

Lessors of Residential Buildings and Dwellings: 2002

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2002 Economic Census

Real Estate and Rental and Leasing

Industry Series



U S C E N S U S B U R E A U

Helping You Make Informed Decisions

U.S. Department of Commerce
Economics and Statistics Administration
U.S. CENSUS BUREAU



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-- Not applicable for this report.

Table 1. Summary Statistics for the United States: 2002

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only establishments of firms with payroll. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table]

2002 NAICS code	Kind of business	Estab-lishments (number)	Revenue (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Paid employees for pay period including March 12 (number)	Percent of revenue—	
							From admini-strative records ¹	Estimated ²
53111	Lessors of residential buildings and dwellings	61 787	56 972 348	6 580 219	1 582 503	292 405	24.7	15.9
531110	Lessors of residential buildings and dwellings	61 787	56 972 348	6 580 219	1 582 503	292 405	24.7	15.9
5311101	Lessors of apartment buildings	51 502	51 708 553	5 831 398	1 404 579	257 624	24.2	16.0
5311109	Lessors of dwellings other than apartment buildings	10 285	5 263 795	748 821	177 924	34 781	30.1	15.7

¹Includes revenue information obtained from administrative records of other federal agencies.

²Includes revenue information that was imputed based on historic data, administrative data, industry averages, or other statistical methods.

Note: The data in this table are based on the 2002 Economic Census. To maintain confidentiality, the Census Bureau suppresses data to protect the identity of any business or individual. The census results in this table contain nonsampling error. Data users who create their own estimates using data from this table should cite the Census Bureau as the source of the original data only. See also explanation of terms and geographic definitions. For the full technical documentation, see Appendix C.

Table 2. Comparative Statistics for the United States (1997 NAICS Basis): 2002 and 1997

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only establishments of firms with payroll. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. Data based on the 2002 and 1997 Economic Censuses. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table]

1997 NAICS code	Kind of business	Establishments (number)	Revenue (\$1,000)	Annual payroll (\$1,000)	Paid employees for pay period including March 12 (number)	
53111	Lessors of residential buildings and dwellings	2002..	61 787	56 972 348	6 580 219	292 405
		1997..	59 718	39 621 284	4 673 912	267 784
531110	Lessors of residential buildings and dwellings	2002..	61 787	56 972 348	6 580 219	292 405
5311101	Lessors of apartment buildings	2002..	59 718	39 621 284	4 673 912	267 784
		1997..	51 502	51 708 553	5 831 398	257 624
5311109	Lessors of dwellings other than apartment buildings	2002..	N	N	N	N
		1997..	10 285	5 263 795	748 821	34 781
			N	N	N	N

Note: The data in this table are based on the 2002 and 1997 Economic Censuses. To maintain confidentiality, the Census Bureau suppresses data to protect the identity of any business or individual. The census results in this table contain nonsampling error. Data users who create their own estimates using data from this table should cite the Census Bureau as the source of the original data only. See also explanation of terms and geographic definitions. For the full technical documentation, see Appendix C.

Table 3. Product Lines by Kind of Business for the United States: 2002

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only establishments of firms with payroll. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table]

2002 NAICS code	2002 Product line code	Kind of business and product line	Establishments with the product line		Product line revenue			Response coverage ² (percent)
			Number	Total revenue (\$1,000)	Amount ¹ (\$1,000)	As percent of total revenue of—		
						Establishments with the product line	All establishments ¹	
53111		Lessors of residential buildings and dwellings	61 787	X	56 972 348	X	100.0	73.6
	52000	Gross rents from real property owned by this establishment	61 655	56 856 004	53 962 549	94.9	94.7	53.6
	52001	Apartments/retirement housing with 5 or more housing units per building	52 627	52 560 695	48 108 115	91.5	84.4	X
	52002	Other residential properties	12 173	6 988 007	4 813 430	68.9	8.4	X
	52003	Home sites for manufactured and/or mobile homes	308	378 746	59 043	15.6	.1	X
	52004	Office and professional buildings	1 513	2 808 729	360 263	12.8	.6	X
	52005	Shopping center properties, retail shops, and flea market spaces	1 752	2 921 477	330 564	11.3	.6	X
	52006	Industrial buildings	700	609 946	84 874	13.9	.1	X
	52007	Self-service storage or miniwarehouses	319	363 513	32 690	9.0	.1	X
	52008	Other nonresidential buildings	773	972 022	111 979	11.5	.2	X
	52009	All other real property	429	989 685	61 591	6.2	.1	X
	52100	Real estate brokerage fees and commissions	2 793	2 325 076	611 255	26.3	1.1	57.8
	52101	Residential property sales	803	763 028	124 384	16.3	.2	X
	52102	Residential property rental	1 306	961 743	349 276	36.3	.6	X
	52103	Nonresidential property sales	207	167 698	45 525	27.1	.1	X
	52104	Nonresidential property rental	570	740 618	84 093	11.4	.1	X
	52105	Land sales and rental	305	250 161	7 977	3.2	Z	X
	52200	Property management fees	4 599	5 003 318	385 467	7.7	.7	X
	52270	Real estate appraisal fees	71	49 785	8 019	16.1	Z	X
	52400	Hotel operation, including rental of guestrooms and units to transients	376	692 334	57 830	8.4	.1	X
	52410	Receipts and/or commissions from operators of concessions on your premises	8 191	8 899 971	118 401	1.3	.2	X
	52430	Revenue from construction, remodeling, and repair work done for others	399	691 767	55 269	8.0	.1	X
	52440	Net gains (losses) from sales of real property owned by this establishment	1 619	1 767 711	545 778	30.9	1.0	X
	52450	Other investment income - net	1 816	1 814 634	74 269	4.1	.1	X
	52700	Interest income	9 666	13 289 855	170 471	1.3	.3	X
	59810	Other revenue	11 161	18 620 815	983 040	5.3	1.7	X
531110		Lessors of residential buildings and dwellings	61 787	X	56 972 348	X	100.0	73.6
	52000	Gross rents from real property owned by this establishment	61 655	56 856 004	53 962 549	94.9	94.7	53.6
	52001	Apartments/retirement housing with 5 or more housing units per building	52 627	52 560 695	48 108 115	91.5	84.4	X
	52002	Other residential properties	12 173	6 988 007	4 813 430	68.9	8.4	X
	52003	Home sites for manufactured and/or mobile homes	308	378 746	59 043	15.6	.1	X
	52004	Office and professional buildings	1 513	2 808 729	360 263	12.8	.6	X
	52005	Shopping center properties, retail shops, and flea market spaces	1 752	2 921 477	330 564	11.3	.6	X
	52006	Industrial buildings	700	609 946	84 874	13.9	.1	X
	52007	Self-service storage or miniwarehouses	319	363 513	32 690	9.0	.1	X
	52008	Other nonresidential buildings	773	972 022	111 979	11.5	.2	X
	52009	All other real property	429	989 685	61 591	6.2	.1	X
	52100	Real estate brokerage fees and commissions	2 793	2 325 076	611 255	26.3	1.1	57.8
	52101	Residential property sales	803	763 028	124 384	16.3	.2	X
	52102	Residential property rental	1 306	961 743	349 276	36.3	.6	X
	52103	Nonresidential property sales	207	167 698	45 525	27.1	.1	X
	52104	Nonresidential property rental	570	740 618	84 093	11.4	.1	X
	52105	Land sales and rental	305	250 161	7 977	3.2	Z	X
	52200	Property management fees	4 599	5 003 318	385 467	7.7	.7	X
	52270	Real estate appraisal fees	71	49 785	8 019	16.1	Z	X
	52400	Hotel operation, including rental of guestrooms and units to transients	376	692 334	57 830	8.4	.1	X
	52410	Receipts and/or commissions from operators of concessions on your premises	8 191	8 899 971	118 401	1.3	.2	X
	52430	Revenue from construction, remodeling, and repair work done for others	399	691 767	55 269	8.0	.1	X
	52440	Net gains (losses) from sales of real property owned by this establishment	1 619	1 767 711	545 778	30.9	1.0	X
	52450	Other investment income - net	1 816	1 814 634	74 269	4.1	.1	X
	52700	Interest income	9 666	13 289 855	170 471	1.3	.3	X
	59810	Other revenue	11 161	18 620 815	983 040	5.3	1.7	X
5311101		Lessors of apartment buildings	51 502	X	51 708 553	X	100.0	73.9
	52000	Gross rents from real property owned by this establishment	51 370	51 592 209	49 011 953	95.0	94.8	52.8
	52001	Apartments/retirement housing with 5 or more housing units per building	51 370	51 592 209	47 893 010	92.8	92.6	X
	52002	Other residential properties	1 888	1 724 212	219 083	12.7	.4	X
	52003	Home sites for manufactured and/or mobile homes	59	266 732	31 368	11.8	.1	X
	52004	Office and professional buildings	1 081	2 554 330	323 479	12.7	.6	X
	52005	Shopping center properties, retail shops, and flea market spaces	1 557	2 686 922	298 483	11.1	.6	X
	52006	Industrial buildings	461	525 725	71 557	13.6	.1	X
	52007	Self-service storage or miniwarehouses	172	278 082	23 036	8.3	Z	X
	52008	Other nonresidential buildings	696	916 275	108 316	11.8	.2	X
	52009	All other real property	296	823 928	43 621	5.3	.1	X
	52100	Real estate brokerage fees and commissions	2 176	1 979 403	552 247	27.9	1.1	56.1
	52101	Residential property sales	659	621 928	106 595	17.1	.2	X
	52102	Residential property rental	1 151	864 484	313 444	36.3	.6	X
	52103	Nonresidential property sales	83	154 967	43 258	27.9	.1	X
	52104	Nonresidential property rental	548	723 670	81 826	11.3	.2	X
	52105	Land sales and rental	101	135 173	7 124	5.3	Z	X
	52200	Property management fees	3 891	4 570 002	357 306	7.8	.7	X
	52270	Real estate appraisal fees	55	44 469	7 756	17.4	Z	X
	52400	Hotel operation, including rental of guestrooms and units to transients	341	665 489	53 777	8.1	.1	X

See footnotes at end of table.

Table 3. Product Lines by Kind of Business for the United States: 2002—Con.

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only establishments of firms with payroll. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table]

2002 NAICS code	2002 Product line code	Kind of business and product line	Establishments with the product line		Product line revenue			Response coverage ² (percent)
			Number	Total revenue (\$1,000)	Amount ¹ (\$1,000)	As percent of total revenue of—		
						Establishments with the product line	All establishments ¹	
5311101		Lessors of apartment buildings—Con.						
	52410	Receipts and/or commissions from operators of concessions on your premises	7 641	8 551 560	113 242	1.3	.2	X
	52430	Revenue from construction, remodeling, and repair work done for others	305	445 211	43 952	9.9	.1	X
	52440	Net gains (losses) from sales of real property owned by this establishment	1 020	1 448 357	452 450	31.2	.9	X
	52450	Other investment income - net	1 554	1 634 507	64 636	4.0	.1	X
	52700	Interest income	8 197	12 459 176	153 574	1.2	.3	X
	59810	Other revenue	10 240	17 502 311	897 660	5.1	1.7	X
5311109		Lessors of dwellings other than apartment buildings	10 285	X	5 263 795	X	100.0	70.8
	52000	Gross rents from real property owned by this establishment	10 285	5 263 795	4 950 596	94.1	94.1	62.0
	52001	Apartments/retirement housing with 5 or more housing units per building	1 257	968 486	215 105	22.2	4.1	X
	52002	Other residential properties	10 285	5 263 795	4 594 347	87.3	87.3	X
	52003	Home sites for manufactured and/or mobile homes	249	112 014	27 675	24.7	.5	X
	52004	Office and professional buildings	432	254 399	36 784	14.5	.7	X
	52005	Shopping center properties, retail shops, and flea market spaces	195	234 555	32 081	13.7	.6	X
	52006	Industrial buildings	239	84 221	13 317	15.8	.3	X
	52007	Self-service storage or miniwarehouses	147	85 431	9 654	11.3	.2	X
	52008	Other nonresidential buildings	77	55 744	3 663	6.6	.1	X
	52009	All other real property	133	165 757	17 970	10.8	.3	X
	52100	Real estate brokerage fees and commissions	617	345 673	59 008	17.1	1.1	66.7
	52101	Residential property sales	144	141 100	17 789	12.6	.3	X
	52102	Residential property rental	155	97 259	35 832	36.8	.7	X
	52103	Nonresidential property sales	124	12 731	2 267	17.8	Z	X
	52104	Nonresidential property rental	22	16 948	2 267	13.4	Z	X
	52105	Land sales and rental	204	114 988	853	.7	Z	X
	52200	Property management fees	708	433 316	28 161	6.5	.5	X
	52270	Real estate appraisal fees	16	5 316	263	4.9	Z	X
	52400	Hotel operation, including rental of guestrooms and units to transients	35	26 845	4 053	15.1	.1	X
	52410	Receipts and/or commissions from operators of concessions on your premises	550	348 411	5 159	1.5	.1	X
	52430	Revenue from construction, remodeling, and repair work done for others	94	246 556	11 317	4.6	.2	X
	52440	Net gains (losses) from sales of real property owned by this establishment	599	319 354	93 328	29.2	1.8	X
	52450	Other investment income - net	262	180 127	9 633	5.3	.2	X
	52700	Interest income	1 469	830 679	16 897	2.0	.3	X
	59810	Other revenue	921	1 118 504	85 380	7.6	1.6	X

¹Product line revenue and/or product line percents may not sum to totals due to exclusion of selected lines to avoid disclosing data for individual companies, due to rounding, and/or due to exclusion of lines that did not meet publication criteria.

²Revenue of establishments reporting product line revenue as percent of total revenue.

Note: The data in this table are based on the 2002 Economic Census. To maintain confidentiality, the Census Bureau suppresses data to protect the identity of any business or individual. The census results in this table contain nonsampling error. Data users who create their own estimates using data from this table should cite the Census Bureau as the source of the original data only. See also explanation of terms and geographic definitions. For the full technical documentation, see Appendix C.

Table 4. Concentration by Largest Firms for the United States: 2002

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only firms and establishments of firms with payroll. Excludes data for corporate, subsidiary, and regional managing offices and establishments of these firms that are classified in other categories than those specified in this table. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. For method of assignment to categories shown, see Appendix C. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table]

2002 NAICS code	Kind of business and largest firms based on revenue	Establishments (number)	Revenue		Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Paid employees for pay period including March 12 (number)
			Amount (\$1,000)	As percent of total			
53111	Lessors of residential buildings and dwellings						
	All firms	61 787	56 972 348	100.0	6 580 219	1 582 503	292 405
	4 largest firms	2 634	5 472 632	9.6	455 308	112 979	14 989
	8 largest firms	2 880	7 197 249	12.6	550 579	138 379	17 855
	20 largest firms	3 504	9 555 735	16.8	803 278	201 473	26 017
	50 largest firms	4 440	12 430 070	21.8	1 057 183	265 267	34 966
531110	Lessors of residential buildings and dwellings						
	All firms	61 787	56 972 348	100.0	6 580 219	1 582 503	292 405
	4 largest firms	2 634	5 472 632	9.6	455 308	112 979	14 989
	8 largest firms	2 880	7 197 249	12.6	550 579	138 379	17 855
	20 largest firms	3 504	9 555 735	16.8	803 278	201 473	26 017
	50 largest firms	4 440	12 430 070	21.8	1 057 183	265 267	34 966
5311101	Lessors of apartment buildings						
	All firms	51 502	51 708 553	100.0	5 831 398	1 404 579	257 624
	4 largest firms	2 555	5 143 951	9.9	433 541	107 940	14 337
	8 largest firms	2 801	6 868 568	13.3	528 812	133 340	17 203
	20 largest firms	3 447	9 108 600	17.6	781 140	195 910	25 545
	50 largest firms	4 340	11 919 711	23.1	1 031 620	258 564	34 366
5311109	Lessors of dwellings other than apartment buildings						
	All firms	10 285	5 263 795	100.0	748 821	177 924	34 781
	4 largest firms	76	657 611	12.5	33 553	8 553	845
	8 largest firms	80	798 952	15.2	49 370	12 526	1 317
	20 largest firms	136	999 413	19.0	79 009	19 164	2 313
	50 largest firms	254	1 292 774	24.6	127 695	31 371	3 977

Note: The data in this table are based on the 2002 Economic Census. To maintain confidentiality, the Census Bureau suppresses data to protect the identity of any business or individual. The census results in this table contain nonsampling error. Data users who create their own estimates using data from this table should cite the Census Bureau as the source of the original data only. See also explanation of terms and geographic definitions. For the full technical documentation, see Appendix C.