

# American Housing Brief



## Housing Profile: Regional Differences in Housing

In 1995, there were about 98 million occupied housing units in the U.S. Within this total, there were considerable differences in size, construction, and features.

**TYPE OF STRUCTURE:** More than half of the American households living in mobile homes lived in the South; the regional leader in multi-unit housing was the Northeast with nearly 3 in 10 of those households.

Mobile homes accounted for 9 percent of all homes in the South. At 3 percent, the Northeast had the smallest proportion of mobile homes as occupied housing, with the Midwest (5 percent) and West (6 percent) falling in the middle.

The Northeast led in multiunit residences, with about 29 percent of all the Nation's occupied apartments located there. Over one-third (38 percent) of the households in the Northeast lived in multiunit structures. This compared with 22 percent in the Midwest, 20 percent in the South, and 28 percent in the West.

The Northeast also claimed over half (62 percent) of the Nation's units in buildings 7 stories or taller. The West hugged the ground with just 7 percent of such units, while the Midwest and the South split the remainder with about 15 percent each.

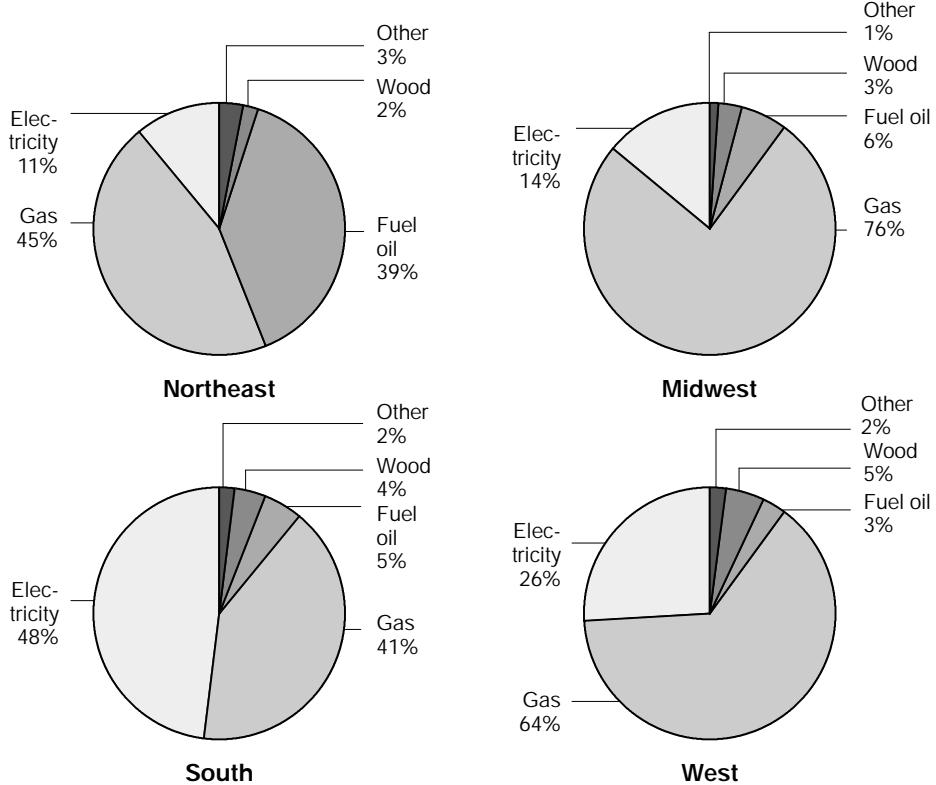
The Midwest had the largest proportion of homes as single-family detached units. Sixty-eight percent of

### Median Housing-Related Monthly Costs by Region, 1995

	Northeast	Midwest	South	West
Electric bill	\$58	\$55	\$77	\$51
Water bill	\$26	\$23	\$24	\$31
Property insurance	\$33	\$27	\$36	\$36
Renter's monthly housing cost	\$592	\$463	\$489	\$627
Owner's monthly housing cost	\$700	\$515	\$474	\$726
Real estate tax	\$172	\$91	\$49	\$89
Mortgage payment	\$586	\$459	\$480	\$695

Source: U.S. Census Bureau, American Housing Survey

### Main Heating Fuel by Region: 1995



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Midwestern homes were single-family, detached units (65 percent in the South, 60 percent in the West, and 51 percent in the Northeast).

**RESIDENTIAL FEATURES:** Nearly half (about 48 percent) of the occupied housing units in both the South and the West had at least two full bathrooms.

The Midwest and the Northeast trailed with 30 percent and 26 percent of occupied housing units, respectively, with two or more full bathrooms. But while the number of bathrooms in the home varied, there was little difference across the country in the presence of complete plumbing facilities—all regions had at least 98 percent of the homes with complete plumbing.

Occupied housing units were most likely to have a separate dining room, if they were in the Northeast. There, 51 percent of the homes contained a separate dining room. Forty-eight percent of Midwestern and Southern homes had a separate dining room, as did 44 percent in the West Region.

Basements—either full or partial—were common in the Northeast and Midwest (included in 87 and 76 percent, respectively, of single-family units, excluding mobile homes). But, this feature was not found as often in the South or West where just 2 out of 10 of such homes reported a basement. On the other hand, Western homes were more likely to contain fireplaces (44 percent) than structures elsewhere in the country: South, 32 percent; Midwest, 28 percent; and Northeast, 25 percent.

**HEATING AND COOLING EQUIPMENT:** Regional climates influenced the presence of both heating and cooling equipment.

As expected, the South contained more than half (51 percent) of the entire country's homes with central air-conditioning. Across the country, the data showed: 69 percent of the homes in the South, 49 percent of the Midwest, 35 percent of the West, and 20 percent of the Northeast had central air-conditioning.

Over 9 in 10 of the Nation's homes without any heating equipment were in the South and West Regions. Only

about 1 million homes nationwide had no heating equipment: 3 percent of the homes in the West, 1 percent in the South, and less than 1 percent in both the Midwest and Northeast.

**OTHER EQUIPMENT:** Some types of home appliances were more common in certain parts of the country than others.

Homes in the West leaned most heavily toward having dishwashers. Sixty-three percent of the occupied housing units there had one compared with 56 percent in the South and 47 percent in both the Northeast and Midwest. The West also had a clear lead in garbage disposals (68 percent compared with 44 percent, Midwest; 41 percent, South; and 22 percent, Northeast).

As for the laundry, Southern homes were the most likely to have a washing machine, but Midwestern ones were the most likely to have a clothes dryer. The survey showed: washing machines—South, 82 percent; Midwest, 79 percent; West, 75 percent; and Northeast, 70 percent. The figures for dryers were: Midwest, 78 percent;

South, 75 percent; West, 71 percent; and Northeast, 63 percent.

**For further information on Housing and American Housing Briefs see:** *American Housing Survey for the United States in 1995, Series H150/95.* This publication is for sale for \$51 by the Superintendent of Documents, U.S. Government Printing Office, Washington DC 20402. Use 202-512-1800 for telephone orders.

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