

Which States Have the Highest Percentage of Vacant Housing Units?

Current Housing Reports

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INTRODUCTION

The housing market tightened considerably between 2009 and 2021, absorbing much of the excess vacancy created by the foreclosure crisis in both rental and homeowner housing, according to the Housing Vacancy Survey (HVS).¹

Vacancy rates were lower in 40 states and the District of Columbia in 2021 following the foreclosure crisis in 2009, and no state had a significantly higher rate when comparing 2021 to 2009. However, there was meaningful variation in both the size of decreases during the 2009–2021 period and the amount of available housing in 2021. Ten states showed no significant difference in the vacancy rate in 2021 compared to 2009, indicating they may have been less affected by the foreclosure crisis.

This report describes the variation across states in their housing vacancy rates from 2009 to 2021 using data from the Current Population Survey's HVS supplement.² The HVS produces nationally representative information for the universe of all residential housing units in the United States.

Key Concepts and Definitions

Gross Vacancy Rate: The percentage of all vacant housing units, including second homes and seasonal units. In this report, “vacancy rate” refers to the gross vacancy rate.

Rental Vacancy Rate: The percentage of renter housing that is vacant for rent.

Homeowner Vacancy Rate: The percentage of owner housing that is vacant for sale only.

The HVS has produced annual estimates of the gross vacancy rate by state since 2005, annual estimates of the rental vacancy rate and the homeowner vacancy rate by state since 1986, quarterly estimates of the gross vacancy rate since 1965, and quarterly estimates of the rental and homeowner vacancy rate since 1956.

All comparative statements in this report have undergone statistical testing, and, unless otherwise noted, all comparisons are statistically significant at the 90 percent confidence level.*

* The Census Bureau's Disclosure Review Board and Disclosure Avoidance Officers have reviewed these data for unauthorized disclosure of confidential information and have approved the disclosure avoidance practices applied to this release, (DRB Approval Number, CBDRB-FY22-076).

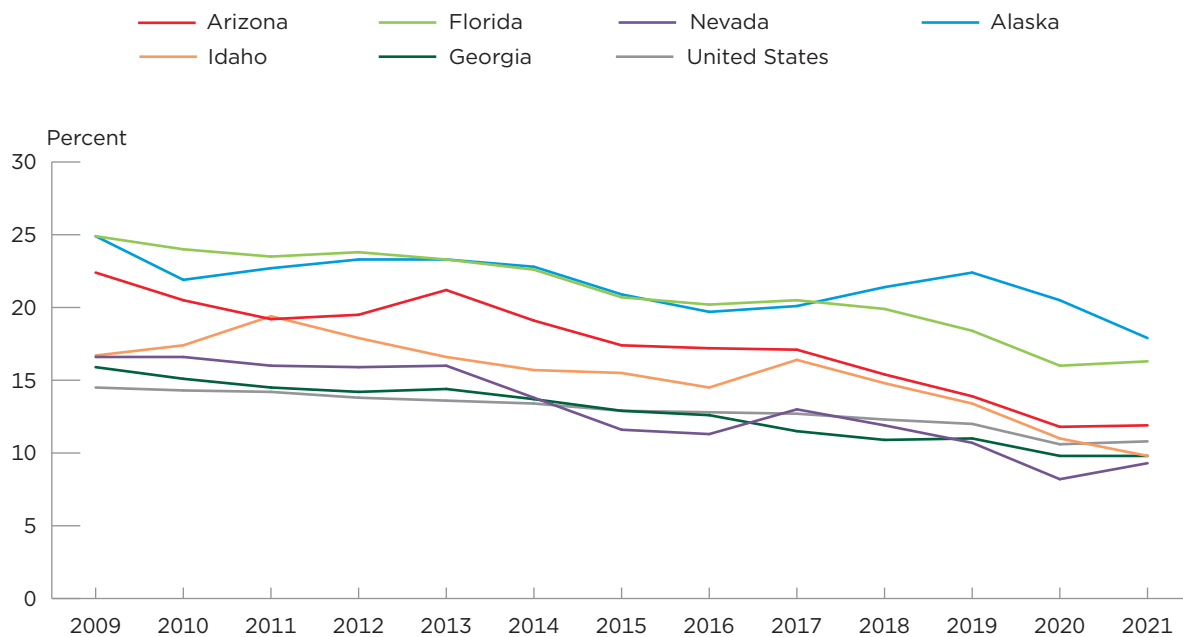
VACANCY RATES

The vacancy rate declined nationally from 2009 to 2021, from 14.5 percent to 10.8 percent.

State highlights:

- Six states—Alaska, Arizona, Florida, Georgia, Idaho, and Nevada—declined by 6 percentage points or more during this period (Figure 1).³ Alaska, Arizona, Delaware, Florida, Maine, and Vermont had vacancy rates of 20 percent or higher in 2009, but by 2021 Maine was the only state that had a rate of 20 percent or higher.^{4, 5}
- Declines ranged from 1.5 percentage points in Illinois to 10.5 percentage points in Arizona.⁶

Figure 1.
Gross Vacancy Rates for Selected States: 2009–2021



Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, public-use data, 2009–2021, <www.census.gov/housing/hvs/data/ann21ind.html>.

- States exhibiting more stable levels of vacancy over the decade (no significant change) and possibly less affected by foreclosures in the 2000s include Hawaii, Iowa, Louisiana, Maine, Massachusetts, Minnesota, Montana, New York, North Dakota, and South Dakota.⁷

Popular tourist destinations like Florida and Hawaii had vacancy rates of 15 percent or higher in 2021, along with Alabama, Alaska, Maine, and Vermont.⁸

Table 1 displays the gross vacancy rates for each state and year from 2009 to 2021.

RENTAL VACANCY RATES

As market conditions tightened and rental costs increased in 2021, Northeast states—New Hampshire, New Jersey, Rhode Island, and Vermont—had rental vacancy rates of only 4.0 percent or lower.⁹ Ten states, all in the Midwest and South, had rental vacancy rates of 8.2 percent or higher.¹⁰

State highlights:

- Since the foreclosure crisis in 2009, 40 states had a tighter rental market in 2021 with less rental housing available. Only North Dakota had more.
- Fast-growing population states, such as Arizona, Florida,

Nevada, and South Carolina, had tighter rental markets—declines of 8 percentage points or more since 2009 (Figure 2).¹¹ Others include Delaware and Georgia.

- Rates varied widely in 2021, with the rental vacancy rate ranging from 2.5 percent in Vermont to 13.3 percent in North Dakota.¹²
- Higher rental vacancy rates were more common in the less-urban Midwest and South, with nine states and the District of Columbia having rates of 8.2 percent or higher in 2021.¹³

Table 2 displays the rental vacancy rates for each state and year from 2009 to 2021.

Table 1.

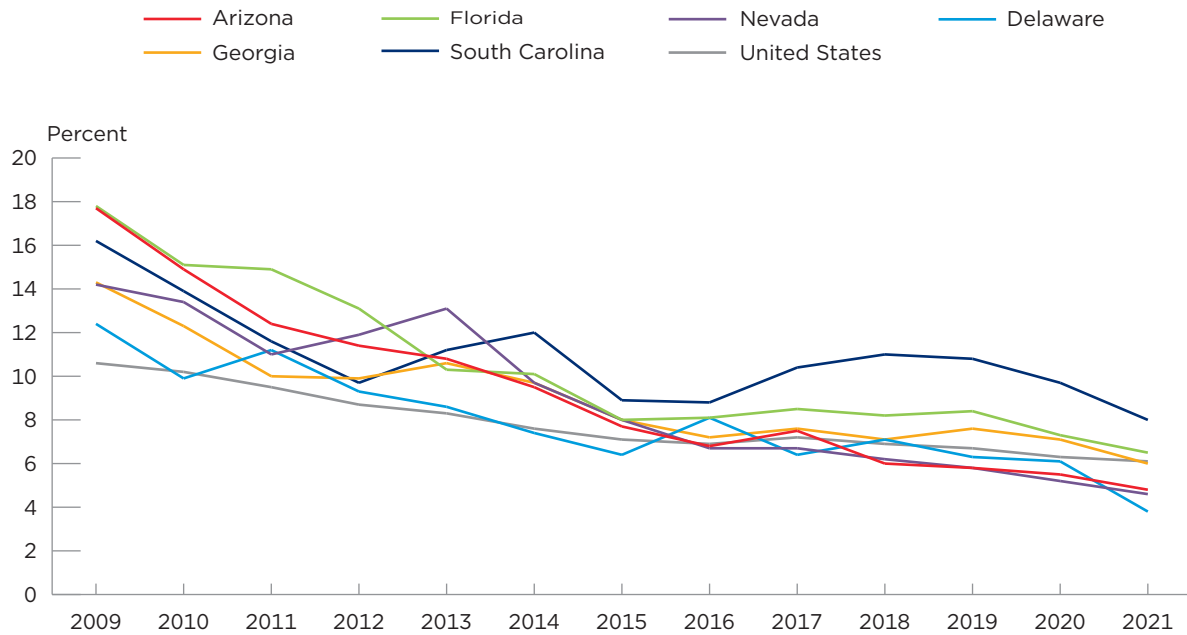
Gross Vacancy Rates by State: 2009 to 2021

State	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
United States	14.5	14.3	14.2	13.8	13.6	13.4	12.9	12.8	12.7	12.3	12.0	10.6	10.8
Alabama	17.5	18.9	21.1	19.6	18.5	17.3	16.3	16.4	16.0	16.6	16.8	15.3	15.5
Alaska	24.9	21.9	22.7	23.3	23.3	22.8	20.9	19.7	20.1	21.4	22.4	20.5	17.9
Arizona	22.4	20.5	19.2	19.5	21.2	19.1	17.4	17.2	17.1	15.4	13.9	11.8	11.9
Arkansas	15.7	14.8	16.0	15.7	16.6	17.0	15.2	14.9	14.9	15.4	15.4	13.7	12.9
California	11.3	11.3	10.1	9.2	9.1	8.7	8.2	7.8	8.3	8.8	8.4	7.0	7.7
Colorado	13.3	11.3	11.7	10.4	10.5	9.7	10.5	10.2	10.8	10.3	9.7	9.4	10.0
Connecticut	9.8	11.1	11.0	10.1	10.7	9.9	10.7	10.9	10.2	10.5	9.3	7.9	7.8
Delaware	20.2	20.3	20.5	19.9	19.2	18.8	18.2	18.4	18.1	15.8	15.3	15.0	14.3
District of Columbia	15.7	15.0	13.6	12.5	11.6	11.6	12.3	11.1	12.0	11.8	10.6	10.4	11.6
Florida	24.9	24.0	23.5	23.8	23.3	22.6	20.7	20.2	20.5	19.9	18.4	16.0	16.3
Georgia	15.9	15.1	14.5	14.2	14.4	13.7	12.9	12.6	11.5	10.9	11.0	9.8	9.8
Hawaii	16.8	17.8	18.4	16.8	17.4	18.0	16.1	17.1	17.5	17.8	16.0	15.0	16.2
Idaho	16.7	17.4	19.4	17.9	16.6	15.7	15.5	14.5	16.4	14.8	13.4	11.0	9.8
Illinois	11.1	11.7	12.2	11.2	10.9	10.7	9.8	9.9	10.1	9.0	9.6	8.4	9.6
Indiana	11.9	12.3	12.6	11.7	11.4	11.4	11.4	11.9	12.5	10.6	9.9	9.7	9.1
Iowa	8.7	9.5	9.8	9.4	9.5	9.6	9.8	9.3	10.1	9.6	9.0	9.5	9.1
Kansas	12.5	12.8	11.7	11.4	12.2	12.5	12.2	12.6	11.8	10.7	11.2	11.2	9.5
Kentucky	12.7	12.9	13.3	12.7	14.0	12.6	13.1	11.6	11.0	11.0	11.3	9.5	10.5
Louisiana	14.0	13.2	11.1	12.9	12.4	12.8	14.0	15.1	14.9	14.7	15.5	13.3	14.3
Maine	22.7	23.7	24.4	23.8	26.6	25.0	22.6	23.6	23.6	24.1	23.6	22.5	22.6
Maryland	12.7	12.7	13.1	12.0	11.1	12.8	11.5	12.9	11.8	10.0	10.8	8.6	7.4
Massachusetts	11.0	11.1	11.8	12.0	11.8	13.2	13.2	11.3	11.0	11.0	9.9	9.4	10.0
Michigan	18.2	17.0	16.3	15.5	15.2	15.0	15.5	15.0	13.6	13.4	13.3	12.8	14.1
Minnesota	12.0	11.9	11.1	10.7	10.5	10.5	11.1	11.0	11.2	9.8	9.6	9.4	11.2
Mississippi	16.4	18.9	19.4	21.8	22.3	21.1	14.9	14.7	14.6	13.6		12.7	13.9
Missouri	13.2	13.3	13.8	14.2	15.3	13.8	12.7	11.9	12.1	12.3	13.2	9.9	9.2
Montana	15.3	14.9	15.6	16.1	14.7	15.1	15.7	17.3	16.4	16.6	16.5	14.8	14.2
Nebraska	10.5	10.4	10.1	9.4	9.0	9.7	12.5	15.2	11.3	9.0	8.1	7.9	8.0
Nevada	16.6	16.6	16.0	15.9	16.0	13.8	11.6	11.3	13.0	11.9	10.7	8.2	9.3
New Hampshire	17.8	18.9	19.9	19.9	19.0	18.3	18.4	17.9	17.5	16.4	14.7	13.1	13.8
New Jersey	12.1	12.0	12.2	12.7	12.6	12.5	11.2	11.3	11.6	10.5	10.2	8.3	8.8
New Mexico	15.8	15.2	15.9	17.1	19.4	19.2	17.4	16.4	17.2	16.3	15.0	11.4	12.3
New York	11.5	12.0	12.3	11.5	11.4	11.3	12.2	12.6	12.8	12.6	11.4	11.4	12.3
North Carolina	17.6	16.7	16.3	15.6	15.4	15.4	15.1	15.2	14.8	14.3	15.1	12.8	12.4
North Dakota	14.0	13.4	15.1	14.9	16.1	15.6	17.3	18.8	17.8	15.0	14.4	14.3	14.3
Ohio	12.8	12.7	13.0	12.0	10.5	9.6	10.6	10.1	9.0	8.9	8.9	8.0	8.4
Oklahoma	16.2	16.7	16.0	14.8	14.6	15.1	13.6	13.6	13.1	14.5	14.5	12.9	13.2
Oregon	13.0	12.6	12.0	12.5	12.3	11.3	9.0	8.3	9.5	9.7	9.9	8.1	7.7
Pennsylvania	13.0	12.6	12.8	12.7	13.1	13.3	13.2	13.0	11.9	12.0	11.5	10.3	9.4
Rhode Island	13.5	13.0	14.0	13.4	12.9	14.4	12.7	12.0	11.5	10.3	11.3	9.9	9.5
South Carolina	17.0	17.0	17.5	17.3	16.9	17.9	17.1	16.9	17.3	16.0	16.7	13.7	12.9
South Dakota	11.3	11.7	12.0	11.6	12.1	12.3	11.3	13.3	11.6	11.3	11.0	10.9	11.5
Tennessee	13.4	13.3	12.8	13.1	11.7	12.2	12.6	12.5	12.2	11.9	12.0	9.6	9.9
Texas	12.9	13.2	12.8	12.0	12.0	11.6	11.5	11.5	11.8	11.3	11.9	9.6	9.3
Utah	11.9	11.3	12.1	10.9	10.5	11.8	12.5	13.0	12.5	10.2	8.3	8.0	8.4
Vermont	21.7	21.4	20.2	20.4	22.6	23.0	23.0	22.9	21.6	21.7	21.1	18.9	19.2
Virginia	12.2	12.5	11.8	11.6	11.6	11.4	10.8	11.4	11.0	10.7	11.2	10.4	10.5
Washington	10.2	10.3	10.1	9.7	9.4	9.0	9.0	8.9	8.5	8.7	7.7	6.8	7.6
West Virginia	19.4	21.3	21.7	20.0	19.8	19.2	17.7	17.8	17.3	16.9	15.9	14.4	14.4
Wisconsin	16.4	16.0	15.6	15.0	14.6	13.7	13.3	13.3	12.3	12.2	12.6	11.4	11.4
Wyoming	15.7	14.8	13.6	14.5	15.2	14.0	14.4	14.8	17.7	16.9	14.8	12.9	11.5

Note: The gross vacancy rate is the percentage of the total housing inventory that is vacant. The rate is computed with the formula: (all vacant units/all housing units [occupied + vacant]) * 100. More information on the definitions of the different types of vacant units can be found at <www.census.gov/housing/hvs/files/annual21/ann21def.pdf>. Margins of error for the gross vacancy rate, rental vacancy rate, and the homeowner vacancy rate for each state are published in Table B-3 of the annual statistics, published each year from 2009–2021 and available at <www.census.gov/housing/hvs/index.html>. More information on confidentiality protection, methodology, sampling and nonsampling error, and definitions is available at <www.census.gov/housing/hvs/files/qtr122/source_22q2.pdf>.

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, public-use data, 2009–2021, <www.census.gov/housing/hvs/files/annual21/ann21t_5.xlsx>.

Figure 2.
Rental Vacancy Rates for Selected States: 2009–2021



Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, public-use data, 2009–2021, <www.census.gov/housing/hvs/data/ann21ind.html>.

HOMEOWNER VACANCY RATES

With mortgage interest rates near record lows in 2021 and strong demand for housing, homeowner vacancy rates in 10 states were at 0.6 percent or lower in Connecticut, Delaware, Maine, Michigan, New Hampshire, Ohio, Pennsylvania, Utah, Vermont, and Wisconsin.¹⁴ Nationally, the homeowner vacancy was 0.9 percent in 2021.¹⁵

Rates were at 1.2 percent or higher in Alaska, Arkansas, Colorado, Illinois, Louisiana, Mississippi, New York, North Dakota, Wyoming, and the District of Columbia.¹⁶

State highlights:

- The owner housing market was tighter in 2021 compared to 2009, with 45 states and the District of Columbia showing a decline in the homeowner vacancy rate while no state showed an increase.
- Eight states—Arizona, Florida, Georgia, Michigan, Nevada, North Carolina, Ohio, and Oregon—had declines of 2.5 percentage points or more during that time frame (Figure 3).¹⁷
- In 2021, the homeowner vacancy rates ranged from 0.2 percent in Wisconsin to 1.5 percent in Mississippi and the District of Columbia.¹⁸

Table 3 displays the homeowner vacancy rates for each state and year from 2009 to 2021.

PANDEMIC IMPACT ON DATA COLLECTION

Safety considerations and local guidelines led to temporary changes in the data collection procedures for the HVS, which complicates interpretation of the HVS estimates for 2020 and, to a much lesser extent, 2021.

Table 2.

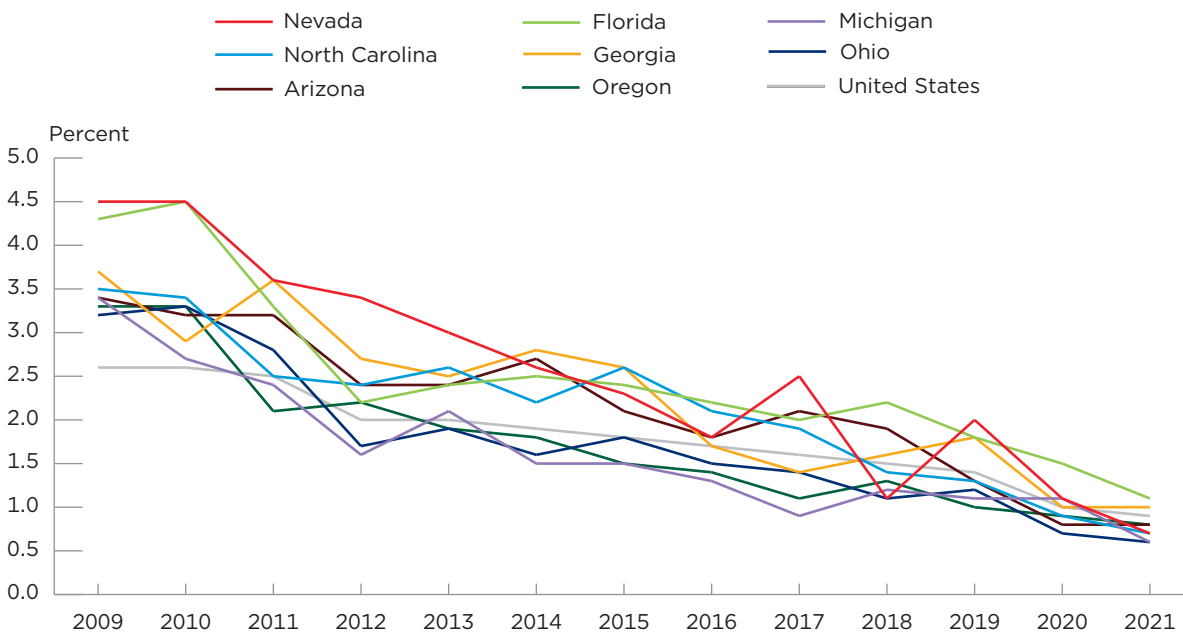
Rental Vacancy Rates by State: 2009 to 2021

State	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
United States	10.6	10.2	9.5	8.7	8.3	7.6	7.1	6.9	7.2	6.9	6.7	6.3	6.1
Alabama	14.4	12.1	14.2	11.1	11.8	14.0	14.9	14.6	14.0	13.2	12.6	13.6	11.7
Alaska	7.9	5.6	5.8	4.7	5.3	6.8	6.8	8.1	7.4	11.1	7.5	7.0	4.2
Arizona	17.7	14.9	12.4	11.4	10.8	9.5	7.7	6.8	7.5	6.0	5.8	5.5	4.8
Arkansas	13.0	11.4	12.6	10.6	13.2	14.7	11.3	11.1	11.6	9.9	9.6	8.4	7.5
California	7.6	7.5	6.1	5.2	5.1	4.5	4.1	3.6	4.3	4.4	4.2	4.0	4.3
Colorado	10.9	7.9	7.4	5.8	6.8	4.9	5.3	4.7	5.5	3.4	4.1	4.0	4.5
Connecticut	8.3	10.7	9.5	7.4	7.7	5.8	6.3	7.0	6.8	6.1	5.6	5.6	5.1
Delaware	12.4	9.9	11.2	9.3	8.6	7.4	6.4	8.1	6.4	7.1	6.3	6.1	3.8
District of Columbia	9.9	9.0	8.4	7.8	7.7	6.5	5.4	5.8	7.1	7.9	6.0	8.2	9.8
Florida	17.8	15.1	14.9	13.1	10.3	10.1	8.0	8.1	8.5	8.2	8.4	7.3	6.5
Georgia	14.3	12.3	10.0	9.9	10.6	9.7	8.0	7.2	7.6	7.1	7.6	7.1	6.0
Hawaii	9.2	8.1	9.4	10.2	10.1	8.3	8.7	10.6	8.7	8.5	7.4	7.5	7.3
Idaho	11.0	8.8	8.9	7.1	6.4	6.1	5.8	6.0	7.7	5.5	4.5	4.4	4.4
Illinois	10.8	11.0	10.2	9.5	9.6	9.2	7.5	7.6	8.0	7.4	7.5	7.9	8.2
Indiana	11.9	11.8	13.0	12.5	13.1	10.8	9.2	9.8	10.4	9.0	6.7	9.3	8.4
Iowa	8.5	8.1	7.2	6.3	6.4	5.7	5.7	5.4	7.0	7.4	6.7	8.9	7.3
Kansas	10.5	11.3	8.7	8.0	10.0	8.8	12.0	11.1	11.5	10.5	11.8	12.1	8.8
Kentucky	12.1	10.4	10.5	7.2	8.8	6.5	7.7	7.3	7.4	6.2	8.5	6.1	6.2
Louisiana	11.4	12.5	11.7	12.6	8.8	8.4	10.0	11.4	10.7	10.1	10.7	8.0	7.7
Maine	7.7	6.2	6.1	5.3	5.5	5.1	4.4	4.0	4.0	4.4	4.1	3.5	4.1
Maryland	11.1	10.5	10.1	9.3	8.6	7.5	8.1	7.5	7.8	9.0	8.1	5.6	5.0
Massachusetts	6.0	6.6	5.8	6.5	7.3	5.6	4.2	4.1	4.9	4.2	3.6	4.6	4.2
Michigan	13.3	13.1	13.2	11.9	9.8	8.2	7.4	7.5	7.6	7.4	6.8	6.4	5.7
Minnesota	8.4	8.3	7.3	5.9	6.6	5.6	4.9	4.2	5.8	5.0	5.0	4.6	6.6
Mississippi	16.0	15.6	14.5	11.0	13.6	11.1	10.4	9.6	11.8	9.7	8.7	8.6	9.2
Missouri	11.1	11.6	10.8	10.4	11.0	9.9	9.1	9.1	9.9	10.0	9.3	6.7	8.6
Montana	6.6	5.7	4.9	5.9	5.2	4.0	3.9	6.0	6.9	5.9	5.0	4.4	4.1
Nebraska	8.9	7.2	8.1	7.5	6.5	5.5	5.9	6.5	7.0	7.3	6.5	6.5	5.7
Nevada	14.2	13.4	11.0	11.9	13.1	9.7	8.0	6.7	6.7	6.2	5.8	5.2	4.6
New Hampshire	7.4	7.2	7.5	7.2	6.4	5.6	5.7	4.6	3.7	3.7	4.0	2.4	3.5
New Jersey	9.7	9.1	8.8	11.2	7.8	6.2	5.5	5.5	4.9	5.0	4.2	2.9	3.6
New Mexico	9.5	6.3	7.4	7.0	9.6	10.8	10.3	9.5	10.5	9.1	7.1	6.5	6.9
New York	5.7	6.8	6.5	5.5	5.7	4.9	5.1	5.2	5.2	5.2	5.2	5.5	5.9
North Carolina	12.8	12.0	11.3	11.2	9.6	8.1	9.8	8.3	7.8	7.1	6.7	5.8	5.3
North Dakota	7.0	7.4	9.8	6.9	8.2	8.6	9.6	15.4	16.7	14.3	11.6	13.6	13.3
Ohio	10.7	11.5	10.5	9.3	8.2	7.4	7.8	6.9	6.6	7.1	6.4	6.1	5.8
Oklahoma	10.8	10.9	10.1	9.5	10.4	11.4	8.3	11.2	9.1	11.6	10.0	8.4	7.7
Oregon	6.2	5.5	4.0	4.9	3.9	4.1	4.6	4.4	5.6	4.6	5.1	4.7	4.5
Pennsylvania	9.0	8.8	8.6	9.1	10.0	8.7	7.2	6.3	7.2	6.7	7.2	7.5	6.3
Rhode Island	8.4	7.1	7.9	6.8	6.1	6.7	4.4	3.7	3.5	3.2	3.9	2.6	2.8
South Carolina	16.2	13.9	11.6	9.7	11.2	12.0	8.9	8.8	10.4	11.0	10.8	9.7	8.0
South Dakota	8.3	9.5	9.2	8.9	7.4	8.3	6.4	7.3	7.2	7.3	9.5	9.0	8.7
Tennessee	12.8	12.5	12.0	11.6	8.9	8.5	7.5	7.4	7.8	8.6	10.1	8.0	7.3
Texas	13.0	13.3	12.3	10.4	10.1	9.5	9.6	9.4	9.8	8.9	9.5	8.6	8.4
Utah	8.3	7.2	6.4	7.7	6.7	8.6	5.1	5.7	6.2	5.4	3.8	5.3	4.4
Vermont	5.4	6.1	4.2	4.2	5.7	5.0	4.5	4.5	3.6	4.2	4.4	3.3	2.5
Virginia	10.3	10.5	9.9	9.5	7.3	7.4	6.6	7.0	6.7	6.5	7.0	6.5	5.4
Washington	7.4	7.0	6.0	5.9	4.5	4.9	4.6	3.8	3.5	5.1	4.1	3.8	4.5
West Virginia	9.5	8.2	7.9	8.1	10.6	9.1	8.3	8.7	8.7	7.4	5.8	6.5	6.5
Wisconsin	9.1	8.6	6.6	6.3	6.3	4.6	5.3	5.3	4.8	4.6	4.8	4.3	4.7
Wyoming	6.3	8.3	6.5	5.4	7.6	8.0	9.8	12.2	14.7	13.0	8.1	9.4	8.0

Note: The rental vacancy rate is the percentage of all renter housing units that are vacant for rent. The rate is computed with the formula: (all vacant for-rent units)/(renter-occupied units + rented, not yet occupied units + vacant for-rent units) * 100. More information on the definitions of the different types of vacant units can be found at <www.census.gov/housing/hvs/files/annual21/ann21def.pdf>. Margins of error for the gross vacancy rate, rental vacancy rate, and the homeowner vacancy rate for each state are published in Table B-3 of the annual statistics, published each year from 2009–2021 at <www.census.gov/housing/hvs/index.html>. More information on confidentiality protection, methodology, sampling and nonsampling error, and definitions is available at <www.census.gov/housing/hvs/files/qtr122/source_22q2.pdf>.

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, public-use data, 2009–2021, <www.census.gov/housing/hvs/files/annual21/ann21t_3.xlsx>.

Figure 3.
Homeowner Vacancy Rates by State: 2009–2021



Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, public-use data, 2009–2021, <www.census.gov/housing/hvs/data/ann21ind.html>.

A recent working paper provides additional information about how HVS data collection procedures were changed and the potential implications for our survey estimates.¹⁹ The changes affected data collection procedures in at least some localities between the first quarter of 2020 and the third quarter of 2021, with the changes being most widespread during the second and third quarters of 2020. By the fourth quarter of 2021, data collection had returned to standard procedures in all areas.

Future and past annual and quarterly releases and more data about vacancy rates and the housing inventory are available on the HVS website at <www.census.gov/housing/hvs/index.html>.

Each annual and quarterly Current Population Survey/HVS release includes more detailed information about the characteristics of vacant for-rent and for-sale-only housing units at the national and regional level, as well as vacancy rate and homeownership rate estimates for the 50 states and Washington, DC,

and the 75 largest metropolitan statistical areas.

Table 4 displays the measurements of error for each type of vacancy rate by state for 2009 and 2021.

More information on confidentiality protection, methodology, sampling and nonsampling error, and definitions is available at <www.census.gov/housing/hvs/files/qtr222/source_22q2.pdf>.

Table 3.

Homeowner Vacancy Rates by State: 2009 to 2021

State	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
United States	2.6	2.6	2.5	2.0	2.0	1.9	1.8	1.7	1.6	1.5	1.4	1.0	0.9
Alabama	3.0	2.9	2.8	2.1	2.0	2.5	2.7	2.5	2.2	1.9	1.9	1.1	1.0
Alaska	1.6	1.9	1.3	1.4	1.7	2.2	1.9	1.3	1.4	1.8	2.0	1.9	1.2
Arizona	3.4	3.2	3.2	2.4	2.4	2.7	2.1	1.8	2.1	1.9	1.3	0.8	0.8
Arkansas	3.3	3.1	3.0	3.3	3.0	3.3	2.7	3.4	2.3	2.1	2.0	1.4	1.2
California	2.2	2.5	2.1	1.6	1.2	1.1	1.2	1.0	1.0	1.2	1.0	0.7	0.7
Colorado	3.0	2.7	2.4	1.7	1.4	1.2	1.1	1.0	0.7	0.9	0.7	0.6	1.2
Connecticut	1.7	1.7	2.2	1.7	1.8	1.4	1.9	2.1	1.5	1.7	1.2	0.6	0.6
Delaware	2.4	2.4	2.7	2.1	2.4	1.8	1.8	2.1	2.4	1.1	1.3	0.9	0.6
District of Columbia	3.3	2.3	1.4	1.9	1.9	1.6	1.6	1.6	2.1	1.2	1.2	1.4	1.5
Florida	4.3	4.5	3.3	2.2	2.4	2.5	2.4	2.2	2.0	2.2	1.8	1.5	1.1
Georgia	3.7	2.9	3.6	2.7	2.5	2.8	2.6	1.7	1.4	1.6	1.8	1.0	1.0
Hawaii	1.9	1.9	2.2	2.3	1.8	1.6	1.5	1.4	1.3	1.7	1.6	1.3	0.7
Idaho	2.6	3.3	3.8	2.2	1.6	2.4	1.4	1.7	1.2	1.2	1.2	0.8	0.7
Illinois	2.5	2.9	3.4	2.8	2.7	2.3	2.2	2.2	2.0	1.7	1.4	1.3	1.2
Indiana	2.5	3.0	2.6	2.1	2.4	2.3	2.1	1.7	1.7	1.3	1.6	0.8	0.9
Iowa	1.6	2.0	2.4	2.3	1.8	2.0	0.8	1.1	2.0	1.5	1.0	0.7	0.9
Kansas	2.9	2.4	2.1	2.0	1.6	2.2	1.6	1.6	1.7	1.6	1.3	1.2	0.9
Kentucky	2.6	2.2	2.2	2.0	2.0	2.4	1.9	1.9	1.6	1.3	1.1	1.2	0.9
Louisiana	1.5	1.5	1.7	1.9	2.3	2.1	2.2	2.1	1.9	1.9	2.0	1.9	1.2
Maine	2.1	2.2	2.2	1.9	1.9	1.8	2.3	2.1	1.2	1.1	1.3	1.2	0.6
Maryland	2.4	2.8	2.7	1.9	1.8	1.4	2.0	2.3	1.8	1.4	1.7	0.9	0.8
Massachusetts	1.4	1.2	1.6	1.6	1.7	1.3	1.4	1.2	1.0	1.0	0.9	0.5	0.7
Michigan	3.4	2.7	2.4	1.6	2.1	1.5	1.5	1.3	0.9	1.2	1.1	1.1	0.6
Minnesota	2.3	2.0	2.0	1.7	1.1	1.4	1.0	0.9	1.1	0.4	0.7	0.6	0.7
Mississippi	2.0	2.3	1.7	1.7	2.3	2.4	2.0	2.2	2.2	1.6	1.4	1.3	1.5
Missouri	2.3	2.5	2.2	2.4	3.0	1.9	2.9	2.3	1.6	1.6	1.4	0.9	0.8
Montana	2.8	1.6	1.6	1.6	1.5	1.6	1.7	2.1	2.0	1.4	1.4	1.3	0.8
Nebraska	1.7	2.5	2.1	1.3	1.4	1.3	1.1	1.1	1.1	1.2	0.9	0.7	0.9
Nevada	4.5	4.5	3.6	3.4	3.0	2.6	2.3	1.8	2.5	1.1	2.0	1.1	0.7
New Hampshire	1.8	1.7	1.9	2.0	2.1	1.8	1.8	1.6	1.2	0.9	0.8	0.5	0.6
New Jersey	2.3	1.6	2.1	2.1	2.2	1.6	1.6	2.2	1.9	1.5	1.4	1.1	0.8
New Mexico	1.9	1.8	1.4	2.1	2.5	2.1	2.8	2.0	2.6	2.0	2.0	1.3	0.9
New York	2.4	2.1	2.7	2.0	1.7	1.7	2.0	2.0	2.1	1.7	1.5	1.3	1.3
North Carolina	3.5	3.4	2.5	2.4	2.6	2.2	2.6	2.1	1.9	1.4	1.3	0.9	0.7
North Dakota	1.7	1.5	1.5	1.4	1.1	0.9	1.7	1.8	1.7	2.4	2.3	1.3	1.2
Ohio	3.2	3.3	2.8	1.7	1.9	1.6	1.8	1.5	1.4	1.1	1.2	0.7	0.6
Oklahoma	2.6	2.0	2.6	2.3	2.3	1.9	1.8	2.0	2.4	2.5	2.4	1.1	1.0
Oregon	3.3	3.3	2.1	2.2	1.9	1.8	1.5	1.4	1.1	1.3	1.0	0.9	0.8
Pennsylvania	1.6	1.6	2.0	1.7	1.8	2.2	2.2	1.7	1.8	1.6	1.2	1.0	0.5
Rhode Island	2.2	1.8	2.3	1.8	1.3	1.5	1.9	1.1	0.7	1.2	1.2	1.1	0.7
South Carolina	3.0	3.2	3.3	2.1	2.6	2.7	2.1	1.9	1.9	1.9	1.3	0.8	0.8
South Dakota	1.4	1.5	1.8	1.0	1.1	1.2	1.1	0.8	1.2	1.3	0.7	1.1	0.8
Tennessee	2.5	2.6	2.8	2.6	2.0	2.3	2.4	1.7	1.3	1.4	1.6	0.9	0.9
Texas	1.9	2.0	1.8	2.0	2.0	1.5	1.5	1.8	1.6	1.4	1.7	1.1	1.0
Utah	1.9	2.0	1.9	1.5	1.3	1.5	1.1	0.9	1.1	1.0	0.9	0.4	0.6
Vermont	1.4	1.9	1.7	1.6	1.7	1.9	2.0	1.6	1.3	1.1	1.3	0.7	0.4
Virginia	2.3	2.3	2.2	1.9	2.0	1.7	1.6	2.3	2.0	1.5	1.4	0.6	0.8
Washington	2.6	2.7	2.3	2.0	1.5	1.6	1.2	1.3	0.8	1.1	0.9	0.8	0.7
West Virginia	2.0	2.1	2.4	2.0	1.8	2.2	1.8	1.6	1.8	2.2	1.6	1.1	0.9
Wisconsin	2.2	1.6	2.1	1.5	1.3	1.7	1.2	1.5	1.1	1.4	0.9	0.5	0.2
Wyoming	1.9	2.0	1.3	1.4	1.6	1.6	1.3	2.2	2.7	2.6	1.6	1.3	1.2

Note: The homeowner vacancy rate is the percentage of all owner housing units that are vacant and for sale. The rate is computed with the formula: (all vacant for-sale-only units)/(owner occupied units + sold, not yet occupied units + vacant for-sale-only units) * 100. More information on the definitions of the different types of vacant units can be found at <www.census.gov/housing/hvs/files/annual21/ann21def.pdf>. Margins of error for the gross vacancy rate, rental vacancy rate, and the homeowner vacancy rate for each state are published in Table B-3 of the annual statistics, published each year from 2009–2021 at <www.census.gov/housing/hvs/index.html>. More information on confidentiality protection, methodology, sampling and nonsampling error, and definitions is available at <www.census.gov/housing/hvs/files/qtr122/source_22q2.pdf>.

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, public-use data, 2009–2021, <www.census.gov/housing/hvs/files/annual21/ann21t_4.xlsx>.

Table 4.

Margins of Error for Gross Vacancy Rates, Rental Vacancy Rates, and Homeowner Vacancy Rates by State: 2009 and 2021

State	Margins of error of estimated percentage ¹					
	Gross vacancy rate		Rental vacancy rate		Homeowner vacancy rate	
	2009	2021	2009	2021	2009	2021
United States	0.3	0.3	0.3	0.3	0.1	0.1
Alabama	1.3	1.0	2.3	1.6	0.7	0.3
Alaska	1.3	1.3	1.5	1.3	0.5	0.5
Arizona	1.2	1.0	2.0	1.2	0.7	0.3
Arkansas	1.2	1.0	2.0	1.3	0.7	0.3
California	0.3	0.3	0.5	0.5	0.2	0.2
Colorado	0.8	1.0	1.3	1.3	0.5	0.5
Connecticut	0.7	1.0	1.2	1.5	0.3	0.3
Delaware	1.2	1.2	2.0	1.3	0.5	0.3
District of Columbia	1.0	0.8	1.0	1.0	0.7	0.5
Florida	0.7	0.7	1.2	0.8	0.3	0.2
Georgia	0.8	0.8	1.3	1.0	0.5	0.3
Hawaii	1.2	1.2	1.5	1.5	0.5	0.3
Idaho	1.3	0.8	2.1	1.2	0.7	0.3
Illinois	0.7	0.7	1.2	1.2	0.3	0.3
Indiana	1.0	0.8	1.6	1.6	0.5	0.3
Iowa	0.7	1.0	1.3	1.8	0.3	0.5
Kansas	1.0	1.0	1.5	1.8	0.5	0.3
Kentucky	1.0	1.0	1.8	1.6	0.5	0.3
Louisiana	1.2	0.8	2.1	1.3	0.5	0.3
Maine	1.0	1.6	1.5	1.6	0.3	0.3
Maryland	0.8	1.0	1.3	1.5	0.3	0.3
Massachusetts	0.8	0.8	1.2	0.8	0.3	0.3
Michigan	0.8	1.0	1.5	1.2	0.5	0.3
Minnesota	0.7	1.2	1.2	1.8	0.3	0.3
Mississippi	1.3	1.0	2.6	1.5	0.5	0.5
Missouri	0.8	1.0	1.5	1.8	0.5	0.3
Montana	1.2	1.0	1.6	1.0	0.7	0.3
Nebraska	0.8	1.0	1.5	1.5	0.3	0.3
Nevada	1.0	1.0	1.5	1.2	0.7	0.3
New Hampshire	0.8	1.2	1.3	1.3	0.3	0.3
New Jersey	0.8	0.7	1.3	0.8	0.5	0.3
New Mexico	1.3	1.0	2.0	1.3	0.5	0.3
New York	0.5	0.7	0.5	0.7	0.3	0.3
North Carolina	0.8	0.8	1.5	1.0	0.5	0.3
North Dakota	1.2	1.0	1.5	1.6	0.5	0.5
Ohio	0.7	0.7	1.2	1.0	0.3	0.2
Oklahoma	1.2	1.0	1.8	1.5	0.5	0.3
Oregon	1.0	0.8	1.3	1.2	0.7	0.3
Pennsylvania	0.7	0.7	1.2	1.0	0.3	0.2
Rhode Island	0.8	1.2	1.2	1.0	0.5	0.5
South Carolina	1.2	1.0	2.1	1.6	0.5	0.3
South Dakota	0.8	1.2	1.3	1.8	0.3	0.3
Tennessee	1.0	0.8	1.8	1.3	0.5	0.3
Texas	0.5	0.5	0.8	0.8	0.2	0.2
Utah	1.0	1.0	1.8	1.2	0.5	0.3
Vermont	1.2	1.3	1.3	1.0	0.3	0.3
Virginia	0.8	0.8	1.3	1.2	0.3	0.3
Washington	0.8	0.8	1.2	1.0	0.5	0.3
West Virginia	1.3	1.0	2.1	1.5	0.5	0.3
Wisconsin	1.0	1.2	1.3	1.3	0.3	0.2
Wyoming	1.2	1.0	1.5	1.6	0.5	0.5

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: More information on the definitions of the different types of vacant units can be found at <www.census.gov/housing/hvs/files/annual21/ann21def.pdf>. More information on confidentiality protection, methodology, sampling and nonsampling error, and definitions is available at <www.census.gov/housing/hvs/files/qtr122/source_22q2.pdf>.

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey, public-use data, 2009 and 2021, <www.census.gov/housing/hvs/files/annual21/ann21t_5.xlsx>.

ENDNOTES

¹ For more information, refer to <www.census.gov/housing/hvs/index.html>.

² This report examines housing vacancies by state, using the U.S. Census Bureau's Current Population Survey, Housing Vacancy Survey, public-use data tables.

³ Florida's decline was larger than Georgia's, and Arizona's decline was larger than Alaska, Florida, Georgia, Idaho, and Nevada. No other differences in the declines for the states listed were significant against each other. Delaware, Maryland, North Carolina, Oregon, West Virginia, and Wisconsin were not significantly different from 6 percent. Also, Nevada's decrease was not statistically different from Delaware; nor was Alaska vs. Delaware, Maryland, North Carolina, Oregon, West Virginia, and Wisconsin; nor was Idaho vs. Delaware, Maryland, North Carolina, Oregon, West Virginia, and Wisconsin; nor was Georgia vs. Delaware, Maryland, North Carolina, Oregon, West Virginia, Wisconsin, and Wyoming.

⁴ West Virginia was not statistically different from 20 percent. Also, Delaware was not statistically different from Vermont and West Virginia, nor was Vermont from Arizona and Maine, nor was Arizona from Maine, nor was Alaska from Florida.

⁵ Maine was not statistically different in 2009 vs 2021. Vermont was not statistically different from 20 percent.

⁶ Illinois was not statistically different from Alabama, Arkansas, Connecticut, Hawaii, Indiana, Kansas, Kentucky, Maine, Massachusetts, Minnesota, Mississippi, Montana, Nebraska, North Dakota, Oklahoma, South Dakota, Vermont, Virginia, and Washington.

⁷ Among the states cited, only New York vs. Massachusetts and Montana were statistically significant. Also, the difference in the decline was not significant in Montana vs. Alabama, Arkansas, Connecticut, Illinois, Indiana, Kansas, Kentucky, Mississippi, Nebraska, Oklahoma, Vermont, Virginia, and Washington, nor was Massachusetts vs. Alabama, Arkansas, Connecticut, Illinois, Kentucky, Mississippi, Nebraska, Vermont, Virginia, and Washington, nor was Minnesota vs. Alabama, Arkansas, Connecticut, Illinois, Kentucky, Mississippi, Nebraska, Vermont, and Virginia, nor was Hawaii vs. Alabama, Arkansas, Connecticut, Illinois, Kentucky, Mississippi, Nebraska, Vermont, Virginia, and Washington, nor was Maine vs. Alabama, Connecticut, Illinois, Kentucky, Mississippi, Vermont, and Virginia, nor was South Dakota from Illinois, nor was North Dakota from Illinois.

⁸ Among the states listed, Vermont was not statistically different from Alaska, nor was Alaska from Hawaii, nor was Florida from Alabama and Hawaii, nor was Hawaii from Alabama, nor was Alabama from Delaware, Louisiana, Michigan, Montana, North Dakota, and West Virginia. Also, Delaware, Louisiana, New Hampshire, North Dakota, Montana, Michigan, and West Virginia were not statistically different from 15 percent.

⁹ Alaska, Arizona, California, Colorado, Connecticut, Delaware, Idaho, Maine, Maryland, Massachusetts, Montana, Nevada, Oregon, Utah, Washington, and Wisconsin were not statistically different from 4 percent. Among the states listed, none were statistically different from each other. Among all states, New Jersey and New Hampshire were not

statistically different from Alaska, Arizona, California, Colorado, Connecticut, Delaware, Idaho, Maine, Maryland, Massachusetts, Montana, Nevada, Oregon, Utah, Washington, and Wisconsin, nor was Rhode Island from Alaska, Delaware, Maine, and Montana, nor was Vermont from Delaware and Maine.

¹⁰ The states at 8.2 percent or higher were Alabama, the District of Columbia, Illinois, Indiana, Kansas, Mississippi, Missouri, North Dakota, South Dakota, and Texas. Arkansas, Hawaii, Iowa, Louisiana, Minnesota, New Mexico, Oklahoma, South Carolina, Tennessee, and Wyoming were not statistically different from 8.2 percent.

¹¹ States whose declines were not statistically different from each other include Arizona vs. Florida; Delaware vs. Georgia and South Carolina; Florida vs. Delaware and Nevada; Georgia vs. South Carolina; and Nevada vs. Delaware, Georgia, and South Carolina. States not significantly different from a decline of 8 percent or more include Colorado, Idaho, Kentucky, Maryland, Michigan, Mississippi, and North Carolina. Also, among all states, Nevada was not statistically different from Idaho, Michigan, Mississippi, and North Carolina, nor was Delaware from Arkansas, Colorado, Idaho, Kentucky, Maryland, Michigan, Mississippi, New Jersey, North Carolina, and Tennessee, nor was Georgia from Arkansas, Colorado, Idaho, Kentucky, Maryland, Michigan, Mississippi, New Jersey, and North Carolina, nor was South Carolina from Arkansas, Colorado, Idaho, Kentucky, Maryland, Michigan, Mississippi, New Jersey, North Carolina, Rhode Island, and Tennessee.

¹² Vermont was not statistically different from Delaware, Maine, New Hampshire, New Jersey, and Rhode Island. North Dakota was not statistically different from Alabama.

¹³ In addition to the nine states with rates of 8.2 percent or higher, Arkansas, Hawaii, Iowa, Louisiana, Minnesota, New Mexico, Oklahoma, South Carolina, Tennessee, and Wyoming were not statistically different from 8.2 percent.

¹⁴ Rates were also not statistically different from 0.6 percent in Arizona, California, Hawaii, Idaho, Indiana, Iowa, Kansas, Kentucky, Maryland, Massachusetts, Minnesota, Missouri, Montana, Nebraska, Nevada, New Jersey, New Mexico, North Carolina, North Carolina, Oregon, Rhode Island, South Carolina, South Dakota, Tennessee, Virginia, Washington, and West Virginia. Among the states cited, Wisconsin was significantly different from all other states except for Vermont, and all other states were not significantly different from each other. Rates in Connecticut, Delaware, Maine, Michigan, New Hampshire, and Utah were not statistically different from Alabama, Arizona, California, Georgia, Hawaii, Idaho, Indiana, Iowa, Kansas, Kentucky, Maryland, Massachusetts, Minnesota, Missouri, Montana, Nebraska, Nevada, New Jersey, New Mexico, North Carolina, Oklahoma, Oregon, Rhode Island, South Carolina, South Dakota, Tennessee, Virginia, Washington, and West Virginia, nor was Ohio from Arizona, California, Hawaii, Idaho, Indiana, Iowa, Kansas, Kentucky, Maryland, Massachusetts, Minnesota, Missouri, Montana, Nebraska, Nevada, New Jersey, New Mexico, North Carolina, Oregon, Rhode Island, South Carolina, South Dakota, Tennessee, Virginia, Washington, and West Virginia, nor were Pennsylvania and Vermont from Arizona, California, Hawaii, Idaho, Iowa, Maryland, Massachusetts, Minnesota, Missouri, Montana, Nevada, New Jersey, North Carolina, Oregon,

Rhode Island, South Carolina, South Dakota, Virginia, and Washington, nor was Wisconsin from Rhode Island.

¹⁵ All states were not statistically different from the national rate of 0.9 percent except New York, Ohio, Pennsylvania, Vermont, and Wisconsin.

¹⁶ Rates in Alabama, Florida, Georgia, Indiana, Iowa, Kansas, Kentucky, Nebraska, New Mexico, Oklahoma, Rhode Island, Tennessee, Texas, and West Virginia were not significantly different from 1.2 percent. Alaska, Arkansas, Colorado, the District of Columbia, Illinois, Louisiana, Mississippi, New York, North Dakota, and Wyoming were not statistically different from each other. Also, rates in the District of Columbia and Mississippi were not significantly different from Alabama, Florida, Georgia, Iowa, Oklahoma, and Texas, nor was New York from Alabama, Florida, Georgia, Indiana, Iowa, Kansas, Kentucky, Nebraska, New Mexico, Oklahoma, Tennessee, Texas, and West Virginia, nor were Alaska, Colorado, North Dakota, or Wyoming from Alabama, Arizona, California, Florida, Georgia, Hawaii, Idaho, Indiana, Iowa, Kansas, Kentucky, Maryland, Massachusetts, Minnesota, Missouri, Montana, Nebraska, Nevada, New Jersey, New Mexico, North Carolina, Oklahoma, Oregon, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Virginia, Washington, and West Virginia, nor were Arkansas, Illinois, or Louisiana from Alabama, Arizona, Florida, Georgia, Indiana, Iowa, Kansas, Kentucky, Maryland, Missouri, Montana, Nebraska, New Jersey, New Mexico, Oklahoma, Oregon, Rhode Island, South Carolina, South Dakota, Tennessee, Texas, Virginia, and West Virginia.

¹⁷ States whose declines were statistically different from each other include Nevada vs. Arizona, Georgia, Michigan, North Carolina, Ohio, and Oregon and Florida vs. Ohio. All other declines were not statistically different from each other. States that were also not statistically different from the 2.5 percent decline were Alabama, Arkansas, Colorado, the District of Columbia, Idaho, Kansas, Montana, and South Carolina. Among all states, Michigan, North Carolina, and Ohio were not statistically different from Alabama, Arkansas, the District of Columbia, Idaho, Kansas, Montana, South Carolina, or Washington, nor was Arizona from Alabama, Arkansas, Colorado, Delaware, the District of Columbia, Idaho, Kansas, Kentucky, Montana, South Carolina, Washington, and Wisconsin, nor was Oregon from Alabama, Arkansas, Colorado, Delaware, the District of Columbia, Idaho, Indiana, Kansas, Kentucky, Montana, Oklahoma, South Carolina, Tennessee, Washington, and Wisconsin.

¹⁸ Wisconsin was not statistically different from Rhode Island or Vermont. The District of Columbia and Mississippi were not statistically different from Alabama, Alaska, Arkansas, Colorado, Florida, Georgia, Illinois, Iowa, Louisiana, New York, North Dakota, Oklahoma, Texas, and Wyoming.

¹⁹ Spader, Jonathan, Daniel Truver, Peter Mateyka, Patricia Holley, and Robert Callis, "Is It Over Yet? Assessing the Effects of the COVID-19 Pandemic on Housing Vacancy Survey Estimates for 2020 and 2021," SEHSD Working Paper 2022-11, U.S. Census Bureau, April 2022, <www.census.gov/library/working-papers/2022/demo/SEHSD-WP2022-11.html>.