

Survey of Market Absorption of New Multifamily Units

Second Quarter 2018—ABSORPTIONS
(Completions in First Quarter 2018)

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INTRODUCTION

This report presents data on how soon privately financed, nonsubsidized, unfurnished units in buildings with five or more units were rented or sold (absorbed) in the second quarter of 2018 for units that were completed in the first quarter 2018.¹ The data are based on information collected in the Survey of Market Absorption of Multifamily Units (SOMA), which has been measuring market absorption for over 45 years.

The SOMA is conducted by the U.S. Census Bureau, for the U.S. Department of Housing and Urban Development (HUD). The sample consists of approximately 900 buildings with five or more housing units. As with all surveys, estimates vary from actual values because of sampling variations or other factors. See Accuracy of the Estimates at the end of this report for more details.

Report Release Schedule

The SOMA produces and releases quarterly reports 3 months after the end of the absorption quarter. For example, the units in this report were completed in the first quarter (January, February, and March) 2018 and had their initial absorptions recorded in the second quarter (April, May, and June) 2018. In July and August, these data were analyzed and this report was released to the public the first week of September. For additional information, see Sample Design.

On April 3, 2018, the SOMA 2018 Annual Absorption Report was released. It provides detailed absorption information on all privately financed, nonsubsidized, unfurnished units in buildings with five or

¹ Most of the estimates presented in this report are based on unfurnished rental units. Some estimates of absorption rates include both rented and sold units and are clearly labeled.

more units that were completed in 2016 and were absorbed between April 2016 and March 2017. That report provided details on all construction and breaks down absorption in 3-month, 6-month, 9-month, and 12-month categories.

On July 3, 2018, the SOMA 2018 Characteristics Report was released, which provided an overview of all privately financed, nonsubsidized, unfurnished units in buildings with five or more units constructed in 2017. That report, along with construction data, included details exclusive to the 3-month absorption rates for all of those units.

Seasonally Adjusted Data

This report presents both seasonally and nonseasonally adjusted estimates. The construction of new housing units is typically lower during certain times of the year. For example, construction in the Northeast is lowest in December, January, and February, when it is curtailed due to weather conditions (cold, snow, etc.). In contrast, new construction tends to rise during the summer.

These seasonal changes in the number of new constructions reflect typical weather patterns that have a tendency to repeat year after year. These changes make it difficult to determine whether changes from one month to the next are a measurement of normal seasonal patterns or to varying economic conditions. To adjust for these seasonal changes, a statistical technique called “seasonal adjustment” is used. Seasonally adjusting examines the history of the series to identify the seasonal movements and to calculate the size and direction of these movements. A seasonal adjustment factor is then developed and applied to the estimates to eliminate the effect of regular seasonal fluctuations on the data. When a statistical series is seasonally adjusted, the

normal seasonal fluctuations are smoothed out and data for any month may be more meaningfully compared with data from any other month or with an annual average. Many time series that are based on monthly data are seasonally adjusted.

HIGHLIGHTS²

New construction (private, unfurnished): During the first quarter of 2018, there were approximately 62,400 privately financed, non-subsidized, unfurnished rental apartments completed in buildings with five or more units. This figure was approximately 7,200 units fewer than the 69,600 units constructed in the previous quarter. However, the 62,400 units completed in the first quarter of

2018 did not differ significantly from the 61,400 constructed in the first quarter of 2017 (Tables 1 and 2; Figures 1 and 2).

Of the 286,500 total number of new unfurnished rental construction in buildings with five or more units completed in the previous four quarters, 159,900 units were rented prior to the second quarter of 2018. Approximately 66,000 units were rented in the second quarter of 2018, with approximately 60,600 units remaining in the market available for rent at the end of the second quarter of 2018 (Tables 3 and 4).

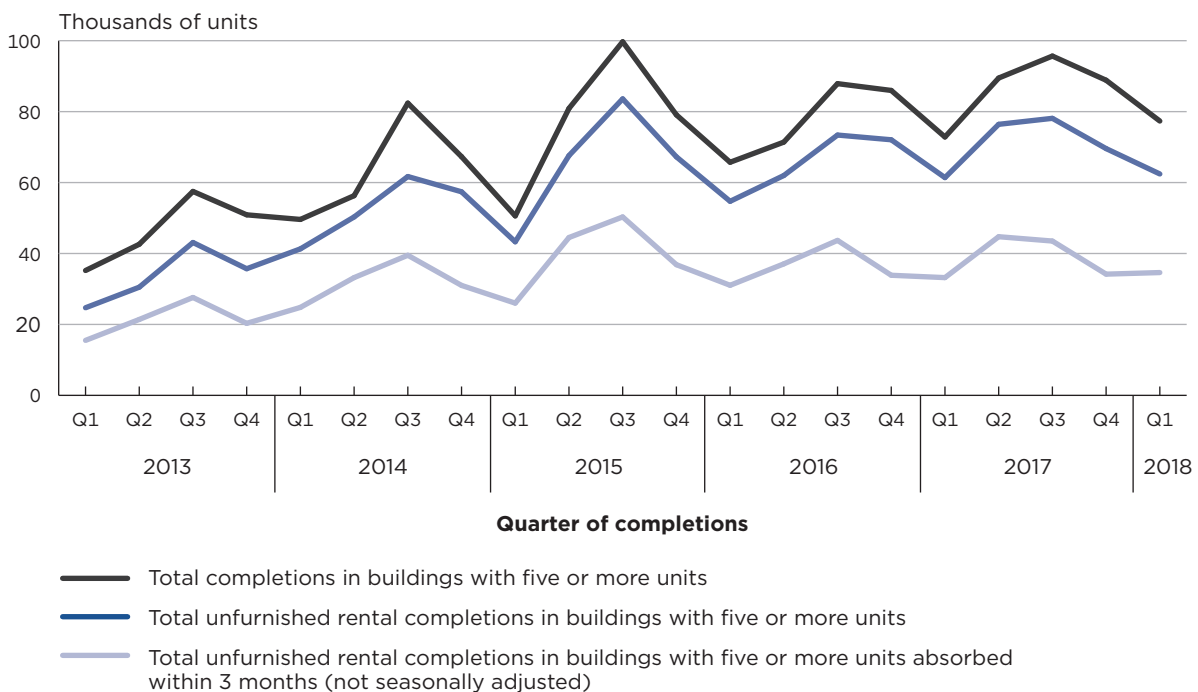
Absorption (seasonally adjusted): Within the first 3 months after completion, 56 percent of seasonally adjusted, newly completed, unfurnished rental apartments built in the first quarter of 2018 were rented. The 56 percent

seasonally adjusted rate in the first quarter of 2018 did not differ significantly from the revised seasonally adjusted figure of 54 percent reported in the previous quarter, nor the 55 percent in the first quarter of 2017 (Table 1).

Absorption (not seasonally adjusted): Within the first 3 months after completion, 55 percent of the not seasonally adjusted, newly completed, unfurnished rental apartments built in the first quarter of 2018 were rented. This figure is 6 percentage points higher than the revised not seasonally adjusted rate of 49 percent for units completed during the fourth quarter of 2017. However, the 3-month absorption rate for units completed in the first quarter of 2018 did not differ significantly from 54 percent 3-month absorption rate in first quarter 2017 (Table 1).

² Details may not sum to totals because of rounding.

Figure 1.
Number of Units in Apartment Buildings Completed and Absorbed: 2013 to 2018



Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 1. Absorption Rates of Privately Financed, Nonsubsidized, Unfurnished Rental Apartments: 2012 to 2018
(In buildings with five units or more. Percentages are computed using unrounded data)

Quarter of completion	Unfurnished apartments completed		Seasonally adjusted ¹ —rented within 3 months		Not seasonally adjusted—rented within:								
	Total	Margin of error ² (±)	Percent	Margin of error ² (±)	3 months		6 months		9 months		12 months		
					Percent	Margin of error ² (±)	Percent	Margin of error ² (±)	Percent	Margin of error ² (±)	Percent	Margin of error ² (±)	
2018													
January–March ^p	62,400	3,115	56	3.5	55	3.4	N	N	N	N	N	N	N
2017													
October–December	69,600	2,913	54	3.2	49	2.9	74	2.7	N	N	N	N	N
July–September	78,100	3,437	54	3.2	56	3.2	75	3.2	87	2.2	N	N	N
April–June	76,400	2,110	54	2.5	58	2.7	78	2.5	87	2.2	94	1.6	1.7
January–March	61,400	2,002	55	2.9	54	2.8	77	2.5	87	2.0	92	1.7	1.7
2016													
October–December	72,100	4,157	51	2.6	47	2.4	71	2.1	86	1.4	93	1.2	1.2
July–September	73,400	1,861	58	2.4	59	2.4	78	1.8	89	1.4	95	1.0	1.0
April–June	62,000	1,462	52	2.7	57	2.9	78	2.3	87	1.8	94	1.1	1.1
January–March	55,100	1,916	57	2.8	55	2.8	79	2.2	90	1.7	95	1.0	1.0
2015													
October–December	67,300	2,245	60	2.7	55	2.4	77	1.8	90	1.6	96	0.9	0.9
July–September	83,600	2,546	59	1.8	60	1.8	79	1.8	91	1.1	96	0.6	0.6
April–June	67,600	2,122	60	3.5	66	3.8	83	2.6	90	1.9	96	0.9	0.9
January–March	43,300	1,512	62	2.1	60	2.0	82	1.6	92	1.0	96	0.6	0.6
2014													
October–December	57,400	1,752	59	4.0	54	3.6	76	4.2	88	3.9	94	1.3	1.3
July–September	61,700	5,163	62	2.5	64	2.6	82	2.0	91	1.3	96	0.7	0.7
April–June	50,300	1,638	61	2.7	66	2.9	86	1.2	94	0.6	97	0.5	0.5
January–March	41,300	1,630	62	2.6	60	2.5	84	1.9	93	1.0	97	0.5	0.5
2013													
October–December	35,700	2,260	61	3.3	57	3.1	78	2.0	92	0.9	96	0.6	0.6
July–September	43,100	3,240	62	3.0	64	3.1	80	2.2	91	1.1	96	0.7	0.7
April–June	30,500	2,020	65	2.9	70	3.1	85	2.0	90	1.9	95	1.5	1.5
January–March	25,000	2,150	65	3.4	62	3.2	87	1.8	95	0.9	97	0.6	0.6
2012													
October–December	31,100	1,190	61	4.4	58	4.2	78	2.7	92	1.2	96	1.0	1.0
July–September	30,400	2,710	63	6.0	65	6.2	78	5.2	86	5.2	92	3.5	3.5
April–June	27,100	1,710	67	3.8	70	4.0	85	4.0	90	3.6	93	2.5	2.5
January–March	15,900	1,310	61	4.1	60	4.0	84	1.9	96	1.1	98	0.9	0.9

N Not available.

^p Preliminary.

^r Revised.

¹ The Census Bureau performs seasonal adjustment of a time series of estimates only given clear evidence of seasonal behavior (i.e., new construction in the Northeast is lowest in December, January, and February when it is curtailed due to weather conditions) and only when the adjustment passes a suitable set of diagnostic tests.

² A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 2.

Type of Apartments Completed in Buildings With Five Units or More: 2011 to 2018

(Details may not sum to totals because of rounding)

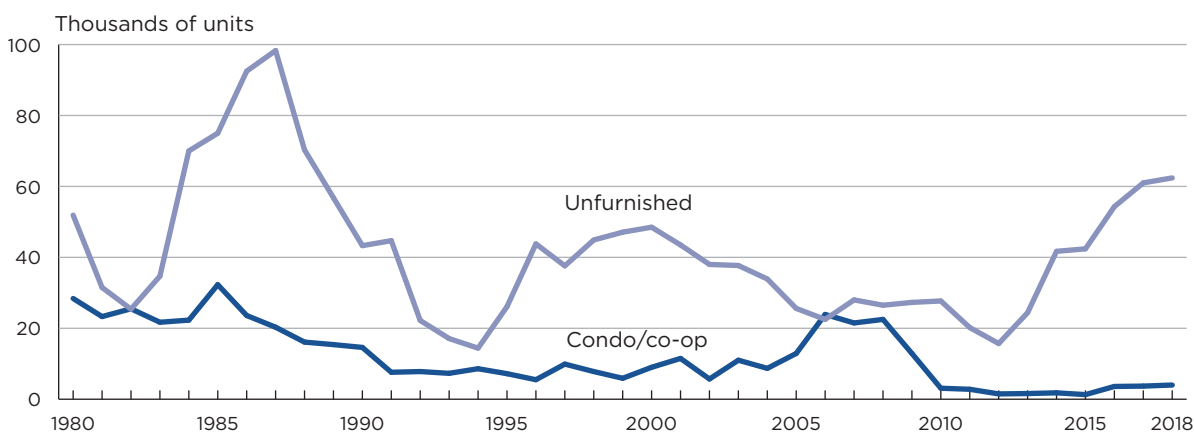
Quarter of completion	Total		Unfurnished		Furnished		Condominiums and cooperatives		Subsidized tax credit ²		Other units ³	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)
2018												
January-March ^p	77,300	3,860	62,400	3,115	500	256	4,000	1,250	9,900	2,868	500	568
2017												
October-December	88,900	3,720	69,600	2,913	1,300	890	4,300	1,086	12,800	2,476	900	1,414
July-September	95,700	4,209	78,100	3,437	5,500	2,771	3,400	1,948	8,400	1,684	200	283
April-May	89,500	2,470	76,400	2,110	700	397	3,300	1,951	8,500	2,053	600	299
January-March	72,900	2,376	61,400	2,002	2,600	1,574	3,100	1,067	5,700	1,148	100	135
2016												
October-December	86,000	4,959	72,100	4,157	800	364	7,900	4,370	4,300	916	900	624
July-September	87,900	2,229	73,400	1,861	2,400	735	6,700	1,626	5,000	1,056	400	254
April-June	71,400	1,684	62,000	1,476	800	421	3,200	815	4,500	1,083	1,000	570
January-March	65,700	2,286	55,100	1,462	600	277	3,000	850	6,400	1,492	800	620
2015												
October-December	79,100	2,639	67,300	2,245	1,000	523	3,200	715	7,200	2,200	400	240
July-September	99,700	3,038	83,600	2,546	4,600	1,828	4,300	1,446	7,100	2,223	100	67
April-June	80,900	2,538	67,600	2,122	300	152	2,700	925	9,900	1,822	300	170
January-March	50,600	1,767	43,300	1,512	800	267	1,200	333	4,900	1,358	400	451
2014												
October-December	67,300	2,054	57,400	1,752	800	746	2,000	664	6,100	1,327	1,000	524
July-September	82,400	6,895	61,700	5,163	6,700	2,998	1,900	627	11,400	4,258	700	294
April-June	56,300	1,832	50,300	1,638	300	192	1,600	378	3,800	1,558	400	208
January-March	49,600	1,960	41,300	1,630	100	100	1,600	500	5,200	1,280	1,400	810
2013												
October-December	50,900	3,220	35,700	2,260	200	190	1,600	560	13,500	2,160	Z	Z
July-September	57,500	4,323	43,100	3,240	2,000	1,570	1,400	650	10,600	2,160	300	210
April-June	42,600	2,820	30,500	2,020	1,100	1,060	2,900	1,740	6,700	1,790	1,500	1,010
January-March	35,200	3,030	25,000	2,150	Z	Z	1,500	580	7,900	2,350	900	230
2012												
October-December	42,100	1,610	31,100	1,190	100	110	1,900	430	8,500	1,070	500	110
July-September	51,200	4,560	30,400	2,710	2,100	1,370	1,700	790	11,600	3,270	5,400	1,480
April-June	35,200	2,220	27,100	1,710	300	150	1,100	390	5,600	1,590	1,100	310
January-March	29,000	2,390	15,900	1,310	1,200	930	1,800	400	8,800	1,560	1,500	580
2011												
October-December	31,900	5,630	15,300	2,700	Z	Z	3,400	780	12,200	3,070	1,000	440
July-September	42,700	6,110	24,600	3,520	1,100	620	2,300	770	11,500	3,350	3,200	1,360
April-June	25,500	2,960	13,000	1,510	Z	Z	2,800	870	8,400	1,240	1,300	500
January-March	29,800	2,080	21,800	1,520	500	50	2,800	540	4,200	980	900	540

Z Represents zero or rounds to zero.

^p Preliminary.^r Revised.¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.² Beginning with completions in the second quarter of 2004, Low Income Tax Credit units were included in this category.³ Other includes time-share units, continuing-care retirement units, and turnkey housing (privately built for and sold to local public housing).

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Figure 2.
Number of Unfurnished Rental Apartments and Condominium and Cooperative Units: 1980 to 2018 First Quarter Completions¹



¹ As originally published for privately financed, nonsubsidized, unfurnished units in buildings with five or more units. Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 3.

Asking Rent and Number of Bedrooms of All Unfurnished Apartments Completed in the Previous Four Quarters, Rented, or Remaining for Rent in the First Quarter of 2018

(Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding number of bedrooms and asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians are computed using unrounded data)

Asking rent	Total		Rented prior to second quarter 2018		Rented in second quarter 2018		Remaining for rent at the end of second quarter 2018	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)
Total	286,500	5,663	159,900	4,996	66,000	3,422	60,600	3,963
Less than \$850	16,800	3,596	10,600	2,543	3,300	745	3,000	641
\$850 to \$1,049	25,700	4,815	17,100	2,459	4,900	1,211	3,700	1,755
\$1,050 to \$1,249	36,000	3,742	22,700	2,768	7,200	808	6,000	1,035
\$1,250 to \$1,449	41,900	4,388	24,800	2,506	9,400	1,470	7,800	1,387
\$1,450 to \$1,649	33,000	3,206	17,600	1,662	8,000	934	7,400	1,394
\$1,650 to \$1,849	26,500	2,834	15,300	2,115	5,600	680	5,700	593
\$1,850 to \$2,049	24,700	2,984	13,000	2,151	6,800	2,047	4,900	564
\$2,050 to \$2,249	14,500	1,824	6,700	830	3,500	661	4,200	913
\$2,250 to \$2,449	15,500	3,118	7,200	1,592	4,300	1,405	4,000	1,014
\$2,450 or more	51,900	5,372	24,900	2,832	13,000	1,791	14,000	2,239
Median asking rent	\$1,588	\$46	\$1,504	\$46	\$1,658	\$84	\$1,735	\$97
BEDROOMS								
Fewer than 2 bedrooms	155,700	4,900	86,500	3,456	35,600	2,485	33,600	2,870
2 bedrooms	114,000	4,457	63,300	3,084	26,600	1,815	24,100	1,742
3 bedrooms or more	16,900	1,098	10,200	853	3,700	326	3,000	341

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Note: These data are for completions in the second, third, and fourth quarters of 2018.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 4.

Unfurnished Apartments Completed in the Previous Four Quarters Reported as Rented or Remaining for Rent in the Current Quarter: 2011 to 2018

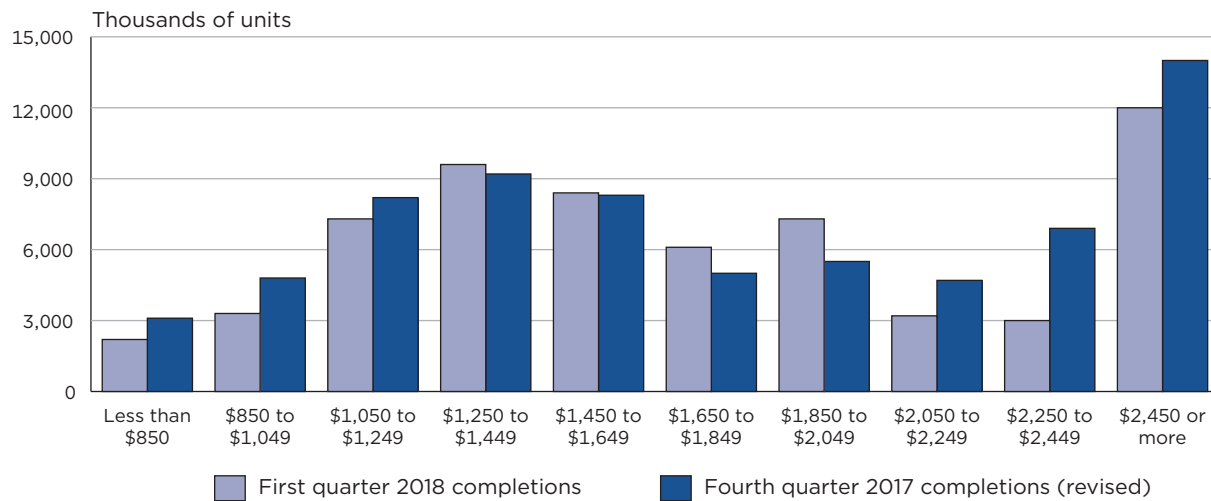
(Privately financed, nonsubsidized, condominium apartments in buildings with five units or more)

Quarter of completion	Total		Rented prior to current quarter		Rented in current quarter		Remaining for rent at the end of the current quarter	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)
2018								
January-March	286,500	5,663	159,900	4,996	66,000	3,422	60,600	3,963
2017								
October-December	285,900	5,879	157,700	4,338	61,100	3,131	67,200	5,393
July-September	287,200	6,762	154,600	4,849	72,200	3,664	60,400	5,340
April-May	280,500	6,019	149,900	4,369	75,000	2,853	55,600	3,715
January-March	268,100	5,897	145,900	3,870	62,700	2,550	59,500	3,897
2016								
October-December	264,100	4,950	142,300	3,411	57,900	2,609	63,900	3,654
July-September	257,900	4,027	140,000	3,528	68,200	2,773	49,700	2,957
April-June	268,100	3,989	159,500	3,347	62,400	2,321	46,200	3,165
January-March	272,500	5,327	165,500	4,487	59,800	2,705	47,200	2,683
2015								
October-December	259,500	5,472	147,300	4,030	60,600	2,718	51,600	3,342
July-September	251,700	4,744	132,500	3,786	72,200	2,968	47,000	2,693
April-June	229,600	6,686	126,700	5,062	67,400	3,870	35,500	2,434
January-March	210,300	6,239	130,200	5,276	46,200	2,373	33,900	2,037
2014								
October-December	209,100	6,510	121,000	4,730	49,200	2,500	38,900	2,890
July-September	194,900	5,320	101,700	3,360	58,400	2,850	34,800	2,840
April-June	171,400	5,700	93,200	4,340	51,000	2,250	27,200	2,030
January-March	150,800	6,630	82,300	4,580	39,500	1,960	29,100	1,940
2013								
October-December	132,500	5,420	77,500	2,610	29,200	2,260	25,800	2,260
July-September	129,100	4,770	71,000	3,050	36,500	2,350	21,600	2,000
April-June	115,800	4,230	65,700	5,090	33,200	1,510	16,900	1,780
January-March	113,100	5,110	66,000	5,610	24,800	1,510	22,300	2,370
2012								
October-December	104,900	4,520	57,800	4,530	25,500	2,270	21,600	3,200
July-September	88,400	5,800	45,700	3,300	26,000	3,310	16,700	2,380
April-June	82,400	6,970	40,500	4,490	27,900	2,820	14,000	1,940
January-March	68,400	6,040	36,000	4,710	13,900	1,230	18,500	3,510
2011								
October-December	75,300	7,110	44,000	5,310	11,000	1,680	20,300	4,460
July-September	74,200	5,660	36,300	3,800	20,300	3,060	17,600	5,030
April-June	66,000	4,760	38,200	4,780	13,400	1,360	14,300	3,520
January-March	81,900	6,360	48,800	4,270	16,500	1,710	16,600	1,710

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Figure 3.
New Unfurnished Apartments by Rent Category: First Quarter 2018 Completions and Fourth Quarter 2017 Completions (Revised)



Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Rent (unfurnished apartments):

The median asking rent for all privately financed, nonsubsidized, unfurnished rental units completed in buildings with five or more units in the first quarter of 2018 was \$1,666. There were no significant differences detected between the first quarter 2018 median asking rent and the revised 2017 fourth quarter median asking rent of \$1,699. However, the \$1,666 first quarter 2018 median asking rent was \$138 more than the median asking rent of \$1,528 in the first quarter of 2017 (Tables 5, 6, and 7; Figure 3).³

The 3-month absorption rate by asking rent ranged from 50 percent (units renting for \$2,050 to \$2,249 and those in the \$2,450-or-more range) to 65 percent (units renting for \$1,850

to \$2,049). The median asking rent for units absorbed within 3 months was \$1,642 (Table 5).

Rent (number of bedrooms): Of the 62,400 total unfurnished rental apartments constructed during the first quarter of 2018, approximately 32,600 units were built with fewer than two bedrooms and approximately 29,800 were constructed with two or more bedrooms. The largest percentage of new unfurnished rental construction was the 46 percent constructed as one-bedroom units. The next highest percentage was the 42 percent constructed with two-bedroom units. Both figures constituted the largest percentage of new unfurnished rental construction in buildings with five or more units during the first quarter of 2018. There were also no significant differences detected between units constructed as efficiencies (no bedrooms) and those units with three or more bedrooms;

each accounting for 6 percent of the total construction (Table 5; Figure 4).

After 3 months, efficiency units, one-bedroom units, and three-or-more-bedroom units each reported a 56 percent absorption rate. Units with two bedroom reported a 3-month absorption rate of 54 percent. There were no significant differences detected among the four 3-month absorption rates (Table 5).

Rent (region): The South led the nation in new unfurnished rental construction in buildings with five or more units, accounting for approximately 45 percent of the total production. The West had the next largest percentage of new construction with 28 percent. There were no significant differences detected between the Northeast (15 percent) and the Midwest (12 percent) during the first quarter of 2018 (Table 8).

³ The figure shown for the fourth quarter of 2017 median asking rent has not been inflation-adjusted.

Table 5.

Asking Rent and Number of Bedrooms of Unfurnished Apartments Completed During the First Quarter of 2018 and Those Rented Within 3 Months (Preliminary)—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding number of bedrooms and asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Asking rent	Total		Total units		Rented within 3 months	
	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
Total	62,400	3,115	100	X	55	3.4
Less than \$850	2,200	1,078	4	1.8	57	8.2
\$850 to \$1,049	3,300	597	5	1.0	63	4.7
\$1,050 to \$1,249	7,300	1,109	12	1.9	57	5.7
\$1,250 to \$1,449	9,600	1,708	15	2.7	59	5.9
\$1,450 to \$1,649	8,400	1,636	13	2.6	52	5.1
\$1,650 to \$1,849	6,100	819	10	1.3	51	3.3
\$1,850 to \$2,049	7,300	2,075	12	3.0	65	10.4
\$2,050 to \$2,249	3,200	563	5	0.8	50	6.4
\$2,250 to \$2,449	3,000	951	5	1.5	52	7.9
\$2,450 or more	12,000	2,125	19	3.0	50	6.9
Median asking rent	\$1,666	\$91	X	X	\$1,642	\$117
Fewer than two bedrooms	32,600	2,006	52	2.0	56	3.6
Less than \$850	1,700	694	3	1.2	56	8.5
\$850 to \$1,049	2,400	429	4	0.8	60	5.1
\$1,050 to \$1,249	4,900	904	8	1.5	58	5.1
\$1,250 to \$1,449	4,900	918	8	1.5	56	3.3
\$1,450 to \$1,649	3,200	564	5	1.0	54	4.1
\$1,650 to \$1,849	3,500	741	6	1.1	49	5.5
\$1,850 to \$2,049	4,800	1,999	8	3.0	72	13.4
\$2,050 to \$2,249	1,600	523	3	0.8	50	9.3
\$2,250 to \$2,449	1,900	949	3	1.5	59	10.0
\$2,450 or more	3,700	1,343	6	2.2	43	10.0
Median asking rent	\$1,602	\$111	X	X	\$1,590	\$156
Two bedrooms or more	29,800	1,982	48	2.0	55	4.1
Less than \$850	600	415	1	0.7	61	11.8
\$850 to \$1,049	900	303	1	0.5	71	10.5
\$1,050 to \$1,249	2,400	644	4	1.1	55	11.1
\$1,250 to \$1,449	4,600	1,429	7	2.3	61	11.9
\$1,450 to \$1,649	5,100	1,579	8	2.5	51	8.0
\$1,650 to \$1,849	2,600	481	4	0.8	55	4.1
\$1,850 to \$2,049	2,500	397	4	0.6	54	5.0
\$2,050 to \$2,249	1,700	420	3	0.6	49	8.3
\$2,250 to \$2,449	1,100	265	2	0.4	42	4.8
\$2,450 or more	8,300	1,441	13	1.9	53	6.8
Median asking rent	\$1,747	\$129	X	X	\$1,700	\$146
BEDROOMS						
No bedroom	3,700	563	6	0.9	56	5.0
1 bedroom	29,000	1,898	46	1.9	56	3.9
2 bedrooms	26,000	1,915	42	1.9	54	4.2
3 bedrooms or more	3,800	418	6	0.7	56	4.9

X Not applicable.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 6.

Asking Rent and Number of Bedrooms of Unfurnished Apartments Completed During the Fourth Quarter of 2017 and Those Rented Within 3 Months (Revised)—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding number of bedrooms and asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Asking rent	Total		Total units		Rented within 3 months	
	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
Total	69,600	2,913	100	X	49	2.9
Less than \$850.....	3,100	630	4	0.9	49	5.6
\$850 to \$1,049.....	4,800	1,216	7	1.7	56	6.3
\$1,050 to \$1,249.....	8,200	1,283	12	1.9	62	5.0
\$1,250 to \$1,449.....	9,200	1,250	13	1.8	62	4.2
\$1,450 to \$1,649.....	8,300	1,184	12	1.7	51	5.8
\$1,650 to \$1,849.....	5,000	741	7	1.1	48	4.8
\$1,850 to \$2,049.....	5,500	1,254	8	1.7	58	9.7
\$2,050 to \$2,249.....	4,700	904	7	1.3	38	7.3
\$2,250 to \$2,449.....	6,900	2,631	10	3.6	37	6.1
\$2,450 or more.....	14,000	2,894	20	4.1	36	4.4
Median asking rent	\$1,699	\$117	X	X	\$1,547	\$76
Fewer than two bedrooms	39,500	2,345	57	2.5	48	3.6
Less than \$850.....	2,200	531	3	0.8	52	7.6
\$850 to \$1,049.....	3,400	1,024	5	1.5	55	5.2
\$1,050 to \$1,249.....	5,800	812	8	1.2	60	4.0
\$1,250 to \$1,449.....	5,700	1,042	8	1.5	59	4.2
\$1,450 to \$1,649.....	4,700	1,059	7	1.5	43	8.2
\$1,650 to \$1,849.....	1,900	483	3	0.7	48	5.9
\$1,850 to \$2,049.....	3,500	1,195	5	1.7	63	13.8
\$2,050 to \$2,249.....	3,000	841	4	1.2	35	10.6
\$2,250 to \$2,449.....	2,300	1,215	3	1.7	22	6.3
\$2,450 or more.....	7,000	2,104	10	3.0	33	5.7
Median asking rent	\$1,563	\$96	X	X	\$1,424	\$67
Two bedrooms or more	30,000	2,211	43	2.5	51	3.1
Less than \$850.....	900	183	1	0.3	40	4.5
\$850 to \$1,049.....	1,400	589	2	0.9	58	17.7
\$1,050 to \$1,249.....	2,400	778	3	1.1	66	12.2
\$1,250 to \$1,449.....	3,500	743	5	1.1	68	7.5
\$1,450 to \$1,649.....	3,600	576	5	0.8	63	5.0
\$1,650 to \$1,849.....	3,100	613	4	0.9	48	7.0
\$1,850 to \$2,049.....	1,900	347	3	0.5	49	5.6
\$2,050 to \$2,249.....	1,700	436	2	0.7	42	6.1
\$2,250 to \$2,449.....	4,600	2,383	7	3.3	45	3.7
\$2,450 or more.....	7,000	1,163	10	1.6	38	5.0
Median asking rent	\$1,870	\$131	X	X	\$1,683	\$108
BEDROOMS						
No bedroom.....	4,900	831	7	1.2	47	4.9
1 bedroom.....	34,600	2,127	50	2.4	48	3.6
2 bedrooms.....	26,500	2,212	38	2.5	49	3.2
3 bedrooms or more.....	3,500	407	5	0.7	61	5.1

X Not applicable.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 7.

Asking Rent and Number of Bedrooms of All Unfurnished Apartments Completed During the First Quarter of 2017 and Those Rented Within 3 Months (Final)—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding number of bedrooms and asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

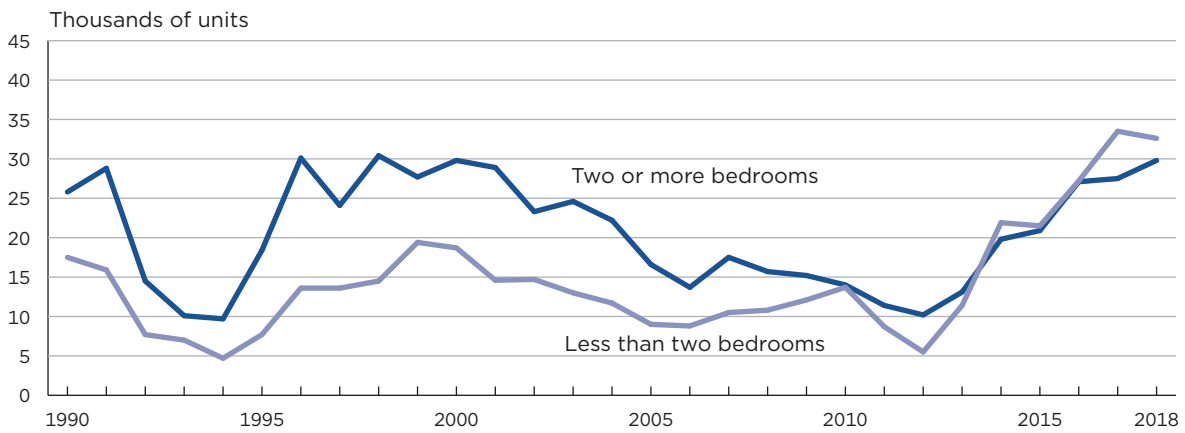
Asking rent	Total		Total units		Rented within 3 months	
	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
Total	61,400	2,002	100	X	54	2.8
Less than \$850.....	3,100	742	5	1.2	66	7.2
\$850 to \$1,049.....	6,600	1,346	11	2.1	58	6.7
\$1,050 to \$1,249.....	8,300	1,302	14	2.2	54	5.7
\$1,250 to \$1,449.....	9,600	1,172	16	1.8	58	5.1
\$1,450 to \$1,649.....	7,700	1,091	13	1.6	51	4.5
\$1,650 to \$1,849.....	5,400	862	9	1.4	60	4.1
\$1,850 to \$2,049.....	3,900	737	6	1.2	55	5.5
\$2,050 to \$2,249.....	2,700	418	4	0.7	62	5.4
\$2,250 to \$2,449.....	2,800	707	5	1.1	48	9.6
\$2,450 or more.....	11,200	1,789	18	2.9	43	6.9
Median asking rent	\$1,528	\$54	X	X	\$1,484	\$60
Fewer than two bedrooms	33,500	1,505	55	1.8	52	2.9
Less than \$850.....	2,200	567	4	1.0	68	7.8
\$850 to \$1,049.....	5,000	1,250	8	2.0	57	9.0
\$1,050 to \$1,249.....	5,900	1,020	10	1.7	47	5.9
\$1,250 to \$1,449.....	4,800	1,047	8	1.7	56	4.4
\$1,450 to \$1,649.....	3,100	770	5	1.3	48	6.9
\$1,650 to \$1,849.....	3,100	696	5	1.2	61	5.6
\$1,850 to \$2,049.....	1,900	513	3	0.8	50	9.1
\$2,050 to \$2,249.....	1,300	406	2	0.7	62	8.6
\$2,250 to \$2,449.....	1,500	593	2	1.0	43	15.3
\$2,450 or more.....	4,900	1,207	8	1.9	40	11.1
Median asking rent	\$1,402	\$58	X	X	\$1,368	\$53
Two bedrooms or more	27,900	1,440	45	1.8	56	3.2
Less than \$850.....	800	342	1	0.6	60	8.3
\$850 to \$1,049.....	1,700	767	3	1.2	60	6.0
\$1,050 to \$1,249.....	2,400	778	4	1.3	69	8.8
\$1,250 to \$1,449.....	4,900	1,318	8	2.1	60	10.5
\$1,450 to \$1,649.....	4,700	959	8	1.5	54	6.8
\$1,650 to \$1,849.....	2,300	422	4	0.7	60	5.9
\$1,850 to \$2,049.....	2,000	487	3	0.8	60	5.5
\$2,050 to \$2,249.....	1,500	398	2	0.7	62	9.8
\$2,250 to \$2,449.....	1,300	349	2	0.6	55	9.2
\$2,450 or more.....	6,400	904	10	1.5	46	4.9
Median asking rent	\$1,628	\$71	X	X	\$1,591	\$70
BEDROOMS						
No bedroom.....	4,300	850	7	1.3	50	6.0
1 bedroom.....	29,300	1,164	48	1.4	52	2.8
2 bedrooms.....	23,800	1,251	39	1.6	56	3.4
3 bedrooms or more.....	4,000	623	7	1.0	62	3.9

X Not applicable.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Figure 4.
Number of Bedrooms in Unfurnished Apartments: 1990 to 2018 First Quarter Completions¹



¹ As originally published for privately financed, nonsubsidized, unfurnished units in buildings with five or more units. Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

The absorption rate in the Northeast (73 percent) was higher than the absorption rates in the South and Midwest, but did not differ significantly from the 3-month absorption rate in the West. After 3 months, there were no significant differences detected among the absorption

rates for the West (56 percent), South (51 percent), and the Midwest (48 percent). (Table 8; Figure 5).

Core-Based Statistical Areas (CBSAs) (number of units): In the first quarter of 2017, all of the privately financed, nonsubsidized,

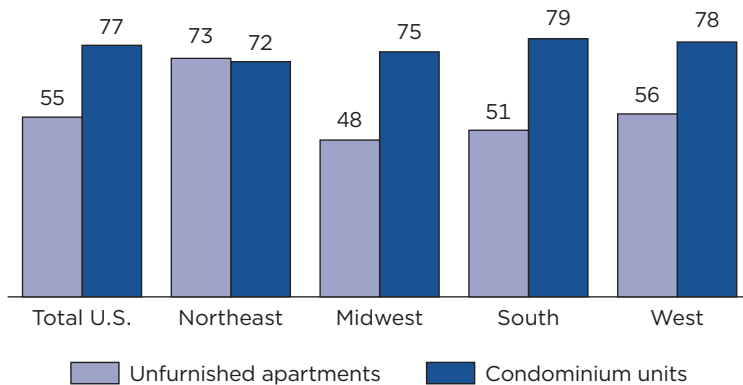
unfurnished rental units completed in buildings with five or more units were located inside CBSAs. Sixty-two percent of those units were constructed inside cities. That was 24 percentage points higher than the 38 percent built outside principal cities.

Condominium and cooperative apartment units: Condominium and cooperative units accounted for approximately 5 percent of all completions in buildings with five or more units during the first quarter in 2018 (Table 9; Figure 6).

Condominium apartment units: In the first quarter of 2018, an estimated 3,800 condominium apartments in buildings with five or more units were completed. There were no significant differences detected between the 3,800 condominium units constructed in the first quarter of 2018 and the revised figure of 4,300 units constructed during the fourth quarter of 2017 (Tables 10 and 11).

Absorption (condominium apartments units): Of the 3,800 condominium apartments completed in the first quarter of 2018, approximately 77 percent were sold within 3 months after completion. This

Figure 5.
Unfurnished Apartments and Condominium Units 3-Month Absorption Rates by Region: First Quarter 2018 Completions¹
 (In percent)



¹ Not seasonally adjusted. Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 8.

Number, Asking Rent, and Absorption Rate of Unfurnished Apartments Completed During the First Quarter of 2018 by Geographic Area—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Geographic area	Total		Median asking rent		Total units		Rented within 3 months	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
United States	62,400	3,115	\$1,666	\$91	100	X	55	3.4
Inside CBSA ²	62,400	3,115	\$1,666	\$91	100	X	55	3.4
Inside principal city of CBSA ²	38,500	4,371	\$1,807	\$103	62	7.5	51	2.3
Outside principal city of CBSA ²	23,900	5,167	\$1,543	\$110	38	7.5	63	7.2
Outside CBSA ²	Z	Z	Z	Z	Z	Z	Z	Z
Northeast	9,500	2,579	\$2,261	\$386	15	3.6	73	16.7
Midwest	7,300	388	\$1,247	\$97	12	0.8	48	6.8
South	28,200	1,200	\$1,532	\$66	45	2.4	51	2.3
West	17,400	1,475	\$1,796	\$260	28	2.2	56	4.8

X Not applicable.

Z Represents zero or rounds to zero.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

² Core-Based Statistical Area. For more information on CBSAs, see Characteristics of the Data on page 17 of this report.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

figure did not differ significantly from the revised 3-month absorption rate of 74 percent for condominiums completed in the previous quarter (Tables 10 and 11).

Of the 14,300 total number of new condominium apartment units in buildings with five or more units completed in the past four quarters, 8,800 units were sold prior to the second quarter of 2018. There were 3,900 units sold in the second quarter of 2018 and 1,600 remained on the market for sale at the end of the second quarter of 2018 (Tables 12 and 13).

Asking price (condominiums):

The median asking price for a new condominium constructed in the first quarter 2018 was \$578,200, and did not differ significantly from the median asking price of \$459,000 for a condominium

built in the fourth quarter of 2017 (Tables 10 and 11).⁴

Number of bedrooms (condominium apartments):

Of the 3,800 new condominiums completed in the first quarter of 2018, two-bedroom units accounted for 42 percent of the new construction. The 42 percent for two-bedroom units was 15 percent higher than the 27 percent of units constructed with fewer than two bedrooms. However, it did not differ significantly from the 31 percent constructed with three or more bedrooms. There were no significant differences detected between the percentage of units that were constructed with three or more bedrooms and those units constructed with fewer than two bedrooms (Table 10).

Regions (condominiums): Forty-nine percent of the new condominium construction during the

first quarter of 2018 occurred in the South. This figure did not differ significantly from the 31 percent of new construction reported in the West, yet was higher than the 17 percent reported in the Northeast and the 3 percent reported in the Midwest. The percentage of new construction in the West did not differ significantly from the percentage reported in the Northeast.

After 3 months, there were no significant differences detected among the absorption rates for all four regions (Table 14; Figure 5).

Core-Based Statistical Areas (CBSAs) (condominiums):

In the first quarter of 2017, all of the new condominium construction took place inside CBSAs. There was no significant difference detected between the 2,300 constructed inside principal cities and the 1,500 constructed outside principal cities.

⁴ The figure shown for the fourth quarter of 2017 median has not been inflation-adjusted.

Table 9. Absorption Rates of Condominium and Cooperative Apartments: 2012 to 2018—Not Seasonally Adjusted

(Privately financed, nonsubsidized, condominium and cooperative apartments in buildings with five units or more. Percentages are computed using unrounded data)

Quarter of completion	Total		All completions		Absorbed in 3 months		Absorbed in 6 months		Absorbed in 9 months		Absorbed in 12 months	
	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
2018												
January-March ^p	4,000	1,250	5	1.6	78	5.8	N	N	N	N	N	N
2017												
October-December	4,300	1,086	5	1.2	74	4.3	89	3.2	N	N	N	N
July-September	3,400	948	4	1.0	66	11.5	88	5.1	94	2.6	N	N
April-June	3,300	951	4	1.1	74	6.9	90	3.8	95	2.1	97	1.4
January-March	3,100	1,067	4	1.5	72	9.0	87	3.8	93	2.9	99	0.9
2016												
October-December	7,900	4,370	9	5.1	36	23.7	87	2.3	90	3.2	95	1.4
July-September	6,700	1,626	8	1.9	70	7.5	84	3.5	92	1.8	96	0.9
April-June	3,200	815	4	1.1	64	8.4	86	3.0	90	3.2	97	1.7
January-March	3,000	850	4	1.3	65	12.4	90	2.7	96	1.8	97	1.2
2015												
October-December	3,200	715	4	0.9	81	4.2	92	2.6	96	1.7	98	1.4
July-September	4,300	1,446	4	1.5	51	14.0	70	16.6	78	14.1	88	7.9
April-June	2,700	925	3	1.1	63	12.8	87	5.0	97	2.5	99	0.4
January-March	1,200	333	2	0.7	70	8.4	91	2.7	97	1.3	98	1.1
2014												
October-December	2,000	664	3	1.0	78	7.5	87	6.0	91	4.3	95	2.9
July-September	1,900	627	2	0.8	58	12.0	85	5.8	94	2.8	97	1.5
April-June	1,600	378	3	0.7	78	7.4	89	4.3	95	1.6	99	0.5
January-March	1,600	500	3	1.0	80	6.8	93	3.2	96	2.2	98	1.5
2013												
October-December	1,600	560	3	1.1	74	7.4	88	3.8	96	2.0	98	1.4
July-September	1,400	650	2	1.1	89	4.9	96	2.7	99	1.2	100	0.3
April-June	2,900	1,740	7	4.1	84	14.4	89	12.3	92	11.9	93	11.4
January-March	1,500	580	4	1.6	82	7.0	92	4.4	96	2.4	98	1.1
2012												
October-December	1,900	430	5	1.0	76	4.6	89	3.6	93	3.5	96	3.3
July-September	1,700	790	3	1.2	58	14.2	78	7.8	91	5.4	93	4.3
April-June	1,100	390	3	1.1	66	6.0	81	4.9	91	5.2	94	4.9
January-March	1,800	440	6	1.5	64	6.8	82	5.9	88	6.0	95	2.7

N Not available.

^p Preliminary.

^r Revised.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 10.

Asking Price and Number of Bedrooms of All Condominium Apartments Completed During the First Quarter of 2018 and Those Sold Within 3 Months (Preliminary)—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, condominium apartments in buildings with five units or more. Data regarding number of bedrooms and asking price are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Asking price	Total		Total condominiums		Sold within 3 months	
	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
Total	3,800	1,239	100	X	77	6.2
Less than \$200,000	100	128	4	3.4	18	8.1
\$200,000 to \$249,999	200	215	6	5.7	85	17.7
\$250,000 to \$299,999	300	158	8	4.3	79	9.8
\$300,000 to \$349,999	200	66	4	2.0	87	9.1
\$350,000 to \$399,999	200	65	5	1.9	70	11.1
\$400,000 to \$449,999	200	90	4	2.5	80	7.0
\$450,000 to \$499,999	500	415	13	8.9	96	4.4
\$500,000 to \$549,999	Z	24	1	0.7	92	7.8
\$550,000 to \$599,999	400	280	9	5.9	75	24.4
\$600,000 to \$649,999	100	69	2	1.9	36	28.1
\$650,000 to \$699,999	100	43	2	1.0	84	11.4
\$700,000 or more	1,600	771	42	13.3	77	3.2
Median asking price	\$578,200	\$139,324	X	X	\$570,900	\$156,828
BEDROOMS						
Fewer than 2 bedrooms	1,000	529	27	8.4	89	5.1
2 bedrooms	1,600	493	42	6.5	69	9.6
3 bedrooms or more	1,200	553	31	10.9	79	5.8

X Not applicable.

Z Represents zero or rounds to zero.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 11.

Asking Price and Number of Bedrooms of All Condominium Apartments Completed During the Fourth Quarter of 2017 and Those Sold Within 3 Months (Revised)—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, condominium apartments in buildings with five units or more. Data regarding number of bedrooms and asking price are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Asking price	Total		Total condominiums		Sold within 3 months	
	Total	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
Total	4,300	1,026	100.00	X	74	4.3
Less than \$200,000	500	195	11	4.4	77	8.5
\$200,000 to \$249,999	600	275	13	5.6	74	10.7
\$250,000 to \$299,999	200	102	5	2.1	76	8.1
\$300,000 to \$349,999	300	122	7	2.5	82	7.2
\$350,000 to \$399,999	300	124	7	2.8	78	9.5
\$400,000 to \$449,999	200	86	5	2.2	69	12.2
\$450,000 to \$499,999	200	118	5	2.6	72	14.3
\$500,000 to \$549,999	100	47	2	1.1	65	10.1
\$550,000 to \$599,999	100	31	1	0.8	83	13.9
\$600,000 to \$649,999	200	142	5	3.2	85	15.8
\$650,000 to \$699,999	200	137	4	2.9	72	9.8
\$700,000 or more	1,500	664	34	10.7	69	8.5
Median asking price	\$459,000	\$130,009	X	X	\$442,800	\$123,512
BEDROOMS						
Fewer than 2 bedrooms	800	325	19	5.4	71	10.6
2 bedrooms	2,300	491	53	4.3	74	4.7
3 bedrooms or more	1,200	405	28	5.6	74	4.8

X Not applicable.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 12.

Asking Price of Condominium Apartments Completed in the Previous Four Quarters, Sold, or Remaining for Sale in the First Quarter of 2018

(Privately financed, nonsubsidized, condominium apartments in buildings with five units or more. Data regarding number of bedrooms and asking price are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians are computed using unrounded data)

Asking price	Total		Sold prior to second quarter 2018		Sold in second quarter 2018		Remaining for sale at end of second quarter 2018	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)
Total	14,300	2,491	8,800	1,495	3,900	1,123	1,600	421
Less than \$200,000	1,000	351	700	308	100	65	200	111
\$200,000 to \$249,999	1,200	508	700	325	400	278	100	35
\$250,000 to \$299,999	800	225	400	150	300	129	100	50
\$300,000 to \$349,999	1,200	461	1,000	452	200	66	100	26
\$350,000 to \$399,999	900	239	600	189	200	68	100	26
\$400,000 to \$449,999	800	203	500	157	200	80	100	34
\$450,000 to \$499,999	900	361	300	123	500	414	100	23
\$500,000 to \$549,999	400	188	400	183	Z	21	Z	11
\$550,000 to \$599,999	600	302	300	79	300	259	100	80
\$600,000 to \$649,999	500	191	300	151	100	42	100	64
\$650,000 to \$699,999	700	312	600	292	100	39	Z	24
\$700,000 or more	5,200	1,645	2,800	1,059	1,600	656	800	305
Median asking price	\$532,800	\$93,368	\$496,800	\$112,923	\$562,200	\$140,167	\$647,700	\$112,406
BEDROOMS								
Fewer than 2 bedrooms	3,000	969	1,700	485	1,000	521	300	133
2 bedrooms	6,400	1,054	4,000	721	1,600	419	900	243
3 bedrooms or more	4,800	1,238	3,100	968	1,300	498	500	151

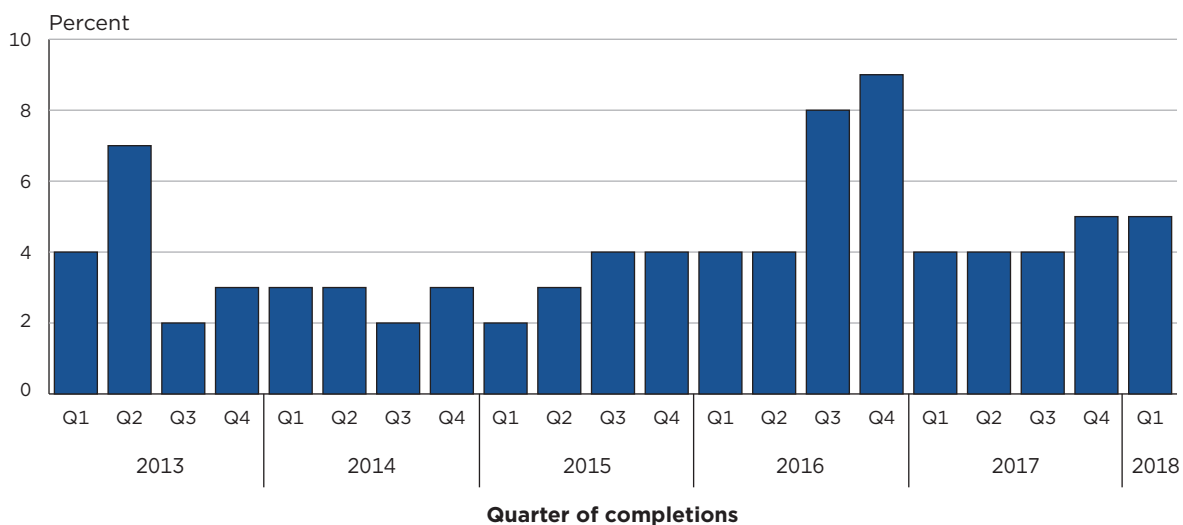
Z Represents zero or rounds to zero.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Note: These data are for completions in the second, third, and fourth quarters of 2017, and the first quarter of 2018.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Figure 6.
Condominium and Cooperative Completions as a Percentage of Total Completions: 2013 to 2018



Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Table 13.

Condominium Apartments Completed in the Previous Four Quarters, Sold, or Remaining for Sale in Current Quarter: 2010 to 2018

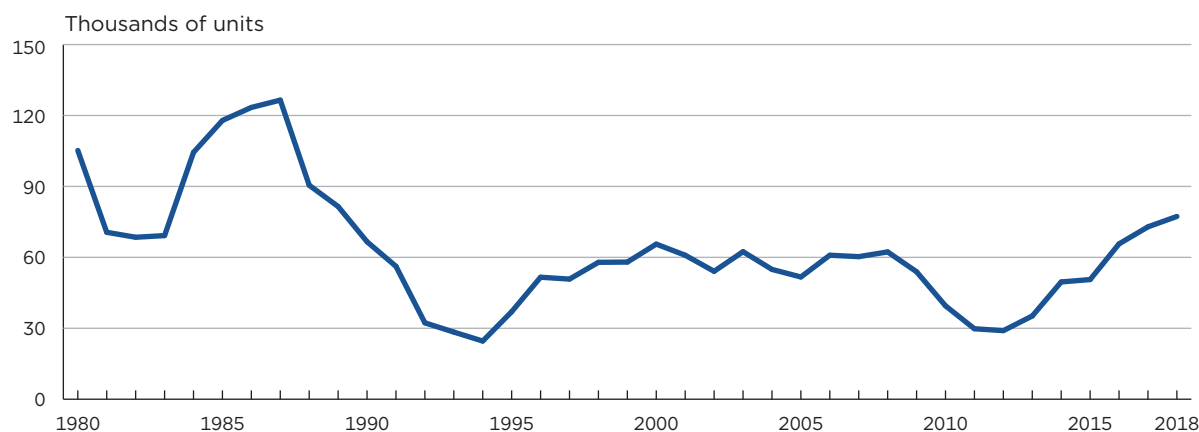
(Privately financed, nonsubsidized, condominium apartments in buildings with five units or more)

Quarter of completion	Total		Sold prior to current quarter		Sold in the current quarter		Remaining for sale at the end of the current quarter	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)
2018								
January-March	14,300	2,491	8,800	1,495	3,900	1,123	1,600	421
2017								
October-December	13,500	1,900	7,700	1,218	4,300	1,036	1,400	274
July-September	17,000	4,662	12,000	3,922	3,300	1,084	1,600	422
April-June	21,800	5,009	15,600	4,155	3,800	889	2,400	754
January-March	21,500	5,123	11,300	2,281	7,500	3,929	2,700	849
2016								
October-December	18,500	3,846	9,700	1,783	4,100	1,258	4,800	2,812
July-September	15,600	2,209	7,800	1,229	5,500	1,734	2,300	389
April-June	13,300	1,955	8,400	1,265	3,000	835	1,900	745
January-March	13,800	2,158	8,200	1,557	3,100	716	2,500	1,005
2015								
October-December	11,900	2,026	5,700	1,305	4,400	840	1,700	657
July-September	9,700	1,993	4,600	954	2,800	803	2,300	1,274
April-June	6,500	1,086	4,400	906	1,400	366	700	203
January-March	7,000	1,226	4,900	934	1,300	392	700	220
2014								
October-December	7,600	1,310	4,000	770	2,800	790	800	290
July-September	6,800	1,160	4,300	800	1,400	370	1,100	450
April-June	5,900	1,240	3,800	1,000	1,600	280	500	180
January-March	7,300	2,130	4,800	1,980	1,700	500	800	350
2013								
October-December	7,400	2,460	4,800	2,000	1,700	550	900	390
July-September	7,500	2,200	5,700	2,020	1,200	290	600	220
April-June	8,300	2,110	4,600	1,390	2,800	1,770	900	260
January-March	6,300	1,460	3,800	1,080	1,800	400	700	180
2012								
October-December	6,400	1,430	3,400	970	2,000	630	1,000	300
July-September	8,000	1,430	4,900	770	1,400	530	1,700	590
April-June	8,600	1,490	5,900	1,070	1,200	340	1,400	420
January-March	9,600	1,210	5,800	820	2,200	410	1,700	410
2011								
October-December	10,300	1,820	6,000	1,060	1,800	500	2,500	960
July-September	12,500	1,790	6,600	880	3,300	740	2,500	730
April-June	14,300	2,100	7,500	1,140	2,700	680	4,000	860
January-March	18,100	2,070	8,500	1,000	3,300	570	6,200	1,000
2010								
October-December	18,500	2,120	7,800	920	3,600	620	7,100	1,150
July-September	21,200	1,300	8,200	610	4,000	380	9,000	640
April-June	23,700	2,090	11,100	1,010	3,200	420	9,300	1,170
January-March	28,500	2,510	13,400	1,220	4,000	530	11,100	1,380

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Figure 7.
Number of Privately Financed Units Completed in Buildings With Five or More Units: 1980 to 2018 First Quarter Completions¹



¹ As originally published for privately financed, nonsubsidized, unfurnished units in buildings with five or more units. Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

After 3 months there was no significant difference detected between the absorption rate for units constructed inside principal cities (79 percent) and those units constructed outside principal cities (75 percent).

All apartments: An estimated 77,300 apartments were constructed in all buildings with five or more units in the first quarter of 2018. This figure was 11,600 units fewer than the 88,900 units built in the previous quarter. However, the 77,300 total apartment units built in the first quarter of 2018 did not differ significantly from the 72,900 built in the first quarter of 2017 (Table 2; Figures 1 and 7).

Summary distribution of all apartment units: In the first quarter of 2018, there were approximately 77,300 apartments constructed in buildings with five or more units. Approximately 62,400 of those

units were constructed as unfurnished units. Approximately 4,000 were constructed as condominium and cooperative units. Furnished units accounted for approximately 500 units. There were 9,900 units that were federally subsidized or receiving a tax credit, and approximately 500 units were classified as out of scope (i.e., time-share units, continuing-care retirement units, and turnkey units) (Table 2; Figures 8 and 9).

CHARACTERISTICS OF THE DATA

All statistics from the SOMA refer to apartments in newly constructed buildings with five or more units. Absorption rates reflect the first time an apartment is rented after completion or the first time a condominium or cooperative apartment is sold after completion. If apartments

initially intended to be sold as condominium or cooperative units are, instead, offered by the builder or building owner for rent, they are counted as rental apartments. Units categorized as federally subsidized or receiving tax credits include the units subsidized under the following HUD or Federal Housing Administration programs—Sections 8, 202, 811, 221(d)(3), or 221(d)(4). In addition, units receiving Low Income Housing Tax Credit through the Internal Revenue Service program are included in this category. The data on privately financed units include privately owned housing subsidized by state and local governments. Time-share units, continuing-care retirement units, and turnkey units (privately built for and sold to local public housing authorities after completion) are outside the scope of the survey.

Table 14.

Number, Asking Price, and Absorption Rate of Condominium Apartments Completed During the First Quarter of 2018 by Geographic Area—Not Seasonally Adjusted

(Privately financed, nonsubsidized, condominium apartments in buildings with five units or more. Data regarding asking price are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Geographic area	Total		Median asking price		Total units completed		Sold within 3 months	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
United States	3,800	1,239	578,200	139,324	100	X	77	6.2
Inside CBSA ²	3,800	1,239	\$578,200	\$139,324	100	X	77	6.2
Inside principal city of CBSA ²	2,300	1,027	\$630,600	\$131,245	61	14.6	79	8.1
Outside principal city of CBSA ²	1,500	659	\$378,000	\$232,401	39	14.6	75	9.1
Outside CBSA ²	Z	Z	Z	Z	Z	Z	Z	Z
Northeast	600	414	+\$700,000	X	17	10.2	72	5.6
Midwest	100	54	\$558,900	\$26,507	3	1.8	75	4.7
South	1,900	995	\$488,500	\$121,917	49	16.7	79	9.7
West	1,200	588	\$580,000	\$357,645	31	13.6	78	11.7

X Not applicable.

Z Represents zero or rounds to zero.

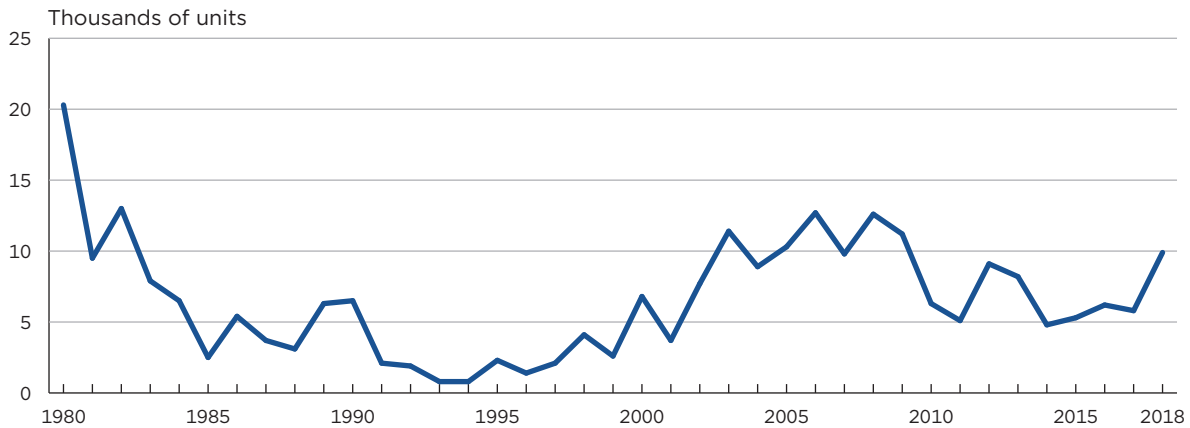
+ More than.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

² Core-Based Statistical Area. For more information on CBSAs, see Characteristics of the Data on page 17 of this report.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

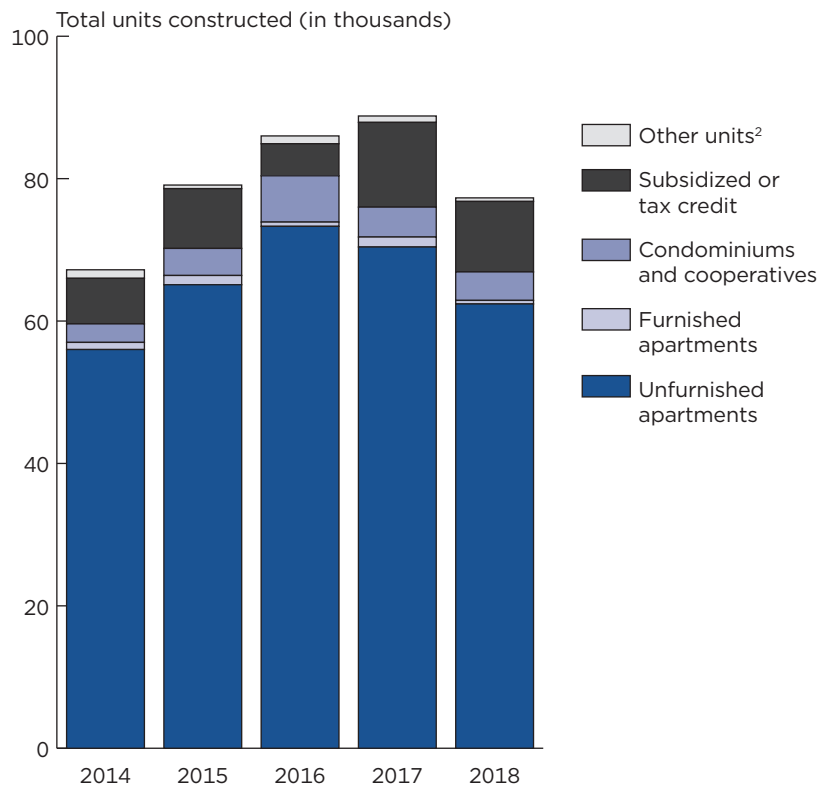
Figure 8.
Number of Subsidized and Tax Credit Units: 1980 to 2018 First Quarter Completions¹



¹ As originally published for privately financed, nonsubsidized, unfurnished units in buildings with five or more units.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Figure 9.
Types of Multifamily Units: 2014 to 2018 First Quarter Completions¹



¹ Data as originally published from Table 2.

² "Other units" include time-share units, continuing-care retirement units, and turnkey housing (privately built for and sold to local public housing authorities after completion). Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units, Second Quarter 2018 Absorptions (Completions in First Quarter 2018).

Tables 1, 3, 4, 5, 6, 7, and 8 provide information about privately financed, nonsubsidized, unfurnished rental apartments. Table 9 provides information about privately financed, nonsubsidized condominium and cooperative apartments, while Tables 10, 11, 12, 13, and 14 provide information about condominium apartments only. Table 2 summarizes the totals for all types of newly constructed apartments in buildings with five or more units.

Additionally, SOMA tabulates and reports absorption rates for units based on their Core-Based Statistical Area (CBSA). CBSAs include an urban center of at least 10,000 people and adjacent areas that are socioeconomically tied to the urban center by commuting. The term "CBSA" refers collectively to both metropolitan statistical areas and micropolitan areas. Micropolitan areas are based around Census Bureau-defined urban clusters of at least

10,000 and fewer than 50,000 people. Absorption rates within the CBSAs are further divided into "inside principal city" and "outside principal city."

Principal cities of a CBSA are the largest incorporated places with a population of at least 10,000 in the CBSA. If there is no such place present in the CBSA, the largest incorporated place or census designated place (CDP) in the CBSA is termed the "principal city." Principal cities also include any additional incorporated place or CDP with a population of at least 250,000 or in which 100,000 or more persons work.

Geographic regions. The four major regions of the United States for which data are presented in this report represent groups of states as follows:

Northeast: Connecticut, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, and Vermont.

Midwest: Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Nebraska, North Dakota, Ohio, South Dakota, and Wisconsin.

South: Alabama, Arkansas, Delaware, District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia.

West: Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming.

NOTE TO DATA USERS:

In April of 2014, the SOMA began using interviewing software on laptop computers to collect data for January 2014 completions.

At the same time, we revised the asking rent and selling cost ranges for residential buildings containing five or more units.

The SOMA adopted new ratio estimation procedures in 1990 to derive more accurate estimates of completions (see Estimation). Please use caution when comparing the number of completions in 1990 and following years with those in earlier years.

SAMPLE DESIGN

The Census Bureau designed the survey to provide data concerning the rate at which privately financed, nonsubsidized, unfurnished units in buildings with five or more units are rented or sold (absorbed). In addition, the survey collects data on characteristics such as number of bedrooms, asking rent, and asking price.

Buildings for the survey come from those included in the Census Bureau's Survey of Construction (SOC).⁵ For the SOC, the United States is first divided into primary sampling units (PSUs) that are stratified based on population and building permits. The PSUs to be used for the survey are then randomly selected from each stratum. Next, a sample of geographic locations that issue permits is chosen within each of the selected PSUs. All newly constructed buildings with five or more units within sampled places and a subsample of buildings with one to four units are included in the SOC.

For SOMA, each quarter the Census Bureau selects a sample of buildings with five or more units that have been reported in the SOC sample as having been completed during that quarter. The

⁵ See Section V (sample design) at <www.census.gov/construction/nrc/how_the_data_are_collected/soc.html> for further details on the SOC sample design.

SOMA does not include buildings completed in areas that do not issue permits.⁶

In each of the subsequent four quarters, the proportion of units in the quarterly sample that are sold or rented (absorbed) are recorded, providing data for absorption rates 3, 6, 9, and 12 months after completion.

ESTIMATION

The Census Bureau publishes preliminary estimates for a given quarter and may revise these estimates in ensuing quarters. Each quarter, some of the absorption data for some buildings arrive after the deadline for that quarter's report; these late data appear as revised in tables released in the next quarterly report. Final data appear in the Census Bureau's H-130 report series, *Survey of Market Absorption of New Multifamily Apartments* annual report.

Beginning with data on completions in the fourth quarter of 1990 (which formed the basis for absorptions in the first quarter of 1991), the Census Bureau modified the estimation procedure and applied the new procedure to the data for the other three quarters of 1990, so that annual estimates using the same methodology for four quarters could be derived. The Census Bureau did not perform any additional reestimation of past data.

Using the original estimation procedure, the Census Bureau created design-unbiased estimates by multiplying the counts for each building by its base weight (the

⁶ The Census Bureau Building Permits Survey provides data on the number of new housing units authorized by building permits. Data are available monthly, year-to-date, and annually at the national, state, and selected metropolitan area levels. See <www.census.gov/construction/bps/>.

inverse of its probability of selection) and then summing over all buildings. Multiplying the design-unbiased estimate by the following ratio-estimate factor for the country as a whole provided the final estimate:

"Total units in buildings with five units or more in permit-issuing areas as estimated by the SOC for that quarter⁷ divided by total units in buildings with five units or more as estimated by the SOMA for that quarter."

In the modified estimation procedure, instead of applying a single ratio-estimate factor for the entire country, the Census Bureau computes separate ratio-estimate factors for each of the four census regions. Multiplying the unbiased regional estimates by the corresponding ratio-estimate factors provides the final estimate for regions. The Census Bureau obtains the final estimate for the country by summing the final regional estimates.

This procedure produces estimates of the units completed in a given quarter that are consistent with the published figures from the SOC and reduces, to some extent, the sampling variability of the estimates of totals.

Absorption rates and other characteristics of units not included in the interviewed group or not accounted for, are assumed identical to rates for units about which data were obtained. The non-interviewed and not-accounted-for cases constitute less than 2 percent of the sample housing units in this survey.

⁷ Beginning with January 2001 completions, the SOC revised its methodology for estimating the number of units completed for five or more multiunit structures. See <www.census.gov/ftp/pub/const/www/new_methodology_const.html> for these changes. Thus, caution is advised when comparing data from 2001 and forward to any estimates prior to 2001.

A survey interview is complete once the field representative collects information for the bedrooms. SOMA does not collect the characteristics for subsidized units, therefore, if any unit that is a Section 8 or receives any government assistance, the interview is then complete.

An interview is considered a sufficient partial interview when at least the building type (unfurnished rental, furnished rental, cooperative, condominium, or owned or leased by a public housing agency) is recorded.

The response rates for SOMA are calculated by dividing the number of building interviews by the number of eligible buildings:

$$\frac{\text{Interviews}}{\text{Interviews plus Type A's (e.g., Refusals)}} \times 100$$

Out-of-scope cases (i.e., time-share units, continuing-care retirement units, and turnkey housing—privately built for and sold to local public housing authorities after completion) are excluded in this calculation.

The response rate for 2018 Second Quarter Absorptions (2018 First Quarter Completions) interviewing was 93 percent.

ACCURACY OF THE ESTIMATES

The SOMA is a sample survey and consequently all statistics in this report are subject to sampling variability. Estimates derived from different samples would likely differ from these.

Two types of possible errors are associated with data from sample surveys: nonsampling and sampling.

Nonsampling Errors

In general, nonsampling errors can be attributed to many sources: inability to obtain information about all cases in the sample, difficulties with definitions, differences in interpreting questions, inability or unwillingness of the respondents to provide correct information, and data processing errors. Although no direct measurements of any bias that might result from nonsampling errors have been obtained, the Census Bureau employs quality control procedures throughout the process to minimize this type of error.

Sampling Errors

The margins of error shown in the tables are primarily measures of sampling variability—the variations that occurred by chance because a sample rather than the entire population was surveyed. The sample estimate and its standard error enable one to construct margins of error—ranges that would include the average results of all possible samples with a known probability. For example, if all possible samples were selected, each of these being surveyed under essentially the same general conditions and using the same sample design, and if an estimate and its standard error were calculated from each sample, then approximately 90 percent of the margins of error would include the average result of all possible samples.

The average estimate derived from all possible samples is or is not contained in any particular computed margin of error. However, for a particular sample, one can say with specified confidence that the average estimate derived from all possible samples is included in the margin of error.

For very small estimates, the lower limit of the confidence interval may be negative. In this case, a better approximation to the true interval estimate can be achieved by restricting the interval estimate to positive values, that is, by changing the lower limit of the interval estimate to zero.

For example, Table 5 of this report illustrates that during the first quarter of 2018 (January through March), there were 29,800 privately financed, nonsubsidized buildings with five or more units constructed with two or more bedrooms completed. The margin of error allows the user to construct 90 percent confidence levels. Thus, the 90 percent confidence interval shown by these data with a margin of error of 1,982 is from 27,818 to 31,782. A conclusion that the estimate derived from all possible samples lies within a range computed in this way would be correct for roughly 90 percent of all possible samples.

CONTACT INFORMATION

For further information on the Survey of Market Absorption of New Multifamily Units data or questions regarding these data, please contact:

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