18,461	11,002	7,460	6,991	5,809	3,242	2,419	2,487
Main heating equipment:										
Warm-air furnace	73,449	1,566	65,429	48,145	17,284	8,155	19,788	22,595	14,891	6,454
Electric heat pump	13,278	512	11,355	8,280	3,075	284	587	9,198	1,287	1,410
Steam or hot water system	14,425	101	13,252	7,798	5,453	9,649	2,151	648	803	1,072
Floor, wall, or pipeless furnace	6,039	171	5,299	2,285	3,015	430	420	1,417	3,032	568
Built-in electric units	5,739	355	4,772	2,191	2,580	1,190	1,065	870	1,647	612
Room heaters with flue	1,719	99	1,419	807	613	177	208	719	316	201
Room heaters without flue	1,867	59	1,496	983	512	29	33	1,378	56	316
Stoves	1,350	217	1,047	872	175	159	162	375	351	86
Fireplaces	250	54	1,022	166	25	10	31	65	86	5
Cooking stoves	174	14	147	57	90	46	-	62	39	13
None	1,117	282	441	201	241	2	6	134	299	394
Portable electric heaters	899	73	734	346	388	13	18	507	196	91
Other	471	54	284	122	162	28	19	171	66	132
Kitchen equipment:										
Lacking complete facilities	5,676	563	1,556	303	1,253	318	353	452	433	3,557
With complete facilities	115,101	2,994	104,312	71,951	32,361	19,852	24,134	37,688	22,637	7,795
Kitchen sink	119,774	3,366	105,661	72,215	33,446	20,135	24,441	38,096	22,989	10,747
Refrigerator	117,632	3,201	105,693	72,182	33,511	20,149	24,443	38,080	23,021	8,738
Cooking stove or range	116,785	3,016	105,073	71,932	33,140	20,022	24,330	37,839	22,882	8,696
Burners only, no stove or range	160	-	144	63	81	40	22	52	30	16
Microwave oven only	476	49	343	147	196	45	86	140	71	84
Dishwasher	69,771	1,216	63,810	50,312	13,498	10,551	13,464	24,254	15,541	4,745
Washing machine	91,380	1,499	86,044	69,219	16,825	14,949	20,385	32,579	18,131	3,837
Clothes dryer	89,120	1,780	82,566	67,290	15,275	13,827	20,143	31,117	17,478	4,774
Disposal in kitchen sink	54,530	928	49,646	35,568	14,078	4,803	11,666	16,953	16,225	3,955
Trash compactor	4,285	110	3,911	3,246	665	572	606	1,550	1,183	264
Air conditioning: Central.										
Percent of total units	72,649	1,258	66,068	50,667	15,401	5,844	16,041	33,279	10,904	5,324
One or more room units	60.2	35.4	62.4	70.1	45.8	29.0	65.5	87.3	47.3	46.9
	29,685	749	26,345	15,198	11,147	10,383	6,297	6,331	3,335	2,591
Source of water:										
Public system or private company	104,639	2,230	92,382	60,361	32,021	16,978	20,551	33,229	21,624	10,026
Percent of total units	86.6	62.7	87.3	83.5	95.3	84.2	83.9	87.1	93.7	88.3
Well serving 1 to 5 units	15,347	1,098	13,063	11,547	1,516	3,102	3,864	4,703	1,394	1,186
Other	792	229	423	346	77	90	73	208	52	140
Means of sewage disposal:										
Public sewer	94,762	1,718	84,113	53,093	31,019	15,984	19,737	28,023	20,369	8,931
Percent of total units	78.5	48.3	79.5	73.5	92.3	79.2	80.6	73.5	88.3	78.7
Septic tank, cesspool, chemical toilet	25,591	1,637	21,673	19,120	2,553	4,181	4,734	10,075	2,684	2,281
Other	424	203	81	40	41	6	16	43	16	140

- Represents or rounds to zero. NA Not available. ¹ Excludes mobile homes. 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>>

No. 948. Housing Units by Units in Structure by State: 2000

[In percent, except as indicated (115,905 represents 115,905,000. As of April 1. Based on the 2000 Census of Population and Housing; see text, Section 1, and 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.	115,905	60.3	5.6	4.3	4.7	4.7	4.0	8.6	7.6	0.2
AL	1,964	66.2	2.0	2.2	3.3	3.8	2.4	3.6	16.3	0.3
AK	261	58.5	7.0	5.5	7.4	5.7	3.0	5.4	6.8	0.7
AZ	2,189	56.8	6.0	1.5	3.4	3.8	3.7	9.7	13.8	1.3
AR	1,173	69.0	1.8	3.2	3.0	2.7	2.3	2.8	14.9	0.4
CA	12,215	56.4	7.6	2.7	5.7	5.9	5.1	12.0	4.4	0.3
CO	1,808	62.1	6.3	2.1	3.8	4.6	5.6	9.7	5.7	0.2
CT	1,386	58.9	5.1	8.6	9.2	5.5	3.8	7.9	0.8	(Z)
DE	343	55.9	14.1	2.0	2.6	3.7	5.5	4.9	11.2	0.2
DC	275	13.2	26.4	3.0	8.0	7.9	10.3	30.9	0.1	0.1
FL	7,303	52.3	5.9	2.7	4.3	5.0	5.0	12.9	11.6	0.4
GA	3,282	64.2	2.9	2.8	4.0	5.3	3.9	4.7	12.0	0.1
HI	461	52.0	8.3	2.3	4.6	6.7	5.0	20.8	0.2	0.1
ID	528	70.1	2.9	2.8	4.1	2.7	1.8	3.0	12.2	0.5
IL	4,886	57.9	4.8	6.9	6.5	6.2	4.3	10.1	3.2	(Z)
IN	2,532	71.2	2.9	3.4	4.0	4.6	3.2	4.1	6.6	0.1
IA	1,233	74.0	2.3	3.2	3.9	3.7	3.1	4.6	5.3	0.1
KS	1,131	72.4	3.5	3.0	3.6	3.5	3.1	4.4	6.4	0.1
KY	1,751	66.0	2.1	3.2	4.1	4.3	3.1	2.9	14.1	0.1
LA	1,847	64.1	3.8	4.0	4.5	3.1	2.2	4.9	13.0	0.3
ME	652	67.4	2.2	5.6	5.8	4.3	1.7	2.9	9.8	0.3
MD	2,145	51.2	21.0	2.1	2.9	5.6	7.9	7.2	1.9	(Z)
MA	2,622	52.4	4.0	11.6	11.4	6.0	4.3	9.3	0.9	(Z)
MI	4,234	70.6	3.9	3.5	2.8	4.0	3.4	5.1	6.5	0.2
MN	2,066	67.8	5.2	3.0	2.3	2.4	3.8	10.7	4.5	0.3
MS	1,162	68.1	1.7	2.4	3.3	3.4	1.5	2.7	16.6	0.2
MO	2,442	68.8	2.7	3.9	5.1	3.8	3.2	4.1	8.2	0.3
MT	413	67.0	2.7	3.3	4.6	2.9	1.8	3.1	14.3	0.3
NE	723	71.9	2.9	2.6	3.0	3.8	4.5	6.1	5.1	0.1
NV	827	52.3	5.4	1.5	7.3	8.0	5.4	10.0	9.7	0.5
NH	547	62.4	4.4	6.5	6.0	5.0	3.2	5.8	6.5	0.1
NJ	3,310	54.2	8.6	10.0	6.8	4.8	4.9	9.6	1.0	(Z)
NM	781	61.0	4.5	2.0	3.5	2.5	2.3	5.1	18.6	0.6
NY	7,679	41.7	4.9	10.9	7.3	5.3	4.3	22.9	2.7	0.1
NC	3,524	64.4	3.0	2.5	3.2	4.3	3.2	2.9	16.4	0.2
ND	290	62.1	4.1	2.5	4.3	4.2	5.3	8.6	9.0	0.1
OH	4,783	67.4	3.8	5.2	4.8	4.8	3.9	5.5	4.6	0.1
OK	1,514	71.4	2.4	1.9	2.8	3.6	2.7	4.2	10.7	0.4
OR	1,453	62.8	3.3	3.0	4.2	4.3	3.8	7.8	10.3	0.6
PA	5,250	55.9	17.9	5.2	4.6	3.4	2.5	5.4	4.9	0.1
RI	440	54.8	2.9	12.3	12.8	5.2	3.4	7.5	1.0	(Z)
SC	1,754	61.5	2.3	2.5	3.3	4.4	2.4	3.2	20.3	0.1
SD	323	67.4	2.3	2.7	3.7	3.5	3.4	5.6	11.4	0.1
TN	2,439	67.3	2.8	3.4	3.4	4.4	3.1	4.3	11.0	0.2
TX	8,158	63.4	3.1	2.1	3.3	4.4	4.3	10.0	9.0	0.4
UT	769	67.7	4.9	3.8	4.8	3.6	3.9	5.8	5.1	0.3
VT	294	65.6	3.4	7.2	6.4	5.1	1.5	2.8	7.7	0.2
VA	2,904	62.3	9.6	2.1	3.3	5.0	5.3	5.9	6.4	0.1
WA	2,451	62.3	3.1	2.8	3.8	4.6	5.1	9.3	8.5	0.5
WV	845	69.1	1.6	2.6	2.9	2.6	1.5	2.4	16.9	0.4
WI	2,321	66.0	3.4	8.2	3.9	4.6	3.3	6.2	4.4	0.1
WY	224	64.9	3.6	2.5	4.6	3.0	1.9	3.2	15.9	0.4

Z Less than .05 percent.

Source: U.S. Census Bureau, "2000 Census of Population and Housing, Profiles of General Demographic Characteristics"; <<http://www.census.gov/Press-Release/www/2002/demoprofiles.html>>.

No. 949. Housing Units—Size of Units and Lot: 2003

[In thousands (120,777 represents 120,777,000), except as indicated. Preliminary. 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	Year-round units								
		Seasonal	Occupied							Vacant
			Total	Owner	Renter	North-east	Mid-west	South	West	
Total units	120,777	3,558	105,867	72,254	33,614	20,171	24,487	38,140	23,070	11,352
Rooms:										
1 room	520	57	347	13	334	131	54	33	129	117
2 rooms	1,425	133	984	58	926	320	158	211	295	308
3 rooms	10,943	616	8,621	987	7,634	2,224	1,692	2,478	2,227	1,706
4 rooms	23,363	1,306	18,562	6,974	11,588	3,385	4,074	6,611	4,492	3,495
5 rooms	27,976	789	24,431	16,814	7,617	3,944	5,760	9,688	5,040	2,756
6 rooms	24,646	409	22,554	19,055	3,499	4,325	5,374	8,398	4,457	1,683
7 rooms	14,670	149	13,842	12,647	1,195	2,554	3,352	5,033	2,903	679
8 rooms or more	17,234	101	16,526	15,705	820	3,288	4,025	5,688	3,525	608
Complete bathrooms:										
No bathrooms	2,243	518	644	272	372	168	131	216	130	1,081
1 bathroom	48,162	1,670	40,791	17,606	23,185	10,003	10,288	12,394	8,107	5,701
1 and one-half bathrooms	17,645	304	16,253	12,722	3,531	3,944	5,203	4,372	2,733	1,088
2 or more bathrooms	52,727	1,066	48,179	41,654	6,526	6,055	8,866	21,158	12,100	3,482
Square footage of unit:										
Single detached and mobile homes ¹	83,771	2,851	74,595	65,168	9,427	11,587	18,466	28,824	15,718	6,325
Less than 500	1,228	342	691	429	262	99	99	317	175	195
500 to 749	3,035	487	2,045	1,266	779	270	455	929	391	504
750 to 999	6,675	531	5,243	3,808	1,435	640	1,392	2,187	1,024	900
1,000 to 1,499	20,331	525	18,069	15,131	2,938	2,057	4,205	7,576	4,231	1,737
1,500 to 1,999	18,773	306	17,452	15,719	1,734	2,411	4,019	6,790	4,233	1,014
2,000 to 2,499	12,616	195	11,834	11,136	699	1,983	3,101	4,370	2,380	587
2,500 to 2,999	6,440	92	6,051	5,802	249	1,155	1,516	2,246	1,134	297
3,000 to 3,999	5,783	76	5,440	5,241	198	1,106	1,431	1,851	1,051	267
4,000 gr more ²	3,375	29	3,142	2,966	177	743	825	1,069	505	204
Other	5,516	267	4,627	3,670	957	1,121	1,424	1,489	594	622
Median square footage	1,709	968	1,756	1,822	1,299	1,949	1,795	1,696	1,706	1,361
Lot size:										
Single detached and attached units and mobile homes	88,678	2,856	78,995	67,305	11,690	13,030	19,110	30,399	16,455	6,828
Less than one-eighth acre	12,609	599	10,602	8,057	2,545	2,185	2,549	2,837	3,030	1,407
One-eighth to one-quarter acre	24,997	725	22,171	18,199	3,973	2,723	5,606	7,251	6,591	2,101
One-quarter to one-half acre	16,813	496	15,309	13,516	1,794	2,418	3,761	5,969	3,161	1,008
One-half up to one acre	11,363	288	10,449	9,345	1,104	2,035	2,223	4,911	1,280	626
1 to 5 acres	15,925	449	14,390	12,696	1,694	2,772	3,063	6,974	1,581	1,086
5 to 10 acres	2,574	96	2,338	2,193	145	320	657	1,017	344	140
10 acres or more	4,396	202	3,735	3,300	435	576	1,251	1,440	467	459
Median acreage	0.35	0.30	0.36	0.39	0.23	0.42	0.34	0.46	0.22	0.24

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>>.

No. 950. Occupied Housing Units—Tenure by Race of Householder: 1991 to 2003

[In thousands (93,147 represents 93,147,000), except percent. 2003 preliminary. 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	105,867
Owner occupied	59,796	61,252	63,544	65,487	68,796	72,265	72,254
Percent of occupied	64.2	64.7	65.0	65.8	66.9	68.0	68.2
Renter occupied	33,351	33,472	34,150	34,000	34,007	33,996	33,614
WHITE³							
Occupied units, total	79,140	80,029	81,611	82,154	83,624	85,292	87,512
Owner occupied	53,749	54,878	56,507	57,781	60,041	62,465	63,141
Percent of occupied	67.9	68.6	69.2	70.3	71.8	73.2	72.2
Renter occupied	25,391	25,151	25,104	24,372	23,583	22,826	24,370
BLACK³							
Occupied units, total	10,832	11,128	11,773	12,085	12,936	13,292	13,005
Owner occupied	4,635	4,788	5,137	5,457	6,013	6,318	6,192
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	6,813
HISPANIC ORIGIN⁴							
Occupied units, total	6,239	6,614	7,757	8,513	9,041	9,814	11,039
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	5,933

¹ Based on 2000 census controls. ² Includes other races, not shown separately. ³ The 2003 Current Population Survey (CPS) allowed respondents to choose more than one race. Beginning 2003 data represent persons who selected this race group only and exclude persons reporting more than one race. The CPS in prior years only allowed respondents to report one race group. See also comments on race in the text for Section 1, Population. 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>>.

No. 951. Homeownership Rates by Age of Householder and Household Status: 1985 to 2003

[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	1997	1998	1999	2000	2001	2002	2003
United States	63.9	63.9	64.7	65.7	66.3	66.8	67.4	67.8	67.9	68.3
AGE OF HOUSEHOLDER										
Less than 25 years old	17.2	15.7	15.9	17.7	18.2	19.9	21.7	22.5	22.9	22.8
25 to 29 years old	37.7	35.2	34.4	35.0	36.2	36.5	38.1	38.9	38.8	39.8
30 to 34 years old	54.0	51.8	53.1	52.6	53.6	53.8	54.6	54.8	54.9	56.5
35 to 39 years old	65.4	63.0	62.1	62.6	63.7	64.4	65.0	65.5	65.2	65.1
40 to 44 years old	71.4	69.8	68.6	69.7	70.0	69.9	70.6	70.8	71.7	71.3
45 to 49 years old	74.3	73.9	73.7	74.2	73.9	74.5	74.7	75.4	74.8	75.4
50 to 54 years old	77.5	76.8	77.0	77.7	77.8	77.8	78.5	78.2	77.9	77.9
55 to 59 years old	79.2	78.8	78.8	79.7	79.8	80.7	80.4	81.0	80.8	80.9
60 to 64 years old	79.9	79.8	80.3	80.5	82.1	81.3	80.3	81.8	81.6	81.9
65 to 69 years old	79.5	80.0	81.0	81.9	81.9	82.9	83.0	82.4	82.9	82.5
70 to 74 years old	76.8	78.4	80.9	82.0	82.2	82.8	82.6	82.5	82.5	82.0
75 years old and over	69.8	72.3	74.6	75.8	76.2	77.1	77.7	78.1	78.4	78.7
Less than 35 years old	39.9	38.5	38.6	38.7	39.3	39.7	40.8	41.2	41.3	42.2
35 to 44 years old	68.1	66.3	65.2	66.1	66.9	67.2	67.9	68.2	68.6	68.3
45 to 54 years old	75.9	75.2	75.2	75.8	75.7	76.0	76.5	76.7	76.3	76.6
55 to 64 years old	79.5	79.3	79.5	80.1	80.9	81.0	80.3	81.3	81.1	81.4
65 years and over	74.8	76.3	78.1	79.1	79.3	80.1	80.4	80.3	80.6	80.5
TYPE OF HOUSEHOLD										
Family households:										
Married-couple families	78.2	78.1	79.6	80.8	81.5	81.8	82.4	82.9	82.9	83.3
Male householder, no spouse present	57.8	55.2	55.3	54.0	55.7	56.1	57.5	57.9	57.3	57.9
Female householder, no spouse present	45.8	44.0	45.1	46.1	47.0	48.2	49.1	49.9	49.2	49.6
Nonfamily households:										
One-person	45.8	49.0	50.5	51.8	52.1	52.7	53.6	54.4	54.9	55.2
Male householder	38.8	42.4	43.8	45.2	45.7	46.3	47.4	48.2	48.6	50.0
Female householder	51.3	53.6	55.4	56.7	56.9	57.6	58.1	59.0	59.6	59.1
Other:										
Male householder	30.1	31.7	34.2	35.9	36.7	37.2	38.0	38.6	38.7	40.0
Female householder	30.6	32.5	33.0	39.5	40.3	41.5	40.6	41.0	41.9	43.1

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

No. 952. Homeownership Rates by State: 1985 to 2003

[In percent. See headnote, Table 951]

State	1985	1990	1995	2000	2002	2003	State	1985	1990	1995	2000	2002	2003
United States	63.9	63.9	64.7	67.4	67.9	68.3	Missouri	69.2	64.0	69.4	74.2	74.8	74.0
Alabama	70.4	68.4	70.1	73.2	73.7	76.2	Montana	66.5	69.1	68.7	70.2	69.4	71.5
Alaska	61.2	58.4	60.9	66.4	67.1	70.0	Nebraska	68.5	67.3	67.1	70.2	68.5	69.5
Arizona	64.7	64.5	62.9	68.0	65.6	67.0	Nevada	57.0	55.8	58.6	64.0	65.3	64.8
Arkansas	66.6	67.8	67.2	68.9	70.3	69.6	New Hampshire	65.5	65.0	66.0	69.2	69.5	74.4
California	54.2	53.8	55.4	57.1	57.7	58.9	New Jersey	62.3	65.0	64.9	66.2	66.9	66.9
Colorado	63.6	59.0	64.6	68.3	68.9	71.3	New Mexico	68.2	68.6	67.0	73.7	70.0	70.3
Connecticut	69.0	67.9	68.2	70.0	71.5	73.0	New York	50.3	53.3	52.7	53.4	54.8	54.3
Delaware	70.3	67.7	71.7	72.0	75.6	77.2	North Carolina	68.0	69.0	70.1	71.1	70.0	70.0
Dist. of Columbia	37.4	36.4	39.2	41.9	44.1	43.0	North Dakota	69.9	67.2	67.3	70.7	69.4	68.7
Florida	67.2	65.1	66.6	68.4	68.7	69.5	Ohio	67.9	68.7	67.9	71.3	72.1	72.8
Georgia	62.7	64.3	66.6	69.8	71.8	71.4	Oklahoma	70.5	70.3	69.8	72.7	69.6	69.1
Hawaii	51.0	55.5	50.2	55.2	57.9	58.3	Oregon	61.5	64.4	63.2	65.3	66.2	68.0
Idaho	71.0	69.4	72.0	70.5	73.0	74.4	Pennsylvania	71.6	73.8	71.5	74.7	74.0	73.7
Illinois	60.6	63.0	66.4	67.9	70.1	70.7	Rhode Island	61.4	58.5	57.9	61.5	59.4	59.9
Indiana	67.6	67.0	71.0	74.9	75.1	74.4	South Carolina	72.0	71.4	71.3	76.5	77.5	75.0
Iowa	69.9	70.7	71.4	75.2	73.9	73.4	South Dakota	67.6	66.2	67.5	71.2	71.5	70.9
Kansas	68.3	69.0	67.5	69.3	70.3	70.3	Tennessee	67.6	68.3	67.0	70.9	70.3	70.8
Kentucky	68.5	65.8	71.2	73.4	73.7	74.4	Texas	60.5	59.7	61.4	63.8	63.4	64.5
Louisiana	70.2	67.8	65.3	68.1	67.4	67.5	Utah	71.5	70.1	71.5	72.7	72.8	73.4
Maine	73.7	74.2	76.7	76.5	74.0	73.7	Vermont	69.5	72.6	70.4	68.7	70.3	71.4
Maryland	65.6	64.9	65.8	69.9	72.0	71.6	Virginia	68.5	69.8	68.1	73.9	74.4	75.0
Massachusetts	60.5	58.6	60.2	59.9	62.6	64.3	Washington	66.8	61.8	61.6	63.6	66.9	65.9
Michigan	70.7	72.3	72.2	77.2	76.0	75.6	West Virginia	75.9	72.0	73.1	75.9	77.2	78.1
Minnesota	70.0	68.0	73.3	76.1	77.3	77.2	Wisconsin	63.8	68.3	67.5	71.8	72.2	72.8
Mississippi	69.6	69.4	71.1	75.2	74.9	73.4	Wyoming	73.2	68.9	69.0	71.0	73.0	72.9

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

No. 953. Occupied Housing Units—Costs by Region: 2003

[[72,254 represents 72,254,000]. Preliminary. 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 954 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	72,254	12,988	17,888	26,695	14,682	100.0	100.0	100.0	100.0	100.0
Monthly housing costs:										
Less than \$300	15,044	1,372	3,463	7,871	2,336	20.8	10.6	19.4	29.5	15.9
\$300 to \$399	6,497	1,131	1,979	2,297	1,089	9.0	8.7	11.1	8.6	7.4
\$400 to \$499	5,193	1,131	1,454	1,756	853	7.2	8.7	8.1	6.6	5.8
\$500 to \$599	4,428	932	1,231	1,592	673	6.1	7.2	6.9	6.0	4.6
\$600 to \$699	4,224	811	1,241	1,617	556	5.8	6.2	6.9	6.1	3.8
\$700 to \$799	4,120	790	1,098	1,629	604	5.7	6.1	6.1	6.1	4.1
\$800 to \$999	7,386	1,375	2,049	2,621	1,342	10.2	10.6	11.5	9.8	9.1
\$1,000 to \$1,249	7,390	1,304	1,893	2,514	1,679	10.2	10.0	10.6	9.4	11.6
\$1,250 to \$1,499	5,473	1,079	1,383	1,603	1,408	7.6	8.3	7.7	6.0	9.4
\$1,500 or more	12,499	3,064	2,097	3,195	4,142	17.3	23.6	11.7	12.0	28.2
Median (dol.) ¹	738	848	666	589	983	(X)	(X)	(X)	(X)	(X)
RENTER OCCUPIED UNITS										
Total	33,614	7,182	6,599	11,444	8,388	100.0	100.0	100.0	100.0	100.0
Monthly housing costs:										
Less than \$300	3,412	886	696	1,209	621	10.2	12.3	10.5	10.6	7.4
\$300 to \$399	2,296	380	607	953	356	6.8	5.3	9.2	8.3	4.2
\$400 to \$499	3,694	689	923	1,443	640	11.0	9.6	14.0	12.6	7.6
\$500 to \$599	4,316	792	1,068	1,594	862	12.8	11.0	16.2	13.9	10.3
\$600 to \$699	4,174	810	873	1,503	988	12.4	11.3	13.2	13.1	11.8
\$700 to \$799	3,704	810	708	1,256	930	11.0	11.3	10.7	11.0	11.1
\$800 to \$999	4,563	1,040	707	1,353	1,463	13.6	14.5	10.7	11.8	17.4
\$1,000 to \$1,249	2,744	685	328	662	1,069	8.2	9.5	5.0	5.8	12.7
\$1,250 to \$1,499	1,153	298	112	243	500	3.4	4.1	1.7	2.1	6.0
\$1,500 or more	1,283	393	84	251	556	3.8	5.5	1.3	2.2	6.6
No cash rent	2,276	400	494	978	403	6.8	5.6	7.5	8.5	4.8
Median (dol.) ¹	647	679	577	602	756	(X)	(X)	(X)	(X)	(X)

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

No. 954. Occupied Housing Units—Financial Summary by Selected Characteristics of the Householder: 2003

[In thousands of units (105,867 represents 105,867,000), except as indicated. Preliminary. 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	105,867	72,254	33,614	6,192	6,813	5,106	5,933	17,355	4,276	6,062	7,908
Monthly housing costs:											
Less than \$300	18,456	15,044	3,412	1,593	1,066	937	485	7,047	905	2,727	2,002
\$300-\$399	8,792	6,497	2,296	491	479	394	335	2,882	405	708	767
\$400-\$499	8,888	5,193	3,694	434	864	272	634	1,876	454	504	1,024
\$500-\$599	8,744	4,428	4,316	378	901	292	820	1,250	445	373	919
\$600-\$699	8,398	4,224	4,174	445	847	295	820	852	444	355	738
\$700-\$799	7,824	4,120	3,704	376	753	310	732	677	289	234	577
\$800-\$999	11,949	7,386	4,563	753	856	601	890	891	372	373	564
\$1,000 or more	30,542	25,362	5,180	1,723	605	2,006	968	1,880	471	788	1,316
Median amount (dollars) ⁵	682	718	647	645	586	818	669	351	529	341	480
Monthly housing costs as percent of income: ⁶											
Less than 5 percent	5,296	5,011	285	386	49	249	38	1,130	32	31	36
5 to 9 percent	12,323	11,222	1,101	731	191	612	144	2,904	84	119	32
10 to 14 percent	14,475	11,908	2,568	958	484	695	324	2,893	188	244	93
15 to 19 percent	14,717	11,176	3,541	895	663	693	446	2,396	277	321	122
20 to 24 percent	12,567	8,479	4,088	702	731	640	668	1,701	290	311	265
25 to 29 percent	9,717	6,137	3,580	520	788	517	648	1,256	439	307	461
30 to 34 percent	7,101	4,234	2,868	415	636	415	555	944	363	280	386
35 to 39 percent	4,900	2,791	2,109	290	431	282	474	622	218	231	341
40 percent or more	19,931	9,988	9,943	1,143	2,052	933	2,173	3,031	1,747	2,994	4,259
Median amount (percent) ⁵	21	18	30	20	31	22	34	18	38	57	65
Monthly costs (dol.) ⁵ :											
Electricity	62	68	49	70	53	64	47	61	43	62	48
Piped gas	49	54	38	60	43	41	29	55	39	50	40
Fuel oil	79	81	65	78	62	78	66	77	61	69	63

¹ For persons who selected this race group only. See footnote 3 Table 950. 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 of Tables 953 and 954: 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>>

No. 955. Specified Owner-Occupied Housing Units—Value and Costs by State: 2000

[In percent, except as indicated (55,212 represents 55,212,000. As of April 1. Specified owner-occupied units are owner-occupied, one-family, attached and detached houses on less than 10 acres without a business or medical office on the property. Based on sample data from the 2000 Census of Population and Housing; see text, Section 1, and 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, 1999			
	Total (1,000)	\$99,999 or less	\$100,000 to \$199,999	\$200,000 or more			Less than 15 percent	15 to 24 percent	25 to 34 percent	35 percent or more
U.S.	55,212	40.3	38.4	21.4	119,600	1,088	36.5	31.4	15.5	15.8
AL	919	61.9	28.8	9.3	85,100	816	43.5	29.1	12.1	13.9
AK	106	22.5	57.9	19.7	144,200	1,315	32.6	33.3	17.4	16.2
AZ	1,032	35.6	45.9	18.5	121,300	1,039	34.8	31.8	16.3	16.2
AR	513	72.3	22.0	5.7	72,800	737	45.3	29.0	11.8	12.7
CA	5,528	11.6	35.5	52.9	211,500	1,478	28.0	28.7	19.3	23.2
CO	903	13.3	52.4	34.3	166,600	1,197	32.2	32.5	18.2	16.6
CT	728	12.5	50.6	36.9	166,900	1,426	31.8	32.9	17.7	17.1
DE	177	28.1	54.0	17.9	130,400	1,101	38.5	32.2	14.8	13.8
DC	76	18.6	43.5	37.8	157,200	1,291	38.2	27.0	14.6	18.6
FL	3,242	46.9	38.5	14.7	105,500	1,004	34.2	30.5	15.8	18.5
GA	1,596	43.7	39.1	17.2	111,200	1,039	36.4	32.5	15.0	15.2
HI	174	6.7	21.7	71.5	272,700	1,571	35.7	23.7	17.9	22.1
ID	255	45.2	43.9	10.9	106,300	887	36.6	32.6	15.6	14.5
IL	2,470	35.7	41.0	23.3	130,800	1,198	36.1	32.4	15.9	14.9
IN	1,379	55.3	36.4	8.3	94,300	869	42.7	32.5	12.9	11.2
IA	665	65.7	28.2	6.1	82,500	829	45.2	32.4	12.2	9.6
KS	582	61.6	29.9	8.4	83,500	888	43.5	32.8	12.5	10.5
KY	806	61.8	30.2	8.1	86,700	816	44.3	30.1	12.3	12.3
LA	865	62.3	29.2	8.5	85,000	816	45.7	27.0	11.4	14.2
ME	255	51.3	38.1	10.7	98,700	923	35.8	33.8	15.2	14.7
MD	1,179	23.1	50.3	26.6	146,000	1,296	32.1	33.7	17.6	16.1
MA	1,188	9.5	46.4	44.1	185,700	1,353	33.4	33.1	16.7	16.2
MI	2,269	41.3	41.6	17.2	115,600	972	41.8	31.5	13.2	12.7
MN	1,117	35.1	49.4	15.5	122,400	1,044	38.7	34.9	14.9	11.1
MS	532	72.5	21.8	5.7	71,400	752	42.4	27.5	12.3	16.0
MO	1,188	58.1	32.0	9.9	89,900	861	43.4	31.6	12.6	11.6
MT	165	50.5	40.2	9.3	93,500	863	38.0	30.9	15.1	11.6
NE	370	61.4	31.7	6.9	88,000	895	42.1	33.1	13.6	10.3
NV	363	15.7	63.7	20.6	142,000	1,190	28.0	32.1	19.2	19.8
NH	249	26.7	54.2	19.1	133,300	1,226	28.8	36.7	18.7	15.3
NJ	1,702	15.2	46.7	38.0	170,800	1,534	27.0	32.6	19.3	20.5
NM	340	45.2	40.3	14.6	108,100	929	40.3	27.9	14.6	16.0
NY	2,690	32.2	35.7	32.1	148,700	1,357	31.5	31.4	16.8	19.6
NC	1,616	45.3	39.7	15.0	108,300	985	37.7	31.5	14.8	15.0
ND	122	73.3	23.5	3.3	74,400	818	44.9	32.5	12.1	9.7
OH	2,613	47.7	40.8	11.4	103,700	963	38.6	33.1	14.5	13.2
OK	699	73.8	21.4	4.9	70,700	764	45.3	29.6	11.9	12.1
OR	654	17.0	56.4	26.6	152,100	1,125	32.2	32.0	17.8	17.5
PA	2,889	52.4	36.2	11.3	97,000	1,010	37.8	31.5	14.8	15.1
RI	202	20.5	61.1	18.3	133,000	1,205	30.2	33.6	18.5	17.1
SC	784	54.1	33.2	12.7	94,900	894	40.9	30.2	13.5	14.3
SD	138	68.9	26.0	5.1	79,600	828	43.4	32.5	13.0	10.4
TN	1,206	55.9	33.0	11.1	93,000	882	40.4	30.4	13.8	14.4
TX	3,850	63.3	26.9	9.8	82,500	986	40.7	31.5	13.2	13.6
UT	427	16.1	60.8	23.1	146,100	1,102	34.9	30.4	18.1	16.2
VT	106	41.0	48.2	10.8	111,500	1,021	30.1	35.6	17.7	16.2
VA	1,511	36.7	40.2	23.1	125,400	1,144	35.5	33.5	16.3	14.1
WA	1,157	15.1	48.5	36.4	168,300	1,268	30.3	31.9	19.1	18.1
WV	393	73.8	21.7	4.6	72,800	713	50.8	25.7	10.4	11.9
WI	1,122	41.9	46.1	12.0	112,200	1,024	36.8	35.1	15.6	12.0
WY	96	53.6	37.2	9.2	96,600	825	45.1	30.3	12.7	11.3

¹ For homes with a mortgage. Includes mortgages, deeds of trust, taxes, utilities, etc.

Source: U.S. Census Bureau, "2000 Census of Population and Housing, Profiles of General Demographic Characteristics"; <<http://www.census.gov/Press-Release/www/2002/demoprofiles.html>>.

No. 956. Specified Owner-Occupied Housing Units—Value and Costs by the 25 Largest Metropolitan Areas: 2000

[In percent, except as indicated (884.3 represents 884,300). As of April 1. Specified owner-occupied units are owner-occupied, one-family, attached and detached houses on less than 10 acres without a business or medical office on the property. Based on sample data from the 2000 Census of Population and Housing; see text Section 1, and Appendix III. See headnote Table 959 for information regarding metropolitan areas]

Metropolitan area	Percent of units with value of—				Median selected monthly owner costs ¹ (dol.)	Selected monthly owner costs as a percent of household income, 1999			
	Total (1,000)	\$99,999 or less	\$200,000 to \$199,999	\$200,000 or more		Median value (dol.)	Less than 15 percent	15 to 24 percent	25 to 34 percent
Atlanta, GA MSA	884.3	27.9	24.3	135,300	1,165	32.8	34.9	16.3	15.4
Boston-Worcester-Lawrence, MA-NH-ME-CT CMSA	1,067.8	7.4	46.8	192,500	1,415	32.0	34.0	17.3	16.2
Chicago-Gary-Kenosha, IL-IN-WI CMSA	1,717.3	18.4	32.0	159,000	1,347	31.5	33.1	17.8	17.0
Cincinnati-Hamilton, OH-KY-IN CMSA	439.2	38.8	15.5	116,500	1,064	36.3	35.3	15.5	12.4
Cleveland-Akron, OH CMSA	711.1	37.7	15.3	117,900	1,049	35.5	33.2	15.6	15.1
Dallas-Fort Worth, TX CMSA	1,003.7	50.0	14.6	100,000	1,148	35.7	34.9	14.9	13.7
Denver-Boulder-Greeley, CO CMSA	565.3	6.1	39.7	179,500	1,271	30.7	33.4	18.8	16.6
Detroit-Ann Arbor-Flint, MI CMSA	1,305.3	32.4	22.7	132,600	1,076	40.1	31.6	13.7	13.8
Houston-Galveston-Brazoria, TX CMSA	863.4	57.4	12.2	89,700	1,072	39.4	32.6	13.1	13.8
Kansas City, MO-KS MSA	418.0	47.3	12.4	104,700	986	39.5	34.4	13.7	11.8
Los Angeles-Riverside-Orange County, CA CMSA	2,498.4	9.6	51.0	203,300	1,494	26.4	28.3	19.5	25.0
Miami-Fort Lauderdale, FL CMSA	634.5	33.1	18.3	126,100	1,225	24.2	30.0	18.8	25.9
Minneapolis-St. Paul, MN-WI MSA	704.0	18.3	21.2	141,200	1,157	34.2	37.1	16.7	11.8
New York-Northern New Jersey-Long Island, NY-NJ-CT-PA CMSA	3,088.9	7.0	51.0	203,100	1,679	27.8	30.7	18.5	22.3
Philadelphia-Wilmington-Atlantic City, PA-NJ-DE-MD CMSA	1,456.0	37.3	18.2	122,300	1,224	32.3	32.2	16.8	17.8
Phoenix-Mesa, AZ MSA	689.5	30.5	20.5	127,900	1,088	33.0	33.1	17.0	16.2
Pittsburgh, PA MSA	601.3	62.0	8.2	86,100	937	40.2	30.8	13.7	14.4
Portland-Salem, OR-WA CMSA	453.7	8.3	31.8	165,400	1,232	29.0	32.9	19.4	18.2
Sacramento-Yolo, CA CMSA	359.8	14.2	31.2	159,700	1,298	28.7	31.6	19.4	19.7
St. Louis, MO-IL MSA	624.4	50.4	13.5	99,400	953	42.0	32.8	12.9	11.6
San Diego, CA MSA	457.3	3.5	59.8	227,200	1,541	27.7	28.4	19.9	23.2
San Francisco-Oakland-San Jose, CA CMSA	1,258.0	2.7	82.5	353,500	1,822	29.4	28.2	19.5	22.2
Seattle-Tacoma-Bremerton, WA CMSA	719.2	6.2	47.8	195,400	1,399	27.8	32.3	20.3	19.0
Tampa-St. Petersburg-Clearwater, FL MSA	540.9	55.5	11.0	93,800	938	35.1	31.6	15.5	16.9
Washington-Baltimore, DC-MD-VA-WV CMSA	1,621.6	17.4	34.2	161,600	1,382	31.7	34.6	17.7	15.5

¹ For homes with a mortgage. Includes mortgages, deeds of trust, taxes, utilities, etc.

No. 957. Specified Owner-Occupied Housing Units—Value and Costs by the 25 Largest Cities: 2000

[In percent, except as indicated (104.8 represents 104,800). As of April 1. See headnote, Table 956 for coverage]

City	Percent of units with value of—				Median selected monthly owner costs ¹ (dol.)	Selected monthly owner costs as a percent of household income, 1999				
	Total (1,000)	\$99,999 or less	\$100,000 to \$199,999	\$200,000 or more		Median value (dol.)	Less than 15 percent	15 to 24 percent	25 to 34 percent	35 percent or more
Austin, TX	104.8	35.5	40.9	23.6	124,700	1,181	34.3	34.3	16.0	14.8
Baltimore, MD	116.6	83.3	12.5	4.3	69,100	853	35.0	28.0	14.8	20.5
Boston, MA	30.5	5.8	49.5	44.7	190,600	1,370	33.1	30.9	15.0	20.0
Chicago, IL	263.9	31.3	48.3	20.5	132,400	1,216	32.6	28.7	16.2	21.2
Columbus, OH	134.0	49.0	45.3	5.7	101,400	987	30.9	36.3	17.2	15.0
Dallas, TX	173.6	55.2	25.0	19.7	89,800	1,054	38.9	29.3	13.6	16.9
Denver, CO	104.3	10.7	55.6	33.7	165,800	1,134	33.2	29.7	17.2	19.2
Detroit, MI	164.2	84.8	12.9	2.3	63,600	769	41.1	23.9	12.0	20.4
El Paso, TX	102.0	79.9	16.4	3.7	71,300	810	38.4	30.3	14.4	15.7
Houston, TX	295.5	64.4	22.6	13.0	79,300	965	41.7	28.8	12.3	15.6
Indianapolis, IN ²	172.7	51.7	39.6	8.7	98,200	928	37.6	33.6	14.5	13.5
Jacksonville, FL	157.7	61.3	30.4	8.4	87,800	902	37.2	32.4	14.2	15.2
Los Angeles, CA	412.8	4.6	39.7	55.7	221,600	1,556	27.2	24.8	17.4	29.4
Memphis, TN	130.7	73.2	19.3	7.5	72,800	838	34.0	29.4	15.1	19.8
Milwaukee, WI	82.3	73.0	24.8	2.2	80,400	863	36.7	32.5	15.0	15.0
Nashville-Davidson, TN ²	109.1	41.2	43.3	15.5	113,300	1,006	35.6	32.1	16.2	15.3
New York, NY	391.4	4.2	40.8	55.0	211,900	1,535	30.4	25.3	15.8	26.8
Philadelphia, PA	315.4	84.9	12.6	2.5	59,700	800	39.2	26.3	12.8	19.4
Phoenix, AZ	250.1	41.9	41.0	17.1	112,600	1,021	30.7	33.6	17.0	17.8
San Antonio, TX	217.3	74.9	20.4	4.7	68,800	881	40.4	30.9	13.8	13.9
San Diego, CA	188.0	4.0	34.6	61.4	233,100	1,526	29.2	28.1	19.1	22.8
San Francisco, CA	79.5	5.6	3.6	90.8	396,400	1,693	36.9	23.7	15.6	22.9
San Jose, CA	146.9	2.1	3.4	94.5	394,000	1,717	27.5	30.1	20.0	21.8
Seattle, WA	102.7	2.5	25.9	71.6	259,600	1,497	32.0	29.0	18.7	19.7
Washington, DC	76.3	18.6	43.5	37.8	157,200	1,291	38.2	27.0	14.6	18.6

¹ Includes mortgages, deeds of trust, taxes, utilities, etc. ² Represents the portion of a consolidated city that is not within one or more separately incorporated places.

Source of Tables 956 and 957: U.S. Census Bureau, "2000 Census of Population and Housing, Profiles of General Demographic Characteristics"; <<http://www.census.gov/Press-Release/www/2002/demoprofiles.html>>.

No. 958. Specified Renter-Occupied Housing Units—Gross Rent by State: 2000

[In percent, except as indicated (35,200 represents 35,200,000. As of April 1. Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more. Based on the 2000 Census of Population and Housing; see text, Section 1, and Appendix III. For definition of median, see Guide to Tabular Presentation]

State	Percent of units with gross rent of—						Median gross rent (dol.)	Gross rent as a percent of household income, 1999			
	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.	35,200	10.4	22.0	33.7	17.2	11.6	602	18.1	27.1	17.8	29.5
AL	469	20.3	34.1	26.3	6.4	2.5	447	19.6	24.0	15.1	27.4
AK	82	4.0	11.7	31.7	22.4	16.9	720	17.3	26.1	17.2	25.4
AZ	605	6.8	20.6	38.8	18.3	10.1	619	15.8	26.9	18.8	30.9
AR	310	16.6	37.1	27.5	5.8	2.0	453	19.4	25.1	15.3	26.7
CA	4,922	4.9	12.6	31.3	23.6	24.5	747	14.6	26.7	19.2	34.1
CO	534	7.2	16.3	35.2	21.4	16.4	671	15.2	28.8	20.4	30.4
CT	429	9.6	12.8	35.6	22.7	15.0	681	18.4	27.5	18.5	29.0
DE	82	10.1	14.3	41.6	19.4	8.8	639	19.5	28.6	17.8	26.7
DC	147	12.8	17.6	34.5	16.8	15.4	618	20.0	26.9	17.8	28.2
FL	1,889	7.2	18.4	38.3	20.8	10.7	641	14.6	26.3	18.6	33.0
GA	964	11.9	20.9	31.2	20.8	9.2	613	18.4	27.4	17.5	28.1
HI	174	6.7	8.6	24.8	22.8	23.8	779	14.2	23.6	17.2	29.1
ID	126	12.7	30.4	34.0	10.9	3.7	515	17.5	27.1	17.6	28.1
IL	1,488	10.6	21.2	36.1	17.5	10.8	605	20.0	28.3	17.1	28.3
IN	654	11.9	31.2	38.4	9.7	3.4	521	21.0	28.3	17.0	26.4
IA	302	17.1	35.8	31.2	7.1	2.6	470	22.4	28.2	16.8	24.8
KS	310	13.9	33.4	31.4	10.3	4.8	498	21.1	29.3	16.7	25.0
KY	449	18.9	36.8	26.2	6.1	2.1	445	20.8	25.5	16.0	25.6
LA	526	17.3	34.4	28.7	7.0	2.9	466	18.6	23.3	14.8	29.8
ME	144	16.2	30.7	32.5	10.0	3.3	497	16.9	28.1	19.2	27.4
MD	632	8.7	14.2	33.6	24.3	14.9	689	18.2	29.3	19.1	27.0
MA	932	13.0	14.1	28.7	21.8	18.8	684	18.9	26.8	19.5	28.6
MI	976	10.8	28.3	38.3	12.5	5.7	546	20.9	27.2	16.8	28.4
MN	471	14.4	23.3	35.6	15.5	7.5	566	18.7	29.5	19.6	27.1
MS	283	21.1	33.3	25.9	6.0	1.9	439	18.9	23.4	14.8	27.6
MO	633	15.1	34.9	31.8	8.6	3.3	484	20.3	28.2	16.8	26.3
MT	105	18.6	36.9	26.4	6.1	2.4	447	18.2	25.6	16.9	28.2
NE	207	14.2	34.6	32.9	8.3	3.8	491	21.4	30.2	17.2	23.5
NV	293	4.1	12.2	40.7	26.7	13.0	699	15.2	28.5	20.2	30.5
NH	141	9.0	15.8	39.9	21.5	9.8	646	18.0	31.7	19.2	25.6
NJ	1,049	7.9	8.6	31.8	29.9	18.6	751	18.5	27.6	18.3	29.9
NM	201	13.4	31.3	28.9	10.8	5.8	503	16.6	24.5	16.8	30.5
NY	3,302	10.2	15.7	32.5	21.2	17.3	672	19.1	24.2	16.9	33.4
NC	944	11.2	26.8	34.7	13.7	5.3	548	19.3	27.2	16.3	26.7
ND	83	22.9	40.7	21.9	3.9	1.7	412	22.7	28.9	15.4	22.6
OH	1,353	12.7	32.0	36.1	10.3	4.0	515	20.5	28.1	17.0	27.4
OK	414	15.2	39.6	27.5	6.4	2.6	456	19.8	26.4	16.0	26.7
OR	468	7.4	18.9	42.4	18.0	9.4	620	14.7	28.0	19.6	32.2
PA	1,349	13.0	28.9	33.7	12.4	6.3	531	19.2	26.6	17.3	28.6
RI	163	15.6	22.6	38.5	12.9	6.5	553	18.7	26.5	19.4	28.9
SC	421	14.1	29.1	33.0	9.7	4.1	510	19.1	26.1	15.4	26.8
SD	88	22.9	35.7	25.3	4.7	2.0	426	20.9	29.2	16.3	22.7
TN	657	15.3	30.0	33.3	10.1	3.7	505	18.9	26.7	17.3	27.2
TX	2,649	9.1	25.1	37.1	15.4	7.9	574	18.8	28.8	17.4	27.1
UT	199	7.7	21.0	42.2	15.3	8.5	597	18.1	28.7	18.8	27.7
VT	67	11.6	25.2	38.1	14.0	5.4	553	15.9	27.7	20.1	29.5
VA	843	9.3	18.9	30.7	20.3	15.0	650	18.2	29.3	18.5	26.3
WA	796	7.3	16.4	36.4	21.6	14.0	663	15.1	28.4	19.8	30.8
WV	176	22.8	38.8	19.7	3.3	1.2	401	18.9	21.3	14.6	28.3
WI	642	10.5	29.5	39.7	12.3	4.3	540	21.1	30.8	17.5	25.4
WY	56	16.4	42.0	23.6	5.5	2.7	437	24.1	26.3	15.2	23.3

¹ Includes units with no cash rent.

Source: U.S. Census Bureau, "2000 Census of Population and Housing, Profiles of General Demographic Characteristics"; <<http://www.census.gov/Press-Release/www/2002/demoprofiles.html>>.

No. 959. Specified Renter-Occupied Housing Units—Gross Rent by the 25 Largest Metropolitan Areas: 2000

[In percent, except as indicated (501.9 represents 501,900). As of April 1. Specified renter-occupied units include all renter-occupied units except 1-unit attached or detached houses on 10 acres or more. Based on sample data from the 2000 Census of Population and Housing; see text Section 1, and Appendix III. Covers metropolitan statistical areas (MSA's) and consolidated metropolitan statistical areas (CMSA's) as defined by the U.S. Office of Management and Budget as of June 30, 1999. For definitions and components of metropolitan areas see Appendix II. For definition of median, see Guide to Tabular Presentation]

Metropolitan area	Percent of units with gross rent of—					Gross rent as a percent of household income, 1999			
	Total ¹ (1,000)	\$499 or less	\$500 to \$749	\$750 or more	Median gross rent (dol.)	Less than 15 percent	15 to 24 percent	25 to 34 percent	35 percent or more
Atlanta, GA MSA	501.9	16.3	33.0	48.0	746	17.1	29.9	19.4	28.5
Boston-Worcester-Lawrence, MA-NH-ME-CT CMSA	847.2	23.6	28.3	44.9	720	18.7	27.6	19.6	28.3
Chicago-Gary-Kenosha, IL-IN-WI CMSA	1,145.5	23.5	39.0	34.8	659	19.2	28.7	17.5	29.1
Cincinnati-Hamilton, OH-KY-IN CMSA	250.3	45.4	34.4	16.7	516	21.2	28.9	16.9	27.4
Cleveland-Akron, OH CMSA	360.8	38.9	39.5	17.6	545	18.9	27.6	17.6	29.3
Dallas-Fort Worth, TX CMSA	750.9	17.7	42.9	32.8	649	18.9	32.0	19.0	25.4
Denver-Boulder-Greeley, CO CMSA	334.3	21.2	35.8	42.7	706	15.1	29.3	21.0	30.5
Detroit-Ann Arbor-Flint, MI CMSA	574.0	33.0	39.9	23.4	584	21.2	26.9	16.5	29.0
Houston-Galveston-Brazoria, TX CMSA	643.0	30.6	41.5	24.7	589	20.3	30.0	17.4	26.2
Kansas City, MO-KS MSA	219.9	34.2	39.8	21.9	575	20.2	31.2	17.6	24.7
Los Angeles-Riverside-Orange County, CA CMSA	2,412.5	16.2	35.0	46.4	733	14.2	26.3	19.1	35.2
Miami-Fort Lauderdale, FL CMSA	526.4	20.8	36.9	39.3	689	12.3	24.1	18.9	37.7
Minneapolis-St. Paul, MN-WI MSA	310.9	24.7	41.7	31.5	641	17.3	30.9	20.3	28.0
New York-Northern New Jersey-Long Island, NY-NJ-CT-PA CMSA	3,627.1	19.8	30.4	47.2	740	19.5	24.9	17.2	32.5
Philadelphia-Wilmington-Atlantic City, PA-NJ-DE-MD CMSA	695.1	24.0	38.9	33.0	651	17.3	26.8	17.7	31.2
Phoenix-Mesa, AZ MSA	381.2	20.4	41.6	34.3	661	15.3	28.2	19.7	30.9
Pittsburgh, PA MSA	275.0	50.3	31.3	12.3	482	20.2	25.7	17.2	28.5
Portland-Salem, OR-WA CMSA	317.1	18.8	45.0	33.4	660	14.8	29.7	20.2	30.9
Sacramento-Yolo, CA CMSA	255.9	20.6	40.6	36.2	673	14.9	27.6	19.1	33.8
St. Louis, MO-IL MSA	287.5	42.7	37.1	15.5	525	20.6	28.4	16.5	27.6
San Diego, CA MSA	441.6	13.0	33.4	49.4	761	12.6	27.0	20.3	34.1
San Francisco-Oakland-San Jose, CA CMSA	1,072.2	11.0	17.2	69.2	968	16.4	28.5	19.7	31.0
Seattle-Tacoma-Bremerton, WA CMSA	514.8	16.9	35.7	44.1	723	14.9	29.8	20.6	29.8
Tampa-St. Petersburg-Clearwater, FL MSA	294.3	27.8	42.6	25.5	608	15.7	28.3	19.0	30.7
Washington-Baltimore, DC-MD-VA-WV CMSA	996.7	19.1	29.9	47.5	744	18.6	30.3	19.2	26.2

¹ Includes units with no cash rent.

No. 960. Specified Renter-Occupied Housing Units—Gross Rent by the 25 Largest Cities: 2000

[In percent, except as indicated (146.1 represents 146,100). As of April 1. See headnote, Table 959 for coverage]

City	Percent of units with gross rent of—						Gross rent as a percent of household income, 1999				
	Total ¹ (1,000)	\$299 or less	\$300 to \$499	\$500 to \$749	\$750 to \$1,000 or more	Median gross rent (dol.)	Less than 15 percent	15 to 24 percent	25 to 34 percent	35 percent or more	
Austin, TX	146.1	3.2	9.0	41.0	28.9	16.1	724	14.4	28.3	19.4	33.5
Baltimore, MD	127.6	19.3	29.8	34.3	9.7	4.3	498	18.8	23.7	17.9	33.0
Boston, MA	162.1	15.6	8.8	19.2	24.0	30.5	803	17.2	24.2	20.0	32.1
Chicago, IL	596.1	10.1	18.8	39.6	17.4	12.1	616	19.3	27.4	16.9	30.8
Columbus, OH	153.3	8.1	23.5	46.5	14.9	5.3	586	18.3	30.3	18.0	29.0
Dallas, TX	256.1	5.4	19.2	45.3	18.4	10.0	623	18.8	30.6	19.2	26.8
Denver, CO	113.4	9.5	18.1	37.6	19.8	13.0	631	16.5	28.4	20.3	30.6
Detroit, MI	150.8	13.5	37.4	33.8	8.5	2.8	486	21.1	21.2	14.8	33.9
El Paso, TX	70.3	17.3	35.3	30.7	8.3	3.3	474	15.9	25.1	18.9	32.0
Houston, TX	388.6	5.1	27.9	42.0	14.9	7.8	575	19.9	29.5	17.7	27.0
Indianapolis, IN ²	132.1	7.3	26.9	45.5	13.8	4.2	567	18.6	30.3	17.9	28.5
Jacksonville, FL	104.5	10.3	21.0	40.3	18.5	5.8	598	17.5	30.1	18.8	26.8
Los Angeles, CA	782.2	5.7	15.8	38.4	20.7	17.5	672	14.1	24.4	18.8	37.1
Memphis, TN	110.4	12.9	26.5	40.5	13.0	3.8	548	17.7	26.2	17.7	31.8
Milwaukee, WI	126.7	10.3	32.5	42.4	9.2	3.7	527	18.8	27.6	17.0	32.0
Nashville-Davidson, TN ²	103.1	11.0	16.6	44.8	17.4	7.3	614	17.1	29.9	20.1	27.8
New York, NY	2,108.5	11.0	12.0	32.2	23.5	19.4	705	20.5	23.5	16.4	33.7
Philadelphia, PA	240.0	10.9	24.8	38.3	14.7	7.5	569	16.1	22.9	15.9	36.0
Phoenix, AZ	183.0	5.3	19.2	44.3	19.5	9.2	622	15.6	28.3	20.3	30.9
San Antonio, TX	169.7	10.7	28.1	37.9	13.3	6.0	549	17.5	29.7	18.3	28.0
San Diego, CA	227.2	4.1	11.0	31.4	23.6	25.9	763	12.8	26.6	20.0	34.4
San Francisco, CA	214.2	7.6	9.1	18.1	19.6	43.6	928	20.9	28.2	18.6	28.2
San Jose, CA	105.4	3.5	4.2	9.2	21.3	59.9	1,123	14.3	28.6	20.9	32.3
Seattle, WA	133.3	8.6	9.7	35.3	24.3	20.2	721	14.6	29.4	21.5	30.6
Washington, DC	146.9	12.8	17.6	34.5	16.8	15.4	618	20.0	26.9	17.8	28.2

¹ Includes units with no cash rent. ² Represents the portion of a consolidated city that is not within one or more separately incorporated places.

Source of Tables 959 and 960: U.S. Census Bureau, "2000 Census of Population and Housing, Profiles of General Demographic Characteristics"; <<http://www.census.gov/Press-Release/www/2002/demoprofiles.html>>.

No. 961. Mortgage Characteristics—Owner Occupied Units: 2003

[In thousands (72,254 represents 72,254,000). Preliminary. As of fall. Based on the American Housing Survey; see Appendix III]

Mortgage characteristic	Housing unit characteristics			Household characteristics				
	Total owner-occupied units	New construction ¹	Mobile homes	Black ²	Hispanic ³	Elderly ⁴	Moved in past year	Below poverty level
ALL OWNERS								
Total	72,254	4,688	5,518	6,192	5,106	17,355	5,627	6,062
Mortgages currently on property:								
None, owned free and clear	25,012	798	3,109	2,026	1,454	12,475	1,088	3,613
Regular and home equity mortgages ..	45,495	3,787	2,313	3,976	3,537	4,451	4,410	2,219
Regular mortgage only	42,282	3,694	2,218	3,796	3,445	3,602	4,314	2,074
Home equity lump sum mortgage	3,795	187	88	263	171	457	172	127
Home equity line of credit	7,212	415	87	307	295	985	341	194
Not reported	1,699	103	96	189	111	385	129	214
Number of regular and home equity mortgages:								
1 mortgage	33,449	2,949	2,072	3,076	2,865	3,309	3,514	1,609
2 mortgages	8,126	601	119	473	457	544	585	201
3 mortgages or more	853	50	4	58	40	85	53	43
Type of home equity mortgage:								
Regular and home equity lump sum ⁵ ..	2,375	136	23	145	120	158	123	68
With home equity line of credit	449	22	-	26	16	50	23	15
No home equity line of credit	1,905	114	23	119	100	105	98	52
Regular no home equity lump sum ⁵ ..	39,908	3,558	2,195	3,651	3,325	3,445	4,191	2,007
With home equity line of credit	4,699	346	54	200	233	327	265	94
No home equity line of credit	32,221	3,032	2,023	3,084	2,921	2,617	3,676	1,560
Home equity lump sum no regular ⁵ ..	1,420	51	65	117	51	300	49	60
With home equity line of credit	271	5	3	19	6	58	6	-
No home equity line of credit	1,126	42	61	97	45	242	39	55
No regular or home equity lump sum ⁵ ..	28,551	944	3,235	2,279	1,610	13,453	1,264	3,928
With home equity line of credit	1,793	42	30	63	41	549	47	85
No home equity line of credit	25,060	798	3,109	2,027	1,459	12,518	1,088	3,629
OWNERS WITH ONE OR MORE REGULAR OR LUMP SUM HOME EQUITY MORTGAGES, 2003								
Total ⁵	43,703	3,745	2,283	3,914	3,496	3,902	4,363	2,134
Type of primary mortgage:								
FHA	5,329	490	103	924	751	283	615	298
VA	1,985	227	53	272	142	155	231	76
RHS/RD ⁶	394	28	7	47	47	48	58	41
Other types	32,557	2,801	1,956	2,246	2,346	2,799	3,170	1,321
Mortgage origination:								
Placed new mortgage(s)	43,340	3,738	2,258	3,847	3,443	3,871	4,329	2,094
Primary obtained when property acquired	26,299	2,896	1,921	2,901	2,438	2,114	4,179	1,532
Obtained later	17,041	842	338	947	1,005	1,757	159	562
Assumed	278	7	22	41	27	27	27	32
Wrap-around	8	-	-	2	6	-	3	-
Combination of the above	76	-	3	15	6	4	5	9
Payment plan of primary mortgage:								
Fixed payment, self amortizing	36,246	3,205	1,951	3,140	2,981	2,936	3,554	1,515
Adjustable rate mortgage	1,696	128	49	147	137	136	179	57
Adjustable term mortgage	114	3	3	15	2	30	11	12
Graduated payment mortgage	287	37	11	21	16	2	76	25
Balloon	408	35	59	23	21	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 ⁹ ..	4,235	317	68	323	272	255	384	153
Fixed payment, self amortizing	3,374	233	55	267	214	197	291	119
Adjustable rate mortgage	183	26	2	2	16	1	26	5
Adjustable term mortgage	129	13	11	6	21	11	7	-
Graduated payment mortgage	18	-	-	-	-	-	3	3
Balloon	104	6	1	15	4	18	3	-
Other	5	-	-	-	-	-	-	-
Combination of the above	79	5	-	2	5	5	9	-
Reason primary refinanced:								
Units with a refinanced primary mortgage ⁷	16,601	940	292	862	1,050	1,224	195	419
To get a lower interest rate	14,924	906	214	732	915	958	184	347
To increase payment period	377	24	8	15	22	40	5	12
To reduce payment period	1,931	97	20	73	124	100	7	55
To renew or extend a loan that has fallen due	145	6	7	29	10	19	-	7
To receive cash	1,925	35	34	100	161	228	13	71
Other reason	1,372	45	61	91	122	145	17	38
Cash received in primary mortgage refinance:								
Units receiving refinance cash	1,915	35	34	100	161	228	13	71
Median amount received (dol.)	25,041	-	-	16,383	22,954	20,953	-	18,426

- 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 950. 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>>.

No. 962. Occupied Housing Units—Neighborhood Indicators by Selected Characteristics of the Householder: 2003

[In thousands (105,867 represents 105,867,000). Preliminary. 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	105,867	72,254	33,614	6,192	6,813	5,106	5,933	17,355	4,276	6,062	7,908
Street noise or traffic present . . .	27,878	16,461	11,416	1,747	2,615	1,196	1,889	4,081	1,362	1,583	2,927
Condition not bothersome	16,544	9,720	6,824	1,034	1,601	632	1,064	2,771	968	948	1,740
Condition bothersome	11,236	6,712	4,524	711	993	564	815	1,303	384	629	1,161
So bothersome they want to move	4,142	2,154	1,988	277	540	205	396	289	121	221	557
Neighborhood crime present	15,489	8,404	7,084	1,228	2,063	710	1,378	1,634	618	880	1,906
Condition not bothersome	6,394	3,614	2,780	460	792	272	447	876	311	386	723
Condition bothersome	9,021	4,771	4,250	765	1,252	438	919	756	295	493	1,165
So bothersome they want to move	3,721	1,503	2,218	305	749	182	511	192	95	210	723
Odors present	5,639	3,208	2,431	393	663	318	545	641	207	387	744
Condition not bothersome	2,059	1,235	824	134	191	127	163	275	88	145	245
Condition bothersome	3,556	1,961	1,595	254	471	185	378	365	111	241	498
So bothersome they want to move	1,407	558	849	99	265	62	241	65	29	93	290
Other problems:											
Noise	2,486	1,391	1,095	150	228	145	200	296	93	85	281
Litter or housing deterioration . . .	1,903	1,185	718	213	193	100	147	265	51	91	214
Poor city or county services	780	494	286	120	102	51	66	101	23	52	82
People	4,015	2,363	1,652	295	390	202	324	476	133	235	467
With public transportation	57,900	34,188	23,712	3,839	5,462	3,265	4,733	8,077	3,087	2,567	5,682
Household uses it at least weekly	11,346	4,007	7,339	892	2,235	625	2,030	750	951	425	2,330
Household uses it less than weekly	8,748	5,164	3,584	677	894	458	658	1,068	538	372	869
Household does not use	36,640	24,431	12,210	2,207	2,182	2,150	1,985	6,104	1,536	1,703	2,348
Not reported	1,166	587	579	63	151	32	60	155	62	66	135
No public transportation	44,232	35,579	8,653	2,173	1,128	1,673	1,077	8,713	1,078	3,239	1,982
Not reported	3,736	2,487	1,249	181	223	168	123	565	111	256	244
Police protection:											
Satisfactory	93,971	64,484	29,487	5,263	5,721	4,474	5,101	15,647	3,924	4,991	6,673
Unsatisfactory	7,731	5,240	2,491	659	706	475	596	1,096	176	740	762
Not reported	4,165	2,530	1,635	271	386	158	236	611	176	331	473
Secured communities ⁴ :											
Community access secured with walls or fences	6,993	3,039	3,954	232	890	322	1,007	926	505	216	806
Community access not secured	97,861	68,560	29,301	5,890	5,822	4,745	4,884	16,242	3,715	5,759	6,998
Secured multiunits ⁴ :											
Multiunit access secured	5,288	910	4,377	88	989	82	744	361	1,007	72	1,061
Multiunit access not secured	19,261	2,427	16,834	231	3,599	277	3,194	674	1,944	225	4,019
Not reported	450	66	384	10	112	7	57	15	51	6	92
Senior citizen communities:											
Households with persons 55 years old and over ⁵	40,358	32,523	7,836	2,658	1,405	1,802	1,059	17,355	4,276	3,883	2,217
Community age restricted ⁵	2,051	1,024	1,026	27	150	38	89	786	884	158	366
Community quality:											
Some or all activities present in community center or clubhouse	38,249	24,878	13,371	2,073	2,748	1,614	2,139	6,364	2,172	1,832	2,966
Golf in the community	23,347	14,215	9,132	1,140	1,964	882	1,333	4,151	1,653	1,057	1,889
Trails in the community	10,992	8,452	2,540	375	288	377	299	2,305	330	563	473
Shuttle bus	18,329	13,010	5,319	871	801	791	764	2,936	708	846	904
Daycare	10,006	6,197	3,809	483	577	398	651	2,085	989	521	967
Private or restricted beach, park or shoreline	15,562	10,430	5,132	1,206	1,321	706	991	2,317	628	834	1,317
Trash, litter or junk on street: ⁶											
None	93,860	65,784	28,076	5,238	5,240	4,404	4,773	16,003	3,770	5,237	6,165
Minor accumulation	6,677	3,176	3,501	517	919	378	729	645	292	447	1,071
Major accumulation	2,628	1,367	1,261	214	401	176	306	293	85	157	455
Not reported	2,702	1,926	776	223	254	148	125	413	130	222	216

¹ For persons who selected this race group only. See footnote 3 Table 950. ² Persons of Hispanic origin may be of any race. ³ Householders 65 years old and over. ⁴ Public access is restricted (walls, gates, private security). Includes high rise apartments, retirement communities, resorts, etc. ⁵ At least one family member must be aged 55 years old or older. ⁶ Or on any properties within 300 feet. \$del

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>>

No. 963. Heating Equipment and Fuels for Occupied Units: 1995 to 2003

[(97,692 represents 97,692,000) 2003 preliminary. 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.	97,692	99,487	102,803	106,261	105,867	100.0	100.0
Heating equipment:							
Warm air furnace.	53,165	58,603	62,018	65,262	65,429	54.4	61.8
Heat pumps.	9,406	11,101	10,992	11,080	11,355	9.6	10.7
Steam or hot water.	13,669	12,929	13,153	13,441	13,252	14.0	12.5
Floor, wall, or pipeless furnace.	4,963	5,588	5,310	5,343	5,299	5.1	5.0
Built-in electric units.	7,035	4,531	4,939	5,063	4,772	7.2	4.5
Room heaters with flue.	1,620	1,584	1,624	1,542	1,419	1.7	1.3
Room heaters without flue.	1,642	1,754	1,790	1,558	1,496	1.7	1.4
Fireplaces, stoves, portable heaters or other.	5,150	2,780	2,434	2,571	2,404	5.3	2.3
None.	1,043	617	544	401	441	1.1	0.4
House main heating fuel:							
Utility gas.	49,203	51,052	52,366	54,689	54,907	50.4	51.9
Fuel oil, kerosene, etc.	12,029	10,855	10,750	10,473	10,142	12.3	9.6
Electricity.	26,771	29,202	31,142	32,590	32,391	27.4	30.6
Bottled, tank, or LP gas.	4,251	5,398	5,905	6,079	6,111	4.4	5.8
Coal or coke.	210	183	168	128	127	0.2	0.1
Wood and other fuel.	4,186	2,177	1,927	1,902	1,746	4.3	1.6
None.	1,043	620	544	401	443	1.1	0.4
Cooking fuel:							
Electricity.	57,621	58,818	61,315	63,685	62,882	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	61	0.6	(Z)
None.	287	474	367	349	313	0.3	0.3

Z Less than .05 percent. 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>>

No. 964. Occupied Housing Units—Housing Indicators by Selected Characteristics of the Householder: 2003

[In thousands of units (105,867 represents 105,867,000). Preliminary. 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	105,867	72,254	33,614	6,192	6,813	5,106	5,933	17,355	4,276	6,062	7,908
Amenities:											
Porch, deck, balcony or patio.	89,581	66,029	23,552	5,318	4,539	4,580	3,863	15,627	2,645	5,286	5,123
Usable fireplace.	35,449	31,585	3,864	1,852	537	1,647	547	6,445	294	1,580	520
Separate dining room.	50,708	41,326	9,382	3,775	2,030	2,567	1,529	9,284	900	2,959	1,869
With 2 or more living rooms or recreation rooms.	30,236	28,137	2,099	1,988	341	1,351	194	5,864	209	1,327	328
Garage or carport with home.	65,274	54,684	10,590	3,527	1,292	3,797	1,870	13,342	1,263	3,721	1,729
Cars and trucks available:											
No cars, trucks, or vans.	9,078	2,413	6,665	491	2,083	176	1,302	1,534	1,879	710	2,995
Other households without cars.	12,785	9,021	3,763	526	445	783	860	1,456	233	831	760
1 car with or without trucks or van.	50,929	33,986	16,943	2,952	3,444	2,295	2,693	10,245	1,895	3,273	3,439
2 cars.	25,178	19,887	5,290	1,702	705	1,290	904	3,458	227	997	606
3 or more cars.	7,898	6,946	952	522	136	562	174	661	42	251	109
Selected deficiencies:											
Signs of rats in last 3 months.	830	410	419	61	126	73	154	86	38	77	148
Holes in floors.	976	420	556	67	162	47	138	81	35	67	213
Open cracks or holes.	5,228	2,664	2,564	371	740	215	464	443	165	363	764
Broken plaster or peeling paint (interior of unit).	2,339	1,102	1,236	213	352	90	272	216	78	174	423
No electrical wiring.	73	44	29	2	-	-	11	8	10	16	12
Exposed wiring.	640	388	252	27	39	49	42	86	17	50	82
Rooms without electric outlet.	1,487	838	649	117	147	61	123	170	45	88	215
Water leakage. ⁴	8,480	4,824	3,656	494	895	350	614	714	253	392	922

- Represents or rounds to zero. ¹ For persons who selected this race group only. See footnote 3 Table 950. 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>>

No. 965. 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
One	29.3	5.8	6.4	9.8	7.3	8.5	8.6	6.5	5.7
Two	38.4	8.1	8.2	13.7	8.4	6.4	8.5	10.7	12.8
Three	23.3	3.8	5.9	9.2	4.3	2.5	3.8	6.1	10.9
Four	10.2	1.6	2.7	3.9	2.0	0.6	1.4	2.6	5.7
Five 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
One	27.3	5.3	5.9	9.7	6.5	3.7	5.1	7.0	11.4
Two	7.9	1.4	1.8	3.3	1.4	0.9	1.5	2.2	3.2
Three 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	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/detailtables.html>> (accessed 04 May 2004).

No. 966. Net Stock of Residential Fixed Assets: 1992 to 2002

[In billions of dollars (6,758.9 represents \$6,758,900,000,000). End of year estimates]

Item	1992	1995	1996	1997	1998	1999	2000	2001	2002
Total residential fixed assets	6,758.9	8,029.4	8,469.4	8,930.8	9,511.3	10,211.8	10,911.9	11,739.8	12,229.0
By type of owner and legal form of organization:									
Private	6,599.9	7,841.2	8,272.9	8,734.0	9,304.4	9,991.8	10,680.2	11,493.0	11,988.1
Corporate	69.7	76.7	80.1	84.9	90.3	94.9	100.0	105.7	109.5
Noncorporate	6,530.3	7,764.5	8,192.8	8,649.1	9,214.1	9,896.9	10,580.2	11,387.4	11,878.7
Government	159.0	188.2	196.5	196.8	206.9	219.9	231.7	246.7	240.9
Federal	52.8	61.6	63.7	65.9	68.7	72.2	75.4	79.5	81.8
State and local	106.2	126.6	132.7	130.9	138.2	147.7	156.4	167.2	159.1
By tenure group: ¹									
Owner occupied	4,928.6	5,988.0	6,344.3	6,712.5	7,174.7	7,752.3	8,327.3	9,012.9	9,437.4
Farm	50.4	51.3	52.2	57.9	62.0	67.0	72.2	77.3	79.6
Nonfarm	4,878.2	5,936.7	6,292.2	6,654.6	7,112.7	7,685.3	8,255.1	8,935.6	9,357.8
Tenant-occupied	1,804.1	2,012.6	2,095.5	2,187.9	2,304.8	2,425.7	2,548.8	2,688.5	2,752.2

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, *Survey of Current Business*, May 2004 issue, and <<http://www.bea.gov/nea/dn/FA2004/index.asp>> (accessed 03 June 2004)

No. 967. Expenditures by Residential Property Owners for Improvements and Maintenance and Repairs by Type of Property and Activity: 1990 to 2003

[In millions of dollars (115,432 represents \$115,432,000,000) Based on personal interviews and mail surveys¹ see source for details]

Year and type of expenditure				Additions and alterations					Maintenance and repairs
	Total	1-unit properties with owner occupant	Other properties	To structures			To property outside of structures	Major replacements	
				Total	Additions	Alterations			
1990	115,432	63,441	51,991	39,929	9,160	23,510	7,261	19,700	55,800
1993	121,899	77,626	44,273	53,512	16,381	27,657	9,472	22,604	45,785
1994	130,625	85,903	44,722	56,835	12,906	30,395	13,534	26,606	47,185
1995	124,971	79,003	45,968	51,011	11,197	29,288	10,526	26,928	47,032
1996	131,362	84,462	46,900	64,513	17,388	32,889	14,235	26,738	40,108
1997	133,577	90,677	42,900	65,222	14,575	37,126	13,523	27,210	41,145
1998	133,693	96,159	37,534	62,971	11,897	38,787	12,287	28,741	41,980
1999	142,900	95,778	47,122	72,056	16,164	42,058	13,833	28,493	42,352
2000	152,975	100,161	52,814	77,979	18,189	40,384	19,407	32,760	42,236
2001	157,765	105,997	51,768	77,560	14,133	47,208	16,218	32,714	47,491
2002, total¹	173,324	116,192	57,132	88,708	20,624	49,566	18,518	37,238	47,379
Heating and air conditioning ²	11,232	7,163	4,069	2,369	(NA)	2,369	(NA)	6,305	2,558
Plumbing	14,062	5,857	8,205	3,982	(NA)	2,572	1,411	4,470	5,610
Roofing	12,236	7,715	4,521	(NA)	(NA)	(NA)	(NA)	8,936	3,300
Painting	14,685	6,802	7,884	(NA)	(NA)	(NA)	(NA)	(NA)	14,685
2003, total¹	176,899	115,876	61,023	93,458	20,994	55,028	17,435	39,347	44,094
Heating and air conditioning ²	13,026	7,344	5,682	2,429	(NA)	2,429	(NA)	8,220	2,377
Plumbing	10,332	4,597	5,811	1,797	(NA)	1,326	471	4,480	4,055
Roofing	12,259	6,976	5,283	(NA)	(NA)	(NA)	(NA)	7,525	4,734
Painting	14,965	6,513	8,452	(NA)	(NA)	(NA)	(NA)	(NA)	14,965

NA Not available. ¹ Includes types of expenditures not separately specified. ² Central air-conditioning.

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

No. 968. Home Remodeling—Work Done and Amount Spent: 2003

[In thousands, except percent (3,785 represents 3,785,000). As of fall 2003. 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		Work done by—		Amount spent (dol.)		
	Number	Percent of households	Household member	Outside contractor	Under \$1,000	\$1,000 to \$2,999	Over \$3,000
Conversion of garage/attic/basement into living space	3,785	1.8	2,302	836	793	931	1,322
Remodel bathroom	13,893	6.6	9,005	3,120	6,206	3,132	1,969
Remodel kitchen	9,387	4.5	5,115	2,816	2,866	1,427	3,050
Remodel bedroom	8,656	4.1	6,585	1,105	5,188	1,296	756
Remodel/convert room to home office	2,115	1.0	1,708	217	1,140	276	278
Remodel other rooms	8,143	3.9	5,663	1,325	3,587	1,496	1,344
Add bathroom	1,606	0.8	836	443	2,433	2,329	523
Add/extend garage	1,095	0.5	559	2,427	2,155	2,179	542
Add other rooms—exterior addition	1,814	0.9	743	735	2,181	2,202	1,201
Add deck/porch/patio	5,568	2.7	3,075	1,661	1,308	2,022	1,248
Roofing	10,408	5.0	2,894	5,984	2,462	2,257	3,750
Siding - vinyl/metal	3,533	1.7	1,099	1,680	660	687	1,348
Aluminum windows	1,384	0.7	380	728	301	390	267
Clad-wood/Wood windows	1,007	0.5	374	344	208	2154	327
Vinyl windows	4,202	2.0	1,530	2,044	969	1,359	1,114
Ceramic tile floors	7,115	3.4	3,671	2,501	3,734	1,156	837
Hardwood floors	4,539	2.2	2,042	1,619	1,322	1,233	962
Laminate flooring	3,697	1.8	2,025	1,311	1,790	1,100	2,253
Vinyl flooring	4,665	2.2	2,385	1,716	2,967	668	2102
Carpeting	9,999	4.8	2,574	6,143	4,114	3,188	1,179
Kitchen cabinets	4,911	2.3	2,126	1,622	1,307	888	1,240
Kitchen counter tops	5,130	2.5	1,871	2,016	1,765	971	1,038
S Skylights	788	0.4	232	421	415	217	115
Exterior doors	6,083	2.9	3,049	2,239	3,522	923	255
Interior doors	3,694	1.8	2,043	967	2,104	419	222
Garage doors	4,412	2.1	1,036	2,637	2,322	957	237
Concrete or masonry work	4,959	2.4	2,125	2,205	2,136	960	1,052
Swimming pool—in ground	463	0.2	239	235	254	245	2310
Wall paneling	1,340	0.6	822	2186	696	2148	215
Ceramic wall tile	2,354	1.1	1,296	736	1,420	367	298

¹ Includes no response and amount unknown. ² Figure does not meet standards of reliability or precision.

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

No. 969. Commercial Office Space—Overview for Selected Market Areas: 2003

[As of mid-October (4,180,727 represents 4,180,727,000). For the 76 market areas with the highest vacancy rates in 2003. 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 ¹ absorption (1,000 sq. ft.)
United States, all market areas² . . .	4,180,727	674,367	16.13	56,456	22,791
Akron	4,102	707	17.24	46	-104
Allentown	5,882	1,969	33.48	-	-1,008
Atlanta	149,902	32,906	21.95	881	-1,018
Austin	33,548	6,467	19.28	525	221
Baltimore	51,243	8,732	17.04	881	1,538
Batavia	482	80	16.66	22	2
Binghamton	4,788	676	14.11	18	-
Boston	140,535	29,505	20.99	2,472	-1,162
Bridgeport/Stratford	6,472	1,208	18.67	-	-42
Charleston	5,405	773	14.31	409	120
Charlotte	33,575	4,746	14.14	781	655
Chicago	237,109	44,678	18.84	2,572	-1,230
Cincinnati	30,158	6,305	20.91	189	-560
Cleveland	37,296	6,787	18.20	-	-1,007
Columbia	5,400	749	13.87	360	121
Columbus	39,459	6,014	15.24	284	138
Corpus Christi	2,702	401	14.86	30	50
Dallas	208,546	45,697	21.91	2,047	-3,916
Dayton	13,730	1,972	14.36	-	98
Denver	113,098	18,966	16.77	285	256
Detroit	92,878	13,357	14.38	258	-
El Paso	8,090	1,999	24.71	-	-140
Fort Worth	20,237	3,836	18.95	-	-1,268
Grand Rapids	11,893	1,694	14.25	244	26
Greensboro, High-Point, Winston-Salem	16,254	3,043	18.72	-	70
Greenville	6,985	1,765	25.26	-	-1,045
Hartford	22,595	4,733	20.95	-	-233
Indianapolis	26,745	4,988	18.65	191	367
Jacksonville	19,983	3,521	17.62	248	2,167
Kansas City	43,571	7,945	18.23	1,270	818
Lake Charles	646	161	24.89	-	-26
Lansing	9,127	1,382	15.15	69	-124.975
Las Vegas	15,810	2,261	14.30	826	1,308
Los Angeles-Central	32,192	6,403	19.89	-	-198
Los Angeles-San Fernando Valley	33,772	4,728	14.00	175	486
Los Angeles-South Bay	28,114	5,754	20.47	80	-788
Los Angeles-West	42,643	7,493	17.57	-	8
Louisville	17,426	3,515	20.17	70	-43
Madison	9,807	1,463	14.92	286	317
Marin County	6,303	893	14.17	-	160
Milwaukee	29,275	4,292	14.66	455	527
Minneapolis/St. Paul	61,714	10,151	16.45	160	480
Mobile	3,235	749	23.16	850	70
Nashua	2,296	629	27.41	14	-111
Nashville	26,082	4,187	16.05	365	69
New Haven	14,760	2,750	18.63	-	-134
New Jersey Central	81,325	14,279	17.56	400	-3,746
New Jersey Northern	94,364	17,127	18.15	2,645	-1,821
Oakland	29,254	4,740	16.20	-	-318
Oklahoma City	15,275	3,730	24.42	-	-1,475
Omaha	11,806	1,945	16.48	1,160	135
Orange County	86,541	13,889	16.05	616	1,545
Orlando	22,933	3,238	14.12	455	489
Peoria	2,053	460	22.39	-	-
Philadelphia	112,257	23,133	20.61	746	-2,318
Phoenix	30,701	6,463	21.05	347	48
Pittsburgh	70,392	11,314	16.07	554	151
Raleigh	31,373	5,489	17.49	594	-1,467
Richmond	23,719	4,402	18.56	1,095	73
Salt Lake City	20,234	3,988	19.71	-	91
San Antonio	18,447	3,123	16.93	76	-99
San Francisco	83,279	14,730	17.69	1,077	-
San Jose	18,153	2,611	14.38	-	-331
Savannah	1,550	251	16.18	25	-33
Seattle	104,662	14,507	13.86	362	1,274
Shreveport	3,513	524	14.92	-	-
South Bend	3,020	473	15.66	-	72
St. Louis	42,458	9,054	21.32	218	2,424
Tacoma	3,999	934	23.34	50	-414
Tampa	42,612	7,354	17.26	432	-412
Toledo	9,771	1,557	15.93	196	312
Tulsa	15,656	2,699	17.24	-	-548
Washington DC/Suburban MD	59,600	8,288	13.91	1,430	746
West Palm Beach	24,984	3,524	14.11	339	303
Wichita	7,909	1,706	21.57	-	437
Wilmington	12,604	1,978	15.69	-	421

- 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, 2002 Comparative Statistics of Industrial and Office Real Estate Markets (copyright).

No. 970. Commercial Buildings—Summary: 1999

[4,675 represents 4,675,000. Excludes buildings 1,000 square feet or smaller. Building type based on predominant activity in which the occupants were engaged. Based on a sample survey of building representatives conducted in 1999, 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	4,657	67,338	14.5	1980 to 1989	846	13,931	16.5
Building floorspace (sq. ft.):				1990 to 1999	690	11,094	16.1
1,001 to 5,000	2,348	6,774	2.9	Workers (main shift):			
5,001 to 10,000	1,110	8,238	7.4	Fewer than 5	2,376	14,321	6.0
10,001 to 25,000	708	11,153	15.7	5 to 9	807	6,325	7.8
25,001 to 50,000	257	9,311	36.2	10 to 19	683	8,028	11.8
50,001 to 100,000	145	10,112	69.9	20 to 49	487	10,814	22.2
100,001 to 200,000	59	8,271	139.4	50 to 99	174	8,898	51.1
200,001 to 500,000	23	6,851	296.3	100 to 249	90	8,356	92.4
Over 500,000	7	6,628	929.0	250 or more	39	10,595	270.0
Principal activity within building:				Energy sources: ¹			
Education	327	8,651	26.4	Electricity	4,395	65,716	15.0
Food sales	174	994	5.7	Natural gas	2,670	45,525	17.1
Food service	349	1,851	5.3	Fuel oil	434	13,285	30.6
Health care	127	2,918	22.9	District heat	117	5,891	50.2
Inpatient	11	1,865	168.2	District chilled water	50	2,750	55.4
Outpatient	116	1,053	9.1	Propane	451	6,290	14.0
Lodging	153	4,521	29.5	Wood	79	570	7.2
Mercantile	667	10,398	15.6	Heating equipment: ¹			
Retail (other than mall)	534	4,766	8.9	Heat pumps	492	8,923	18.1
Enclosed mall and strip cent	133	5,631	42.2	Furnaces	1,460	14,449	9.9
Office	739	12,044	16.3	Individual space heaters	894	17,349	19.4
Public assembly	305	4,393	14.4	District heat	96	5,534	57.7
Public order and safety	72	1,168	16.2	Boilers	581	19,522	33.6
Religious worship	307	3,405	11.1	Packaged heating units	1,347	25,743	19.1
Service	478	3,388	7.1	Other	185	4,073	22.1
Warehouse and storage	603	10,477	17.4	Cooling equipment: ¹			
Other	102	1,222	12.0	Residential-type central A/C	676	8,329	12.3
Vacant	253	1,908	7.6	Heat pumps	485	9,147	18.8
Year constructed:				Individual A/C	799	14,276	17.9
1919 or before	419	4,034	9.6	District chilled water	50	2,750	55.4
1920 to 1945	499	6,445	12.9	Central chillers	130	12,909	99.7
1946 to 1959	763	9,127	12.0	Packaged A/C units	1,953	36,527	18.7
1960 to 1969	665	10,866	16.3	Swamp coolers	136	2,219	16.3
1970 to 1979	774	11,840	15.3	Other	49	1,312	26.7

¹ More than one type may apply.

Source: U.S. Energy Information Administration, "1999 Commercial Buildings Energy Consumption Buildings (CBCES) Detailed Tables"; <<http://www.eia.doe.gov/emeu/cbecs/detailedtables1999.html>> (released August 2002).

No. 971. 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 top 27 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 (per cent)	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
Palm Beach	33,417	13.85	3,356	30,061	(NA)	228	24.56
Philadelphia	43,661	15.46	43,661	(X)	(NA)	(NA)	22.60
Pleasanton	30,782	16.40	(X)	30,782	(NA)	(NA)	(NA)
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

NA Not available. X Not applicable. ¹ Per square foot. Direct asking rental rate (not including sublease). Source: ONCOR International, Houston, TX, *Year-End 2002 Market Data Book* (copyright).