

THE DURATION AND TENURE OF RESIDENCE, 1996 to 2009

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* This paper is intended to inform interested parties of ongoing research and to encourage discussion of work in progress. The views expressed on methodological, technical and operational issues are those of the authors and not necessarily those of the U.S. Census Bureau.

Introduction

This paper updates and expands a series of Census Bureau reports on the homeownership status of a housing unit (tenure) and the length of time that people stay in one place (residential duration) first reported using 1993 Survey of Income and Program Participation (SIPP) panel data, and more recently with 2004 SIPP panel data.¹ Tenure and residential duration patterns have important implications for the stability and quality of life of neighborhoods and communities and are therefore of interest to a variety of data users.

In the last two decades, the U.S. housing market has experienced both prosperity and decline. Homeownership in the U.S. soared during the late 1990s through 2004, and then declined thereafter according to a recent report using data from the Housing Vacancy Survey.² The expansion of homeownership during this time was disproportionately led by minorities and lower income individuals who had previously been unable to own homes, suggesting that the social demographic characteristics of homeowners may be changing.³ How trends in duration of residence changed during this period is less clear. Given the overall changes in homeownership, it seems probable that duration patterns might have shifted for some social and demographic groups in the U.S.

The purpose of this report is to see how tenure of residence and residential duration patterns for individuals have changed across the 1996, 2001, 2004, and 2008 Migration History Topical Modules of the Survey of Income and Program Participation (SIPP). We begin by

¹ See Hansen, Kristen (1998). *Seasonality of Moves and Duration of Residence*. Current Population Reports, P70-66. U.S. Census Bureau, Washington D.C.; Schachter, Jason and Jeffrey Kuenzi (1998). *Seasonality of Moves and the Duration and Tenure of Residence: 1996*. Population Working Paper # 69. U.S. Census Bureau, Washington D.C.; Marlay, Matthew and Alison Fields (2010). *Seasonality of Moves and the Duration and Tenure of Residence: 2004*. Current Population Reports, P70-122. U.S. Census Bureau, Washington DC.

² See The Joint Center for Housing Studies of Harvard University, (2010), *The State of the Nation's Housing 2010*.

³ See Kochhar, Rakesh, Ana Gonzalez-Barrera and Daniel Dockterman, (2009), "Through Boom and Bust: Minorities, Immigrants and Homeownership," Pew Hispanic Center, Washington, DC.

replicating analyses from the 1996 and 2004 reports using the 2008 Panel. We do this primarily by looking at bivariate relationships between social demographic characteristics and three dependent variables: (1) tenure, (2) duration of residence, and (3) transitions in tenure from previous to current residence. Second, we compare changes in the relationship between social demographic characteristics and duration, tenure and tenure change of individuals across panels using data from the 1996, 2001, 2004, and 2008 SIPP surveys.

Source of the Data

The population represented in the 1996, 2001, 2004, and 2008 panels of the Survey of Income and Program Participation is the civilian noninstitutionalized population living in the United States. The SIPP is a longitudinal survey conducted at four-month intervals. Each panel lasts between two and four years. During the interview, households are asked questions about the reference month as well as the previous three months. These questions include both core items that are asked in each wave, and topical module items that are only asked in a specific wave.

This paper uses data from the 1996, 2001, 2004, and 2008 SIPP Migration History Topical Modules, conducted during the second wave of the each SIPP panel. Because of the longitudinal design of SIPP, the reference period for the Migration History Topical Module does not always fall during the same months across surveys. The 1996 module was asked from August to November of 1996, the 2001 module from June to September of 2001, the 2004 module from June to September of 2004, and the 2008 module from January of 2009 to April of 2009.

The Migration History Topical Module included questions on duration, and tenure of previous residence; place of birth; citizenship; nativity; year of entry; and immigration status.

During the module, the SIPP respondents are asked to provide the month and year in which each household member who is at least 15 years old moved into his or her current residence. By subtracting the date on which the individual moved into his or her current unit from the date the survey was administered, we can determine the length of time that the respondent has been at the current residence.

The SIPP also asks respondents to report the tenure of their current and previous residences. For this report, a housing unit was considered to be owner-occupied if the owner or a co-owner lived in the home, including homes that were mortgaged; all other housing units were classified as renter-occupied, including units that were rented for cash rent and those that may have been occupied without the payment of cash rent. We use the current and retrospective tenure data to analyze transitions in tenure from renter-occupied units to owner-occupied units as well as from owner-occupied to renter-occupied ones. Duration of residence, tenure of residence, and changes in tenure from previous to current residence are the dependent variables in our analyses.

Our independent variables include age, race/ethnicity,⁴ citizenship, income, and region measured at the time the survey was administered. Some characteristics, such as citizenship and

⁴ Federal surveys now give respondents the option of reporting more than one race. Therefore, two basic ways of defining a race group are possible. A group such as Asian may be defined as those who reported Asian and no other race (the race-alone or single-race concept) or as those who reported Asian regardless of whether they also reported another race (the race-alone-or-in-combination concept). The body of this report (text, figures, and text tables) shows data for people who reported they were White, Black, or Asian alone. People who reported that race in combination with another race and people who reported another race alone are shown in a separate category. Use of the single-race populations does not imply that it is the preferred method of presenting or analyzing data. The Census Bureau uses a variety of approaches. For further information, see the Census 2000 Brief *Overview of Race and Hispanic Origin: 2000* (C2KBR/01-1) at www.census.gov/prod/2001pubs/c2kbr01-1.pdf.

Because Hispanics may be of any race, data in this report for Hispanics overlap with data for the White, Black, and Asians populations. Based on the population 15 years and older in the SIPP, fewer than 5 percent of blacks and Asians also identified as Hispanic in each SIPP panel.

income, may have been different at the time of the most recent move (which may have occurred at any time prior to the survey). With the exception of tenure of previous residence, the survey did not collect data on the characteristics of people at the time they moved. While the unit of analysis for this report is individuals and not households, we report income at the household level.

One of the problems with studying duration of residence is missing data, and SIPP is not immune to this issue. In each SIPP panel a number of respondents failed to report the year they moved into their current residence. In the 1996, 2001, and 2004 panels, data was imputed for respondents that failed to report a year moved, only if the data could be logically assigned from another household member. If no person in the household reported a valid year moved into the current residence, the year was coded as missing. The number of missing cases ranged from 2.3 percent of the topical module data in 1996 to 5.4 percent in 2001, with 4.6 percent missing in 2004. The final unweighted sample sizes for these three panels were 67,839 cases for 1996, 52,927 cases for 2001, and 76,786 cases for 2004. In 2008 cases with missing years were still logically imputed based on information from other household members, but cases that could not be logically assigned were also imputed. Values for these cases were randomly assigned years as to preserve the pre-random assignment distribution. The final unweighted sample size for the 2008 topical module was 77,689 cases.

Duration, Tenure, and Tenure Change in 2009

We begin the analysis by comparing the relationships between social demographic characteristics and three measures of duration/tenure, as was done in the previous reports. The focus of Table 1 is duration of residence by age, race/ethnicity, citizenship, income, and region.

Table 2 reports tenure and Table 3 reports tenure change by the same individual characteristics. Tenure change is divided into four categories, renter-to-renter, renter-to-owner, owner-to-owner, and owner-to-renter. Since the 2008 panel migration history questions were asked during 2009, we refer to the survey calendar year that the questions were asked, and not the first year of the panel.

Duration of Residence in 2009

Age is positively associated with duration of residence, as shown in Table 1.⁵ Except for 15-to-24-year-olds – many of whom still live with their parents – duration in residence rises with age, with the longest median duration of current residence for people 65 years and older, at 17.1 years. Sixty-two percent of people 65 and older had lived their homes for at least ten years, compared to only 11 percent of those ages 25-34.

[Table 1 about here]

Forty-one percent of non-Hispanic Whites (and 38 percent of all Whites) had lived in their current residences for at least ten years (120 months), compared with 31 percent of Blacks and about 24 percent of Asians and 25 percent of Hispanics (who did not differ significantly on this measure). The native-born tended to have longer durations than the foreign-born: 40 percent had been at their current residences for at least 10 years, and native-born persons' median duration was 6.8 years, compared to 18 percent and 3.6 years, respectively, for the foreign-born. Among the foreign-born, citizenship appears to be related to duration in residence, as the median

⁵ The estimates in this report are based on responses from a sample of the population and may differ from actual values because of sampling variability or other factors. As a result, apparent differences between the estimates for two or more groups may not be statistically significant. All comparative statements have undergone statistical testing and are significant at the 90-percent confidence level unless otherwise noted.

duration for non-citizens was 2.5 years, compared with 5.7 years for naturalized citizens; naturalized citizens were also about three times as likely as were non-citizens to have resided in their current home 10 years or longer (29 percent versus 10 percent). This may be because applying for citizenship is a lengthy process, and sometimes, those that do not apply for citizenship must leave the country.

Geography also has an effect on duration of residence. Northeasterners had the longest median duration of current residence of all regions, at 7.8 years. This region had both the lowest proportion of people who had lived in current residence under 1 year (12 percent) and the highest proportion of people who had lived in their current residence at least 10 years (44 percent).

Homeownership status, or tenure, is one of the strongest predictors of how frequently people move. People who lived in renter-occupied housing were much more mobile than their home-owning counterparts were. In the SIPP data, people in rental housing had lived in their current residence for a median duration of 2.0 years, compared with 9.0 years for people who lived in owner-occupied housing units. Forty-seven percent of owners had lived in their current residences for at least ten years, compared to only 13 percent of renters. On the other hand, about 8 percent of owners had been in their homes for less than a year, compared with 32 percent of renters.

Tenure of Residence in 2009

With the exception of teenagers and young adults, the percentage of people living in an owner-occupied home increases with age. Starting with the 25 to 29 age group, the percentage of respondents in owner-occupied homes increases with each successive age group, up to the 55 to

64 group.⁶ Those 55 and older are the most likely to live in owner-occupied homes compared to all other age groups. Non-Hispanic whites were more likely than blacks, Asians, and Hispanics to live in owner-occupied units. In 2009, 77.4 percent of non-Hispanic whites lived in owner-occupied units compared to 62.7 percent of Asians, 52.8 percent of Hispanics, and 50.8 percent of blacks.

Nativity and citizenship are important predictors of tenure status. Native-born persons are more likely to live in owner-occupied housing compared to foreign-born persons overall, and both foreign-born citizens and non-citizens. In 2009, 72.8 percent of native-born persons lived in owner-occupied units, while 54 percent of foreign-born persons lived in such units. For naturalized citizens, 69.9 percent reside in owner-occupied housing units, a much higher percentage than non-citizens (41.6 percent), who are more likely to be renters than owners.

As expected, household income is associated with tenure. Higher income persons were more likely to be owners: 86.5 percent of persons in 2009 with an annual household income over \$75,000 lived in owner-occupied units. In 2009, living in an owner-occupied housing unit was most common in the Midwest (75.3 percent), followed by the South (72.3 percent), Northeast (68.2 percent) and the West (63.7 percent).

Tenure Transitions in 2009

The next section of the paper concerns changes in housing tenure that accompany moves from a previous to a current residence. Data are shown for people who reported (1) both a current and a previous place of residence and (2) tenure at each residence. As Table 3 shows,

⁶ The tenure percentages reported here are not directly comparable with those in other Census Bureau surveys such as the Housing Vacancy Survey (HVS). The SIPP analysis is person-based, while the HVS is housing-unit-based, which leads to differing results. For example, the HVS reported that 67.3% of occupied housing units were owner occupied in the first quarter of 2009, versus 70.2% of people in the 2008 SIPP (and 66.7% of SIPP households) who lived in owner-occupied units.

around 62 percent of movers had the same tenure status at their previous and their current residences (38.9 percent were owners and 23.5 percent were renters at both residences). The smallest group (7 percent) was comprised of people who were previously in an owner-occupied unit but moved to a rental unit. Thirty percent of those who moved said they had been renters in their previous residence but were now owners.

[Table 3 about here]

23.5 percent of the population moved between renter-occupied housing units. A large proportion of the population in this group was aged 15 to 24 (35 percent) and 25 to 34 (39 percent); a move between rented units became less likely as age increased. Among those 65 years and over, only about 11 percent of movers switched rental units. Among the foreign-born population, the patterns were different for naturalized citizens than for non-citizens. Naturalized citizens were slightly more likely to remain renters after a move than were native-born (25 percent and 21 percent, respectively). In comparison, non-citizens were the most likely (49 percent) to remain renters. Within the race and Hispanic origin groups, Blacks (42 percent) and Hispanics (41 percent) were similarly likely to have moved from one renter-occupied housing unit to another, a higher percentage than other groups. Household income is inversely associated with remaining in a renter-occupied housing unit after a move, with 42 percent of movers in households earning less than \$25,000 in this status, compared to only 10 percent of those in households earning at least \$75,000. Finally, there were also differences by region. About 26 percent of movers who lived in the Northeast remained renters, compared to 29 percent of movers in the West, while this was true for only about 18 percent of Midwesterners and 22 percent of Southerners.

Moves involving a transition from a renter-occupied unit to an owner-occupied one accounted for thirty percent of all moves. As age increased, the proportion of people moving to

ownership increased, with a peak in the 35-to-54-year-old age groups, when 34 percent of the movers went from renting to owning. The rate of this transition varied by race and Hispanic origin, with Asians making this transition more often (34.5 percent) than the other groups did. The rates of this transition for native-born movers and foreign-born movers were similar; however, within the foreign-born population, naturalized citizens were more likely to move from renter-occupied to owner-occupied housing units (36 percent) than were non-citizens (27 percent). Household income was also associated with this tenure shift. Residents with annual household incomes of \$50,000 or more (34 percent) were more likely to move from a renter-occupied housing unit to an owner-occupied one than those with incomes of less than \$25,000 (20 percent).

Among movers who did not change tenure status when they moved, most moved from one owner-occupied unit to another (39 percent of movers). From 43 percent to 57 percent of the population 45 and older maintained owner-occupied status, compared with 21 percent to 34 percent of people under age 45. Non-Hispanic White movers were more likely (46 percent) to remain in an owner-occupied housing unit than were the other race and Hispanic-origin groups. The native-born population was nearly twice as likely to remain in an owner-occupied housing unit (42 percent) as was the foreign-born population (24 percent). Citizenship of the foreign-born population was associated with tenure, as 34 percent of naturalized citizens moved between owner-occupied dwellings compared with 15 percent of non-citizens. Maintaining ownership between moves also varied by region of the country. Residents in the Midwest (45 percent) were more likely than were those in the Northeast (34 percent) or West (33 percent) to have moved between owner-occupied housing units.

The least common transition involved moving from owning to renting a housing unit – only about 7 percent of movers made this type of change. Among people of all ages, the likelihood of this transition was most frequent for the population 15 to 24 years old (12 percent), possibly because they had left a parental home. As annual income of a household increased, its likelihood of moving from an owner-occupied to a renter-occupied housing unit decreased: Households with annual income of \$75,000 or more (4 percent) were considerably less likely than households with income of less than \$25,000 (12 percent) to make this tenure transition. Non-citizens more often made this housing unit transition (10 percent) than naturalized citizens (5 percent). There were no major regional or racial differences for this tenure shift.

Duration, Tenure, and Tenure Change, 1996 to 2009

Tabulating the data by demographic and locational characteristics for 2009 provides a snapshot of duration of residence and tenure patterns for a single year. However, focusing just on 2009 ignores the possibility that longer-term trends in duration of residence and tenure patterns are occurring. Additionally, given the recent economic turmoil in the housing market, there may be increased interest in comparisons of these data over time. Therefore, in Tables 4, 5 and 6, we compare the duration and tenure patterns from 1996, 2001, 2004, and 2009. We do this by treating the four topical modules as repeated cross-sections, and testing for significant differences between the duration and tenure patterns for a particular characteristic in one module and the patterns on that same characteristic in a different module. We begin by presenting changes in housing tenure, a potential predictor of duration of residence, from 1996 to 2009 in Table 4. Duration of residence by tenure over time by is the focus of Table 5. Table 6 reports tenure transitions over time.

Tenure, 1996 to 2009

The results from Table 4 show that the percent people that lived in owner-occupied units peaked in 2004 at 72.2 percent, up from 70.7 percent in 1996, but then declined to 70.2 percent in 2009.

[Table 4 about here]

The increase in the percentage of people living in owner-occupied housing from the 25 to 29 age group to the 55 to 64 group is present in each survey panel from 1996 to 2009. The 55 and older age groups are more likely to live in owner-occupied housing than other age groups in each panel. Non-Hispanic whites were more likely to be owners than other groups and this held for each survey panel. The percentage of people living in owner-occupied housing decreased for all race/ethnic groups between 2004 and 2009, although the percent of non-Hispanic whites, Asians, and Hispanics living in owner-occupied units was still up from 1996. Blacks in owner-occupied housing units dipped from 53.2 percent in 1996 to 50.8 percent in 2009, falling below those of Hispanics.

In all four SIPP surveys native-born persons were more likely to live in owner-occupied units compared to foreign-born persons overall, and both foreign-born citizens and non-citizens. Similar to the results for race, the percentage of respondents in owner-occupied housing decreased for each nativity/citizenship group from 2004 to 2009. However, while native-born persons saw a modest drop in the percentage in owner-occupied housing from 1996 to 2009, foreign-born persons went from 51.1 percent in 1996 to 54.5 percent in 2009, a net increase. This change was largely driven by the increased likelihood of non-citizens to live in owner-occupied housing.

The association between household income⁷ and tenure for the 2009 data is also present in each SIPP panel. Higher income persons were more likely to be owners. However, the percent of respondents in owner-occupied housing in the \$75,000 or more group dropped from the 87.2 percent that owned in 1996 to 86.5 in 2009. Those with incomes that fell below \$25,000 were the only income group more likely to rent (53.2 percent) than own in 2009. The percentage of respondents in owner-occupied housing for this lowest income group peaked at 52.3 percent in 2001, but dropped in 2004 (49 percent), and then again in 2009 to 46.9 percent. The percentage of respondents in owner-occupied housing decreased for all income groups from 2004 to 2009.

In 2009, those living in the Midwest were more likely to live in owner-occupied units than other regions (75.3 percent), followed by the South (72.3 percent), Northeast (68.2 percent) and the West (63.7 percent). This pattern held for each SIPP panel. Following the overall trend of decreasing percentages of people in owner-occupied units from 2004 to 2009, people in the Midwest, South, and West were slightly less likely to be owners in 2009, compared to 2004. The percentage of respondents in owner-occupied units in the Northeast did not change significantly from 2004 to 2009.

Median Duration over Time

In Table 5, we present the median duration in current residence by tenure and select characteristics for 1996, 2001, 2004, and 2009. We divide the sample by tenure because homeowners overwhelmingly have longer durations of residence than renters do. The median duration of residence for those in owner-occupied housing decreased from 8.8 years in 1996 to

⁷ Household income in the 1996, 2001, and 2004 panels was adjusted for inflation to 2009 dollars.

8.7 years in 2004, and then increased to 9.0 years in 2009. There was no significant change in the duration of residence for renters during this period.

[Table 5 about here]

Median duration of residence for both owners and renters increases with age. In 2009, the 65 and over age group that lived in owner-occupied housing had a median duration of 20.7 years, which far exceeds all other age groups. The 5.3 year median duration of residence for renters ages 65 and over is 2.4 years more than the median for the 55 to 64 group (3.9 years). This pattern is apparent in all four SIPP panels.

In 2009, non-Hispanic white owners had the longest durations of residence (9.6 years) compared to Black, Asian, and Hispanic owners and renters. Non-Hispanic whites also had the shortest median duration in rental units (1.8 years), compared to blacks (2.2 years), Asians (2.3 years) and Hispanics (2.2 years). While there are no consistent patterns of change in duration for any race/ethnic group across the four panels, black owners had the longest median durations of residence of any group in 1996 and 2001, but fell below non-Hispanic whites in 2004 and 2009. The median duration for black owners was 10 years in 1996 and then fell to 8.9 years by 2009. During this same period, the non-Hispanic white owner median duration increased from 9.2 years to 9.6 years.

Native-born owners had the longest durations of residence compared to native-born renters, and both foreign-born owners and renters in each panel. In 2009, the median duration of residence for native-born owners was 9.7 years, 4.5 years more than the duration of foreign-born renters (5.2 years). Durations for foreign-born owners decreased from 6 years in 1996, to 5.3 in 2001, and then did not change significantly from 2004 to 2009 compared to 2001. This decrease

in duration for foreign-born owners was driven by non-citizen owners, whose duration decreased from 4.2 years in 1996 to 3.4 years in 2001. The duration of residence for foreign-born citizens did not change significantly from 1996 to 2004 before decreasing from 2004 (7.4 years) to 2009 (6.6 years).

As income increases, the median duration of residence for owners decreases. The median duration of residence for those with annual household incomes less than \$25,000 decreased each panel, from 15 years in 1996 to 11.4 years in 2009, but this group still had the longest duration of residence in 2009 compared to other income groups. The next highest durations in 2009 were for the \$25,000-\$49,000 income group (9.7 years), the \$50,000 to \$74,999 income group (9.1 years), and the \$75,000 and over group (8.3 years). The median duration for people making \$50,000-\$74,999 increased by 1.1 years from 2004 (8.0 years) to 2008 (9.1 years). Duration also increased for those making over \$75,000, from 2004 (7.8 years) to 2009 (8.3 years).

Region was an important predictor of duration of residence, as homeowners in the Northeast had the highest median durations in 2009 at 11.4 years, longer than the Midwest at 9.5 years, the South at 8.4 years, and the West at 8.3 years. In 2009, among renters, those in the Northeast had the longest durations at 3.2 years compared to the Midwest (1.8 years), the South (1.7 years), and the West (2.1 years).

Tenure Transitions over Time

The pattern of tenure transitions has been relatively consistent over time, as Table 6 shows. In all four survey years, between a fifth and a quarter of all movers traded one rented unit for another. This measure was the highest in 1996, when 25 percent of moves were of this type and the lowest in 2004, when this type of moves comprised only 22.7 percent of all moves.

Over each of the four panels, between 30 and 35 percent of movers made a tenure transition from renting to owning. This number was lowest in 2009, when about 30 percent of movers were renters moving to a housing unit that they had purchased. This dip is perhaps not unexpected, given the economic climate at the time of the survey. This number was highest in the boom year of 1996, when about 35 percent of moves were of this type.

[Table 6 about here]

The most uncommon transition in all four survey years is owner to renter. Once people become homeowners, they tend to remain so. In most years, only about 6 percent of moves are former owners who have become renters. This proportion increased slightly in 2009, to 7.2 percent of moves, but it still accounts for the smallest percentage of moves in this year.

Conclusion

We find that the percentage of individuals living in owner-occupied housing in the SIPP peaked during the 2001 and 2004 survey years, at about 72 percent, before declining to 70 percent in 2009. Tenure transitions from owner to renter were highest during the 2009 survey year, and owner-to-owner transitions in 2009 were not significantly different from 2004, after increasing from 1996 to 2001 and 2001 to 2004. Duration of residence also increased from 2004 to 2009, although there was no change in duration from 2001 to 2009.

The decrease in individuals living in owner-occupied housing between 2004 and 2009 was fairly uniform across age, race/ethnicity, nativity, income, and region. The percentage of both blacks and low income respondents living in owner-occupied housing declined from 2004 to 2009. Low income respondents in owner-occupied housing rose from 48.8 percent of individuals to 52.3 percent in 2001, but then declined to 49 percent in 2004 and 47 percent in

2009. Hispanics were the least likely to live in owner-occupied housing during the 1996 panel, but had surpassed blacks by 2009. Blacks in owner-occupied housing, who had the longest durations of residence of any racial group in 1996 and 2001, fell below non-Hispanic whites in owner-occupied housing in the 2004 and 2009 survey years.

Accuracy of the Estimates

Statistics from surveys are subject to sampling and nonsampling error. All comparisons presented in this report have considered sampling error and are significant at the 90-percent confidence level unless otherwise noted. This typically means the 90-percent confidence interval for the difference between the estimates being compared does not include zero.

Nonsampling errors in surveys may be attributed to a variety of sources, such as how the survey is designed, how respondents interpret questions, how able and willing respondents are to provide correct answers, and how accurately the answers are coded and classified. The Census Bureau employs quality control procedures throughout the production process including the overall design of surveys, the wording of questions, the review of the work of interviewers and coders, and the statistical review of reports to minimize these errors. The SIPP weighting procedure uses ratio estimation whereby sample estimates are adjusted to independent estimates of the national population by age, race, sex and Hispanic origin. This weighting partially corrects for bias due to undercoverage, but biases may still be present when people who are missed by the survey differ from those interviewed in ways other than age, race, sex, and Hispanic origin. How this weighting procedure affects other variables in the survey is not precisely known. All of these considerations affect comparisons across different surveys or data sources.

For further information on statistical standards and the computation and use of standard errors, go to <http://www.census.gov/sipp/source.html> or contact Stephen Clark of the Census Bureau's Demographic Statistical Methods Division on the Internet at stephen.clark@census.gov.

Additional information on the SIPP can be found at the following websites:

www.sipp.census.gov/sipp/ (main SIPP website),

www.sipp.census.gov/sipp/workpaper/wp230.pdf, (SIPP Quality Profile) and

www.sipp.census.gov/sipp/usrguide/sipp2001.pdf (SIPP User's Guide).

Table 1. Duration of Current Residence for People 15 Years and Older by Selected Characteristics, 2009

| Characteristic | Total, 15 years and older | | Percent Distribution | | | | Median years in current residence |
|--|---------------------------|--------------------------------|----------------------|-----------------|------------------|--------------------|-----------------------------------|
| | Number | 90-percent confidence interval | Fewer than 12 months | 12 to 35 months | 36 to 119 months | 120 months or more | |
| Total (in thousands) | 238,848 | 238,738 - 238,958 | 15.1 | 18.1 | 30.3 | 36.6 | 5.9 |
| Age | | | | | | | |
| 15 to 24 years | 41,619 | 40,941 - 42,297 | 23.8 | 19.8 | 24.3 | 32.1 | 4.2 |
| 25 to 34 years | 40,019 | 39,351 - 40,686 | 26.2 | 31.6 | 31.8 | 10.5 | 2.4 |
| 35 to 44 years | 41,188 | 40,513 - 41,863 | 15.6 | 20.4 | 42.7 | 21.2 | 4.5 |
| 45 to 54 years | 44,227 | 43,533 - 44,921 | 10.3 | 14.5 | 33.1 | 42.1 | 8.0 |
| 55 to 64 years | 34,121 | 33,495 - 34,746 | 7.0 | 11.2 | 26.1 | 55.7 | 12.4 |
| 65 years and over | 37,675 | 37,023 - 38,326 | 6.0 | 9.5 | 22.3 | 62.2 | 17.1 |
| Race and Hispanic Origin | | | | | | | |
| White, alone | 193,310 | 192,602 - 194,017 | 14.0 | 17.4 | 30.3 | 38.3 | 6.5 |
| White, non-Hispanic, alone | 163,064 | 162,229 - 163,899 | 13.1 | 16.2 | 30.0 | 40.8 | 7.2 |
| Black, alone | 28,707 | 28,125 - 29,288 | 19.4 | 21.0 | 28.4 | 31.1 | 4.5 |
| Asian, alone | 9,253 | 8,908 - 9,598 | 19.1 | 21.3 | 35.6 | 24.0 | 4.1 |
| Hispanic, of any race, alone or in combination | 33,310 | 32,690 - 33,929 | 19.5 | 23.9 | 31.8 | 24.8 | 3.8 |
| Nativity and Citizenship | | | | | | | |
| Native-born | 204,656 | 204,023 - 205,289 | 14.3 | 16.9 | 29.2 | 39.6 | 6.8 |
| Foreign-born | 34,191 | 33,566 - 34,817 | 20.0 | 24.7 | 36.9 | 18.4 | 3.6 |
| Citizen | 15,579 | 15,137 - 16,020 | 13.0 | 18.3 | 39.8 | 29.0 | 5.7 |
| Non-citizen | 18,613 | 18,134 - 19,092 | 25.8 | 30.1 | 34.5 | 9.6 | 2.5 |
| Annual Household Income /1 | | | | | | | |
| Under \$25,000 | 47,961 | 47,245 - 48,677 | 20.6 | 19.9 | 27.1 | 32.5 | 4.6 |
| \$25,000 to \$49,999 | 59,603 | 58,829 - 60,377 | 16.8 | 19.4 | 28.4 | 35.4 | 5.3 |
| \$50,000 to \$74,999 | 46,164 | 45,458 - 46,870 | 14.6 | 18.2 | 29.6 | 37.6 | 6.2 |
| \$75,000 and over | 85,120 | 84,264 - 85,977 | 11.0 | 16.0 | 33.9 | 39.1 | 7.2 |
| Region of Current Residence | | | | | | | |
| Northeast | 44,047 | 43,354 - 44,740 | 12.1 | 15.7 | 28.7 | 43.5 | 7.8 |
| Midwest | 52,350 | 51,610 - 53,089 | 14.3 | 17.0 | 29.6 | 39.2 | 6.8 |
| South | 87,162 | 86,301 - 88,023 | 15.7 | 19.0 | 30.6 | 34.7 | 5.5 |
| West | 55,289 | 54,535 - 56,043 | 17.3 | 19.5 | 31.8 | 31.4 | 5.0 |
| Housing Tenure of Current Residence | | | | | | | |
| Owner-occupied | 167,625 | 166,804 - 168,446 | 7.7 | 13.6 | 32.0 | 46.6 | 9.0 |
| Renter-occupied /2 | 71,223 | 70,405 - 72,041 | 32.3 | 28.5 | 26.2 | 12.9 | 2.0 |

Footnotes:

The data in this table are for people who reported a month and year they began living in their current residence.

1/ The annual income per household is based on the annualized average of the monthly incomes for households during the four months of the second wave of the SIPP 2008 panel.

2/ A small percentage of respondents occupy housing without payment of rent, these respondents were merged with the renter category.

Source: U.S. Census Bureau, Survey of Income and Program Participation (SIPP), 2008 Panel, Wave 2 Migration Topical Module.

Table 2. Current Housing Tenure for People 15 Years and Older by Select Characteristics, 2009

| Characteristic | Total | Owner-Occupied Housing | Renter-Occupied Housing |
|--|---------|------------------------|-------------------------|
| Overall | 238,848 | 70.2 | 29.8 |
| Age at Time of Survey | | | |
| 15 to 19 years | 21,341 | 67.5 | 32.5 |
| 20 to 24 years | 20,278 | 50.1 | 50.0 |
| 25 to 29 years | 20,885 | 47.0 | 53.0 |
| 30 to 34 years | 19,134 | 58.9 | 41.1 |
| 35 to 44 years | 41,188 | 68.9 | 31.1 |
| 45 to 54 years | 44,227 | 77.3 | 22.7 |
| 55 to 64 years | 34,121 | 83.1 | 16.9 |
| 65 years and over | 37,675 | 82.5 | 17.5 |
| Race and Hispanic Origin | | | |
| White, alone | 193,310 | 73.8 | 26.2 |
| White, non-Hispanic, alone | 163,064 | 77.4 | 22.7 |
| Black, alone | 28,707 | 50.8 | 49.2 |
| Asian, alone | 9,253 | 62.7 | 37.3 |
| Hispanic, of any race, alone or in combination | 33,310 | 52.8 | 47.2 |
| Nativity and Citizenship | | | |
| Native-born | 204,656 | 72.8 | 27.2 |
| Foreign-born | 34,192 | 54.5 | 45.5 |
| Citizen | 15,579 | 69.9 | 30.1 |
| Non-citizen | 18,613 | 41.6 | 58.4 |
| Annual Household Income /1 | | | |
| Under \$25,000 | 47,961 | 46.9 | 53.2 |
| \$25,000 to \$49,999 | 59,603 | 63.0 | 37.0 |
| \$50,000 to \$74,999 | 46,164 | 73.6 | 26.4 |
| \$75,000 and over | 85,120 | 86.5 | 13.5 |
| Region of Current Residence | | | |
| Northeast | 44,047 | 68.2 | 31.8 |
| Midwest | 52,350 | 75.3 | 24.7 |
| South | 87,162 | 72.3 | 27.7 |
| West | 55,289 | 63.7 | 36.3 |

Footnotes:

The data in this table are for people who reported a month and year they began living in their current residence.

1/ The annual income per household is based on the annualized average of the monthly incomes for households during the four months of the second wave of the SIPP panel.

Source: U.S. Census Bureau, Survey of Income and Program Participation (SIPP), 1996-2008 Panels, Wave 2 Migration Topical Module.

Table 3. Change in Housing Tenure for Most Recent Move for People 15 Years and Older by Selected Characteristics, 2009

| Characteristic | Total, 15 years and older | Percent Distribution | | | |
|--|---------------------------|----------------------|-----------------|----------------|-----------------|
| | | Renter to Renter | Renter to Owner | Owner to Owner | Owner to Renter |
| Total (in thousands) | 222,755 | 23.5 | 30.4 | 38.9 | 7.2 |
| Age | | | | | |
| 15 to 24 years /1 | 34,056 | 35.2 | 25.2 | 28.0 | 11.6 |
| 25 to 34 years | 37,916 | 39.0 | 30.6 | 20.9 | 9.5 |
| 35 to 44 years | 39,572 | 25.2 | 34.4 | 34.1 | 6.3 |
| 45 to 54 years | 42,495 | 17.9 | 34.2 | 42.8 | 5.0 |
| 55 to 64 years | 32,767 | 12.6 | 31.0 | 52.1 | 4.3 |
| 65 years and over | 35,949 | 10.7 | 25.8 | 56.6 | 6.9 |
| Race and Hispanic Origin | | | | | |
| White, alone | 180,869 | 20.2 | 30.6 | 42.3 | 6.9 |
| White, non-Hispanic, alone | 152,380 | 16.7 | 30.3 | 46.3 | 6.8 |
| Black, alone | 25,802 | 42.2 | 28.1 | 20.9 | 8.8 |
| Asian, alone | 8,971 | 29.3 | 34.5 | 27.8 | 8.4 |
| Hispanic, of any race, alone or in combination | 31,325 | 40.5 | 31.4 | 20.3 | 7.7 |
| Nativity and Citizenship | | | | | |
| Native-born | 188,563 | 20.9 | 30.4 | 41.6 | 7.2 |
| Foreign-born | 34,191 | 37.9 | 30.8 | 23.7 | 7.7 |
| Citizen | 15,579 | 24.8 | 35.8 | 34.2 | 5.3 |
| Non-citizen | 18,613 | 48.8 | 26.6 | 14.9 | 9.6 |
| Annual Household Income /2 | | | | | |
| Under \$25,000 | 44,739 | 42.1 | 19.9 | 25.6 | 12.4 |
| \$25,000 to \$49,999 | 56,018 | 29.5 | 29.6 | 32.5 | 8.4 |
| \$50,000 to \$74,999 | 42,942 | 20.8 | 34.0 | 38.6 | 6.7 |
| \$75,000 and over | 79,057 | 10.2 | 35.0 | 51.0 | 3.8 |
| Region of Current Residence | | | | | |
| Northeast | 39,872 | 25.9 | 33.0 | 34.3 | 6.8 |
| Midwest | 48,824 | 18.4 | 28.9 | 45.4 | 7.3 |
| South | 81,203 | 21.9 | 30.6 | 40.8 | 6.8 |
| West | 52,856 | 28.9 | 29.6 | 33.3 | 8.2 |

Footnotes:

The data in this table are for people who reported a value for tenure of both current and previous residence.

1/ Many of the respondents in the 15-to-24 population resided with older respondents for whom a tenure change occurred. The reported tenure change is at the household level.

2/ The annual income per household is based on the annualized average of the monthly incomes for households during the four months of the second wave of the SIPP 2008 panel.

Source: U.S. Census Bureau, Survey of Income and Program Participation (SIPP), 2008 Panel, Wave 2 Migration Topical Module.

Table 4. Current Housing Tenure (percentages) for People 15 Years and Older by Select Characteristics, 1996-2009

| Characteristic | 1996 | | | 2001 | | | 2004 | | | 2009 | | |
|--|---------|----------------|-----------------|---------|----------------|-----------------|---------|----------------|-----------------|---------|----------------|-----------------|
| | Total | Owner-Occupied | Renter-Occupied | Total | Owner-Occupied | Renter-Occupied | Total | Owner-Occupied | Renter-Occupied | Total | Owner-Occupied | Renter-Occupied |
| Overall | 198,144 | 70.7 | 29.3 | 207,982 | 72.2 | 27.8 | 216,204 | 72.1 | 27.9 | 238,848 | 70.2 | 29.8 |
| Age at Time of Survey | | | | | | | | | | | | |
| 15 to 19 years | 18,279 | 70.4 | 29.6 | 18,874 | 71.6 | 28.4 | 19,425 | 71.4 | 28.6 | 21,341 | 67.5 | 32.5 |
| 20 to 24 years | 16,423 | 51.2 | 48.8 | 17,423 | 51.4 | 48.6 | 18,603 | 53.0 | 47.0 | 20,278 | 50.1 | 50.0 |
| 25 to 29 years | 18,271 | 49.0 | 51.0 | 17,115 | 49.4 | 50.6 | 17,861 | 49.9 | 50.1 | 20,885 | 47.0 | 53.0 |
| 30 to 34 years | 20,512 | 61.7 | 38.3 | 19,137 | 61.9 | 38.1 | 18,986 | 61.3 | 38.7 | 19,134 | 58.9 | 41.1 |
| 35 to 44 years | 42,052 | 71.1 | 28.9 | 42,472 | 73.0 | 27.0 | 41,362 | 72.8 | 27.2 | 41,188 | 68.9 | 31.1 |
| 45 to 54 years | 31,582 | 79.0 | 21.0 | 37,290 | 79.7 | 20.3 | 39,679 | 79.2 | 20.8 | 44,227 | 77.3 | 22.7 |
| 55 to 64 years | 20,451 | 83.1 | 16.9 | 23,925 | 84.2 | 15.8 | 27,756 | 83.5 | 16.5 | 34,121 | 83.1 | 16.9 |
| 65 years and over | 30,574 | 82.8 | 17.2 | 31,746 | 83.4 | 16.6 | 32,532 | 82.9 | 17.1 | 37,675 | 82.5 | 17.5 |
| Race and Hispanic Origin | | | | | | | | | | | | |
| White, alone | 166,534 | 73.8 | 26.2 | 173,883 | 75.5 | 24.5 | 177,700 | 75.5 | 24.5 | 193,310 | 73.8 | 26.2 |
| White, non-Hispanic, alone | 149,301 | 76.6 | 23.4 | 152,421 | 78.8 | 21.2 | 153,145 | 78.8 | 21.2 | 163,064 | 77.4 | 22.7 |
| Black, alone | 22,785 | 53.2 | 46.8 | 23,626 | 52.9 | 47.1 | 24,520 | 52.4 | 47.6 | 28,707 | 50.8 | 49.2 |
| Asian, alone | 6,812 | 58.0 | 42.0 | 8,120 | 59.5 | 40.5 | 7,329 | 63.5 | 36.5 | 9,253 | 62.7 | 37.3 |
| Hispanic, of any race, alone or in combination | 18,957 | 48.6 | 51.4 | 23,710 | 50.8 | 49.2 | 26,483 | 54.4 | 45.6 | 33,310 | 52.8 | 47.2 |
| Nativity and Citizenship | | | | | | | | | | | | |
| Native-born | 177,485 | 73.0 | 27.0 | 182,809 | 74.8 | 25.2 | 188,709 | 74.5 | 25.5 | 204,656 | 72.8 | 27.2 |
| Foreign-born | 20,659 | 51.1 | 48.9 | 25,173 | 53.0 | 47.0 | 27,494 | 55.7 | 44.3 | 34,192 | 54.5 | 45.5 |
| Citizen | 8,172 | 71.4 | 28.6 | 10,474 | 69.9 | 30.1 | 12,525 | 71.7 | 28.3 | 15,579 | 69.9 | 30.1 |
| Non-citizen | 12,487 | 37.9 | 62.1 | 14,699 | 40.9 | 59.1 | 14,969 | 42.3 | 57.7 | 18,613 | 41.6 | 58.4 |
| Annual Household Income ¹ | | | | | | | | | | | | |
| Under \$25,000 | 38,219 | 48.8 | 51.2 | 37,016 | 52.3 | 47.7 | 38,369 | 49.0 | 51.0 | 47,961 | 46.9 | 53.2 |
| \$25,000 to \$49,999 | 52,551 | 64.0 | 36.0 | 52,166 | 64.7 | 35.3 | 52,555 | 63.8 | 36.2 | 59,603 | 63.0 | 37.0 |
| \$50,000 to \$74,999 | 42,527 | 73.6 | 26.4 | 43,429 | 74.0 | 26.0 | 44,184 | 75.0 | 25.0 | 46,164 | 73.6 | 26.4 |
| \$75,000 and over | 64,847 | 87.2 | 12.8 | 75,371 | 86.1 | 13.9 | 81,096 | 87.0 | 13.0 | 85,120 | 86.5 | 13.5 |
| Region of Current Residence | | | | | | | | | | | | |
| Northeast | 39,062 | 68.7 | 31.3 | 39,757 | 69.8 | 30.2 | 40,351 | 68.2 | 31.8 | 44,047 | 68.2 | 31.8 |
| Midwest | 47,464 | 76.1 | 23.9 | 48,323 | 77.3 | 22.7 | 49,283 | 77.3 | 22.7 | 52,350 | 75.3 | 24.7 |
| South | 69,078 | 72.1 | 27.9 | 73,921 | 73.8 | 26.2 | 77,494 | 74.1 | 25.9 | 87,162 | 72.3 | 27.7 |
| West | 42,540 | 64.1 | 35.9 | 45,981 | 66.2 | 33.8 | 49,076 | 67.2 | 32.8 | 55,289 | 63.7 | 36.3 |

Footnotes:

The data in this table are for people who reported a month and year they began living in their current residence.

¹/ The annual income per household is based on the annualized average of the monthly incomes for households during the four months of the second wave of the SIPP panel.

Source: U.S. Census Bureau, Survey of Income and Program Participation (SIPP), 1996-2008 Panels, Wave 2 Migration Topical Module.

Table 5. Median Duration (in Years) of Current Residence for People 15 Years and Older by Tenure and Select Characteristics, 1996-2009

| Characteristic | 1996 | | 2001 | | 2004 | | 2009 | |
|--|----------------|-----------------|----------------|-----------------|----------------|-----------------|----------------|-----------------|
| | Owner-Occupied | Renter-Occupied | Owner-Occupied | Renter-Occupied | Owner-Occupied | Renter-Occupied | Owner-Occupied | Renter-Occupied |
| Overall | 8.8 | 1.9 | 9.0 | 2.0 | 8.7 | 2.0 | 9.0 | 2.0 |
| Age at Time of Survey | | | | | | | | |
| 15 to 19 years | 8.9 | 1.9 | 9.0 | 2.1 | 9.2 | 2.0 | 9.7 | 1.9 |
| 20 to 24 years | 7.6 | 0.8 | 7.2 | 0.9 | 7.7 | 0.9 | 8.3 | 1.0 |
| 25 to 29 years | 2.6 | 1.1 | 2.5 | 1.3 | 2.7 | 1.2 | 3.1 | 1.3 |
| 30 to 34 years | 3.8 | 1.7 | 3.3 | 1.7 | 3.4 | 1.7 | 3.7 | 1.6 |
| 35 to 44 years | 6.2 | 2.3 | 5.9 | 2.2 | 5.8 | 2.3 | 5.8 | 2.2 |
| 45 to 54 years | 10.5 | 2.9 | 10.8 | 3.3 | 9.8 | 3.3 | 9.8 | 3.1 |
| 55 to 64 years | 17.3 | 4.2 | 15.3 | 4.2 | 14.8 | 4.0 | 14.7 | 3.9 |
| 65 years and over | 24.0 | 7.0 | 24.7 | 7.1 | 24.7 | 6.4 | 20.7 | 5.3 |
| Race and Hispanic Origin | | | | | | | | |
| White, alone | 8.9 | 1.8 | 9.0 | 1.9 | 8.8 | 1.9 | 9.3 | 1.9 |
| White, non-Hispanic, alone | 9.2 | 1.8 | 9.5 | 1.8 | 9.3 | 1.9 | 9.6 | 1.8 |
| Black, alone | 10.0 | 2.4 | 10.8 | 2.3 | 8.8 | 2.4 | 8.9 | 2.2 |
| Asian, alone | 6.3 | 1.8 | 4.9 | 1.8 | 6.3 | 2.2 | 5.8 | 2.3 |
| Hispanic, of any race, alone or in combination | 6.5 | 1.8 | 5.7 | 2.2 | 6.2 | 2.2 | 6.4 | 2.2 |
| Nativity and Citizenship | | | | | | | | |
| Native-born | 9.2 | 1.9 | 9.5 | 2.0 | 9.2 | 2.0 | 9.7 | 1.9 |
| Foreign-born | 6.0 | 1.8 | 5.3 | 1.9 | 5.3 | 2.0 | 5.2 | 2.2 |
| Citizen | 7.7 | 2.9 | 7.7 | 3.3 | 7.4 | 3.4 | 6.6 | 3.5 |
| Non-citizen | 4.2 | 1.6 | 3.4 | 1.7 | 3.3 | 1.8 | 3.6 | 1.8 |
| Annual Household Income /1 | | | | | | | | |
| Under \$25,000 | 15.0 | 2.3 | 14.2 | 2.3 | 13.9 | 2.3 | 11.0 | 2.2 |
| \$25,000 to \$49,999 | 9.6 | 1.7 | 10.1 | 1.9 | 9.6 | 1.9 | 9.7 | 1.9 |
| \$50,000 to \$74,999 | 8.1 | 1.8 | 8.3 | 1.8 | 8.0 | 1.8 | 9.1 | 1.9 |
| \$75,000 and over | 7.9 | 1.8 | 7.8 | 1.9 | 7.8 | 1.8 | 8.3 | 1.8 |
| Region of Current Residence | | | | | | | | |
| Northeast | 11.8 | 2.9 | 11.9 | 3.3 | 11.7 | 3.4 | 11.4 | 3.2 |
| Midwest | 9.2 | 1.9 | 9.6 | 1.8 | 9.3 | 1.8 | 9.5 | 1.8 |
| South | 8.0 | 1.7 | 8.3 | 1.5 | 8.0 | 1.7 | 8.4 | 1.7 |
| West | 7.7 | 1.6 | 7.1 | 1.9 | 7.4 | 1.9 | 8.3 | 2.1 |

Footnotes:

1/ The annual income per household is based on the annualized average of the monthly incomes for households during the four months of the second wave of the SIPP panel.

Source: U.S. Census Bureau, Survey of Income and Program Participation (SIPP), 1996-2008 Panels, Wave 2 Migration Topical Module.

Table 6. Change in Housing Tenure for Most Recent Move for People 15 Years and Older, 1996-2009

| Year | Total, 15 years and older | Percent Distribution | | | |
|------|---------------------------------|----------------------|--------------------|-------------------|--------------------|
| | | Renter to Renter | Renter to Owner | Owner to Owner | Owner to Renter |
| 1996 | 195,717 | 24.8 | 34.6 | 34.8 | 5.8 |
| 2001 | 207,120 | 23.3 | 33.8 | 36.9 | 6.0 |
| 2004 | 215,504 | 22.7 | 32.4 | 38.4 | 6.5 |
| 2009 | 222,755 | 23.5 | 30.4 | 38.9 | 7.2 |

Source: U.S. Census Bureau, Survey of Income and Program Participation (SIPP), 1996-2008 Panels, Wave 2 Migration Topical Module.