

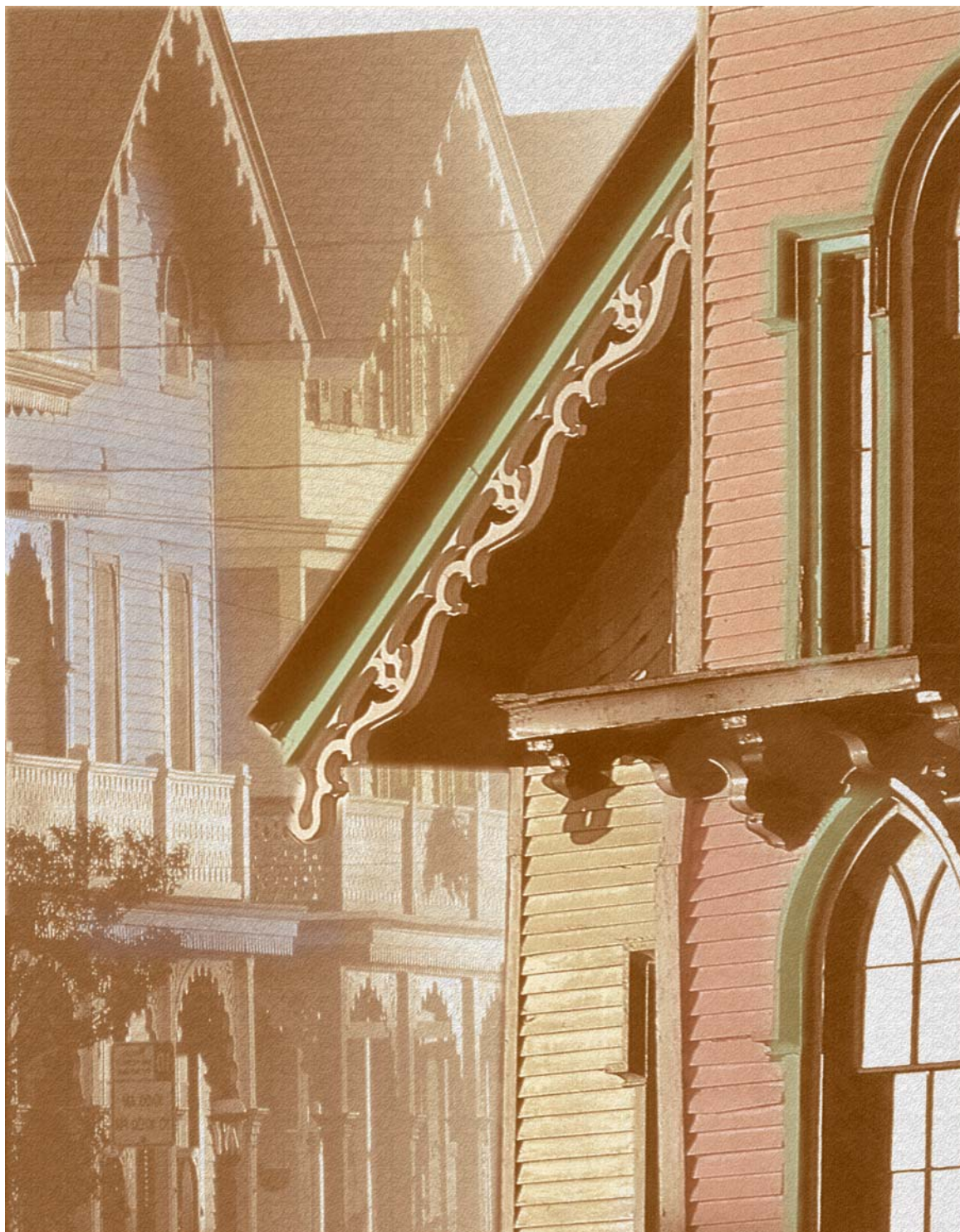
These Old Houses: 2001

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by
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INTRODUCTION

Although the United States is more than 200 years old, its housing inventory is young. In 2001, just 8.3 percent of all American housing was built before 1920.¹ This report examines housing units built 82 years or more ago (which are referred to as old units), and compares their characteristics with those of units built after 1989 (which are referred to as new units). The data are from the 2001 American Housing Survey (AHS), National Sample.²

Old housing is important for several reasons. Despite its small proportion of the total housing stock, old homes account for about 10 million housing units and were the primary residence of 8.6 million households. Because of their age, these units may present particular problems in housing quality and safety, but they may also have unique characteristics (aside from any historical significance) that could make them desirable homes. Finally, given that the median price of new single-family homes sold in 2001 was \$175,200, these old houses may provide more affordable opportunities for homeownership.³

This report is organized in three sections. The first introduces the basic statistics on the age of the nation's housing stock. The

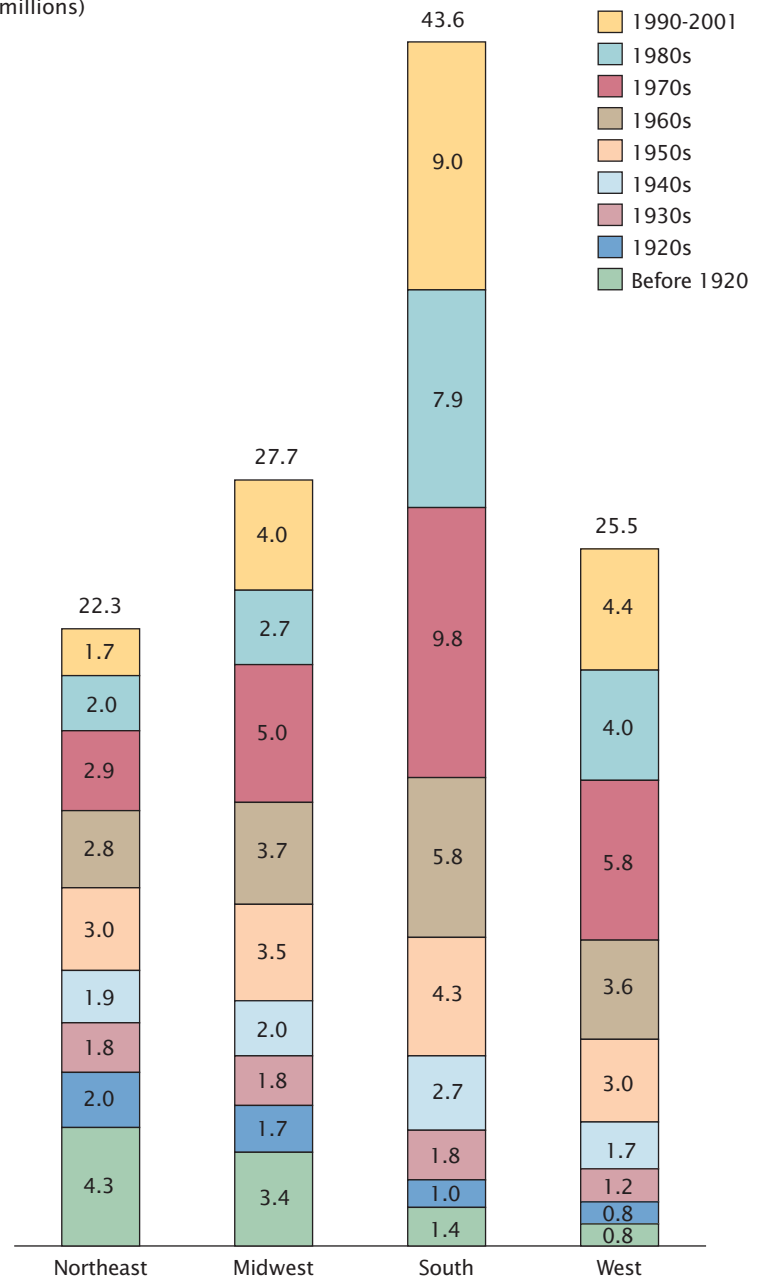
¹The estimates in this report are based on responses from a sample of the population. As with all surveys, estimates may vary from the actual values because of sampling variation or other factors. All comparisons made in this report have undergone statistical testing and are significant at the 90-percent confidence level unless otherwise noted.

²The population represented (the population universe) is the occupied and vacant noninstitutional housing stock of the United States. Units that are in noninstitutional group quarters (such as college dormitories) are also excluded.

³U.S. Census Bureau, "Median and Average Sales Prices of Houses Sold in United States," *New Residential Sales*, October 25, 2002, www.census.gov/const/www/newresalesindex.html (May 14, 2003).

Figure 1.
Year Built for All Housing Units by Region: 2001

(In millions)



Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

second section compares the characteristics of old units with those of recently constructed homes, helps identify what is unique about old housing, and shows some information about the occupants of both old and new units. The third section deals with losses of old units from the housing

inventory, and examines the reasons for and rates of losses of residences built before 1920. In addition, detailed tables with the characteristics of total, old, and new units can be found at www.census.gov/prod/2004pubs/h121-04-1.pdf.

SETTING THE STAGE

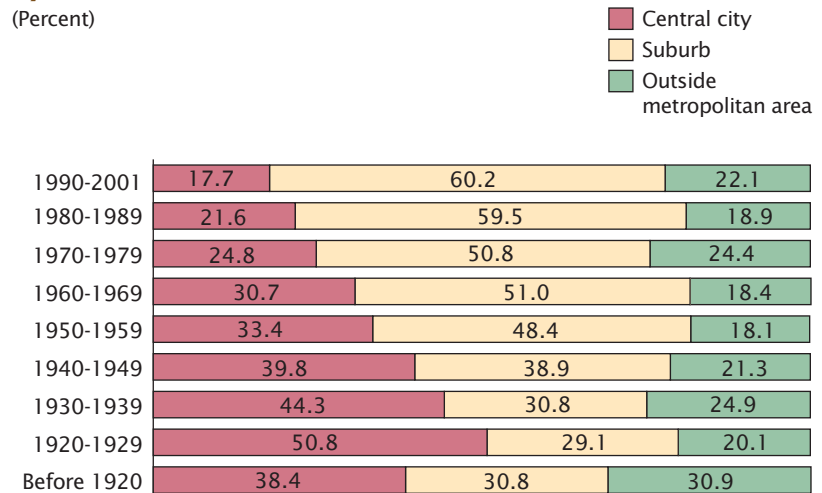
The Northeast had the smallest supply of housing in 2001—18.8 percent of the nation’s total. Within the Northeast, 19.1 percent of housing was old, while 7.8 percent was built in 1990 or later. The Midwest ranked second in total housing—23.3 percent. It also contained a relatively high proportion of old units in its stock (12.1 percent) and a low proportion of new (14.5 percent). The largest region was the South (36.6 percent). There, just 3.2 percent of housing was old, and 20.7 percent was new. For the West, the figures were 21.4 percent of the nation’s supply, with 3.2 percent of that being old and 17.5 percent new.

In 2001, the Northeast was home to 43.4 percent of the nation’s stock of about 10 million old homes. The Midwest accounted for about one-third of the total (34.2 percent), and the South (14.2 percent) and West (8.3 percent) trailed with the remainder. The Northeast’s preeminence probably reflects its earlier period of settlement.

The large majority (78.1 percent) of American housing was inside metropolitan areas.⁴ However, as Figure 2 reveals, homes built before 1920 were more likely to be outside metropolitan areas than more recently constructed homes. Starting in the 1960s, half or more of American residences were built in the suburbs. Just 30.8 percent of the old units are in suburban areas.

⁴ See www.census.gov/hhes/www/ahs.html the definition of metropolitan areas as well as for other terms used in this report.

Figure 2.
**Metropolitan Status for All Housing Units
by Year Built: 2001**



Details may not sum to totals because of rounding.
Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

CHARACTERISTICS OF OLD AND OF NEW HOUSING

This section compares the characteristics of housing units built before 1920 (old units) with those of units built 1990 or later (new units).⁵ Units built in the years between 1920 and 1989 are excluded from this analysis, so a clearer picture of the differences that now exist between old and new units may emerge.

Structure Type

Most old and new housing units are “1, detached” units, that is, site-built, modular or prefabricated freestanding houses (Figure 3). This sort of construction is more common among old units (63.0 percent) than new (57.9 percent). However, new homes are more often single-family residences (83.2 percent) than old homes

⁵“Survivor” bias affects the current distribution of the characteristics of old units. Old buildings that are still in existence may have been retained because they were better in some way—size, location, quality—than their contemporaries. Thus, the distribution of characteristics of old homes in 2001 is likely to be different from what it would have been at the time the units were originally built.

(69.9 percent). Besides the 1, detached structures, single-family residences include 1, attached units (townhouses) and manufactured housing units (mobile homes). This large proportion of newly built single-family homes is partly due to the introduction of manufactured housing as a type of home construction after 1920.⁶ Manufactured homes, which are almost entirely single-family units,

Structure types include:

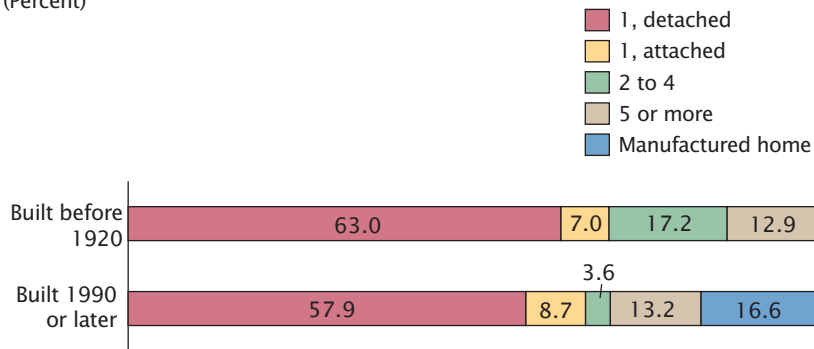
- **1, detached units** (site-built, modular, or prefabricated houses)
- **1, attached units** (townhouses or rowhouses)
- **Manufactured housing** (mobile homes)
- **Units in multiunit structures** (apartments)

⁶Manufactured homes with bathrooms were first built in the 1940s. Earlier models date to the 1920s, but were intended to be vacation units. Manufactured Housing Association of Oklahoma, “History,” Welcome to MHAO, n.d., www.mhao.org/history.asp (May 21, 2003).

Figure 3.

Structure Type for Old and New Housing Units: 2001

(Percent)



Details may not sum to totals because of rounding.
Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

make up 1 in 6 (16.6 percent) of the residences built in 1990 or later. When manufactured housing is subtracted from new units, the proportion that are single-family residences falls to 79.8 percent, still larger than the 69.9 percent among old units.

Apartment buildings with fewer than five units are an important component of old housing. While these units constitute 17.2 percent of old units, they account for only 3.6 percent of new construction. The AHS does not reveal whether these older structures were built with four or fewer apartments, were originally single-family residences that were subsequently subdivided, or were rooming houses that had more than four residences that were consolidated over time.

Comparing structure type with geographic variables shows three main concentrations of old residential units:

- 1, detached houses outside metropolitan areas in the Midwest (about 12 percent of all old units)
- Units in multiunit buildings in metropolitan central cities in the

Northeast (also about 12 percent)⁷

- 1, detached houses in the Northeast suburbs (10.6 percent of the total)

Each of these categories accounts for at least 1 million units (Table 1). The remaining combinations are variations of region, structure type, and metropolitan status, with none making up as much as 10 percent of the total stock of old units.

For new units, 1, detached houses in the suburbs of the South is the largest category with 17.3 percent (3.3 million units) built in 1990 or later; no other grouping accounts for at least 10 percent of the new homes.

Unit Size

Generally, old houses are somewhat smaller than new houses, but old houses do tend to be larger than new, manufactured homes (Table 2). Attached units and apartments in multiunit structures also are more likely to be smaller in old structures than new. However, the square footage figures do not tell the whole story.

⁷There is no difference between the percent in this group and in the previous category.

The number of rooms offers more information on the space available in old and new homes.⁸

About 77 percent of all single-family, detached units (old, new conventional, and new manufactured housing) in 2001 have five to eight rooms. While 22.2 percent of new manufactured houses have four or fewer rooms, only 11.2 percent of old units and just 5.5 percent of new conventional, detached units fall into this size category. Larger homes with nine or more rooms account for 16.7 percent of new detached units and 11.4 percent of old detached homes; only 2.1 percent of new manufactured housing are of this size.

Apartments in old and in new multiunit buildings tend to contain three to five rooms (76.3 percent of the old and 87.9 percent of the new). But 10.2 percent of old units have two or fewer rooms, compared with 2.5 percent of the new. About 13.5 percent of the old units have six or more rooms, compared with 9.7 percent of the new. Although apartments in old buildings make up only 10.4 percent of the country's entire supply of multiunit residences, they account for about 20.2 percent of all one or two room apartments.

Structural Characteristics

Old homes have many distinguishing structural traits, and these often vary by region. Figure 4 shows structural features in old and new single-family, detached homes, by region. (Only detached units appear in these charts because of the small number of other structure types in some regions.)

An immediately noticeable trait of old houses is their height. In all regions, residences built before

⁸The count of rooms excludes bathrooms, laundry or utility rooms, pantries, and unfinished rooms.

Table 1.

Old and New Housing Units by Structure Type, Region, and Metropolitan Status: 2001(In thousands. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Built before 1920				Built 1990 or later				
	Total	1, detached	1, attached	Unit in multiunit structure	Total	1, detached	1, attached	Unit in multiunit structure	Manufac- tured housing
Total	9,827	6,190	683	2,954	19,204	11,118	1,667	3,232	3,187
Northeast	4,264	1,931	470	1,863	1,746	1,083	235	252	176
Inside metropolitan statistical areas	3,595	1,453	438	1,705	1,495	926	233	228	108
In central cities	1,922	407	322	1,193	253	87	57	102	7
Suburbs	1,673	1,046	116	511	1,242	839	176	126	101
Outside metropolitan areas	669	478	33	158	251	157	2	24	68
Midwest	3,356	2,591	67	698	4,018	2,391	378	695	553
Inside metropolitan statistical areas	1,880	1,298	52	531	2,931	1,818	326	520	267
In central cities	1,089	595	35	459	675	330	79	220	46
Suburbs	791	702	17	72	2,257	1,488	247	301	221
Outside metropolitan areas	1,475	1,293	15	167	1,086	573	52	175	286
South	1,396	1,076	119	201	8,997	4,980	636	1,371	2,011
Inside metropolitan statistical areas	806	519	109	178	6,849	4,027	547	1,230	1,045
In central cities	438	215	83	140	1,282	707	109	395	71
Suburbs	368	304	26	38	5,567	3,320	438	835	974
Outside metropolitan areas	589	557	9	23	2,148	953	89	140	966
West	811	592	26	193	4,443	2,663	419	914	446
Inside metropolitan statistical areas	512	327	21	164	3,681	2,254	362	850	215
In central cities	321	181	10	130	1,194	640	138	335	81
Suburbs	191	146	11	34	2,487	1,614	224	515	134
Outside metropolitan areas	298	265	6	28	762	409	57	65	231
Characteristic as Percent of Region									
Northeast .....(percent)...	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Inside metropolitan statistical areas	84.3	75.3	93.2	91.5	85.6	85.5	99.2	90.5	61.4
In central cities	45.1	21.1	68.5	64.0	14.5	8.0	24.3	40.5	4.0
Suburbs	39.2	54.2	24.7	27.4	71.1	77.5	74.9	50.0	57.4
Outside metropolitan areas	16.4	24.8	7.0	8.5	14.4	14.5	0.9	9.5	38.6
Midwest .....(percent)...	100.0	100.0	100.0	100.0	100.0	100.0	100.0	10.0	100.0
Inside metropolitan statistical areas	56.0	50.1	77.6	76.1	73.0	76.0	86.2	74.8	48.3
In central cities	32.5	23.0	52.2	65.8	16.8	13.8	20.9	31.7	8.3
Suburbs	23.6	27.1	25.4	10.3	56.2	62.2	65.3	43.3	40.0
Outside metropolitan areas	44.0	49.9	22.4	23.9	27.0	24.0	13.8	25.2	51.7
South .....(percent)...	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Inside metropolitan statistical areas	57.7	48.2	91.6	88.6	76.1	80.9	86.0	89.7	52.0
In central cities	31.4	20.0	69.8	69.7	14.3	14.2	17.1	28.8	3.5
Suburbs	26.4	28.3	21.9	18.9	61.9	66.7	68.9	60.9	48.4
Outside metropolitan areas	42.2	51.8	7.6	11.4	23.9	19.1	14.0	10.2	48.0
West .....(percent)...	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Inside metropolitan statistical areas	63.1	55.2	80.8	85.0	82.9	84.6	86.4	93.0	48.2
In central cities	39.6	30.6	38.5	67.4	26.9	24.0	32.9	36.7	18.2
Suburbs	23.6	24.7	42.3	17.6	56.0	60.6	53.5	56.4	30.0
Outside metropolitan areas	36.7	44.8	23.1	14.5	17.2	15.4	13.6	7.1	51.8

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Table 2.
Structure Type by Old and New Housing Units and Unit Size: 2001

(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	1, detached		1, attached		Unit in multiunit structure		Manufactured housing— Built 1990 or later
	Built before 1920	Built 1990 or later	Built before 1920	Built 1990 or later	Built before 1920	Built 1990 or later	
Total housing units (thousands)	6,190	11,118	683	1,667	2,954	3,232	3,187
Number of Rooms							
Percentage distribution	100.0	100.0	100.0	100.0	100.0	100.0	100.0
1	0.1	0.1	0.6	0.2	5.0	0.8	0.1
2	0.2	0.1	1.0	0.1	5.2	1.7	0.5
3	1.6	0.8	8.8	8.8	28.2	21.6	2.3
4	9.4	4.6	19.5	25.5	29.5	41.9	19.3
5	19.8	19.2	20.8	31.6	18.6	24.4	42.5
6	26.2	24.4	27.5	19.5	10.1	8.6	21.1
7	20.1	18.6	11.0	7.7	2.2	0.9	9.5
8	11.2	15.5	3.6	3.6	0.5	0.0	2.7
9	5.6	8.8	2.3	0.6	0.2	0.0	0.7
10 or more	5.8	8.0	4.9	2.3	0.5	0.1	1.4
Square Feet							
Units reporting square footage (thousands)	5,594	10,486	398	1,456	1,795	2,768	2,884
Percentage distribution ¹	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Less than 500	1.2	0.3	16.1	2.4	21.9	3.9	3.9
500 to 749	3.2	0.8	12.4	6.5	27.9	14.9	4.0
750 to 999	5.8	1.6	16.8	13.2	17.1	30.6	18.5
1000 to 1499	22.9	15.2	16.8	35.9	18.5	39.3	42.0
1500 to 1999	23.4	25.2	16.3	22.7	8.3	7.2	22.8
2000 to 2499	17.7	21.4	8.6	9.9	2.2	2.5	5.2
2500 to 2999	9.5	13.8	4.4	3.7	1.3	0.7	1.2
3000 to 3999	9.5	13.6	2.5	3.5	1.2	0.3	0.7
4000 or more	6.7	8.1	6.1	2.2	1.5	0.6	1.7
Median	1,862	2,161	1,138	1,389	752	1,007	1,281

¹Only units reporting square footage included in calculations.

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

1920 are more likely than new houses to contain more than two floors, and in both the Northeast and Midwest, the majority of old houses have three or more stories. (This holds true for new houses in the Northeast.) While a considerably smaller fraction of Southern and Western houses have more than two stories, old homes are still much more apt to have more stories than those recently constructed.

Garages and carports are other distinguishing traits. Before 1920, private automobiles were the exception, not the rule, so many old homes had no need of a

shelter for a car when they were originally built.⁹ By 2001, however, more than half of all old homes (except in the South) had a garage or carport. New homes incorporate this feature on a routine basis, ranging from 77.5 percent in the Northeast to 90 percent or more in the Midwest and West.

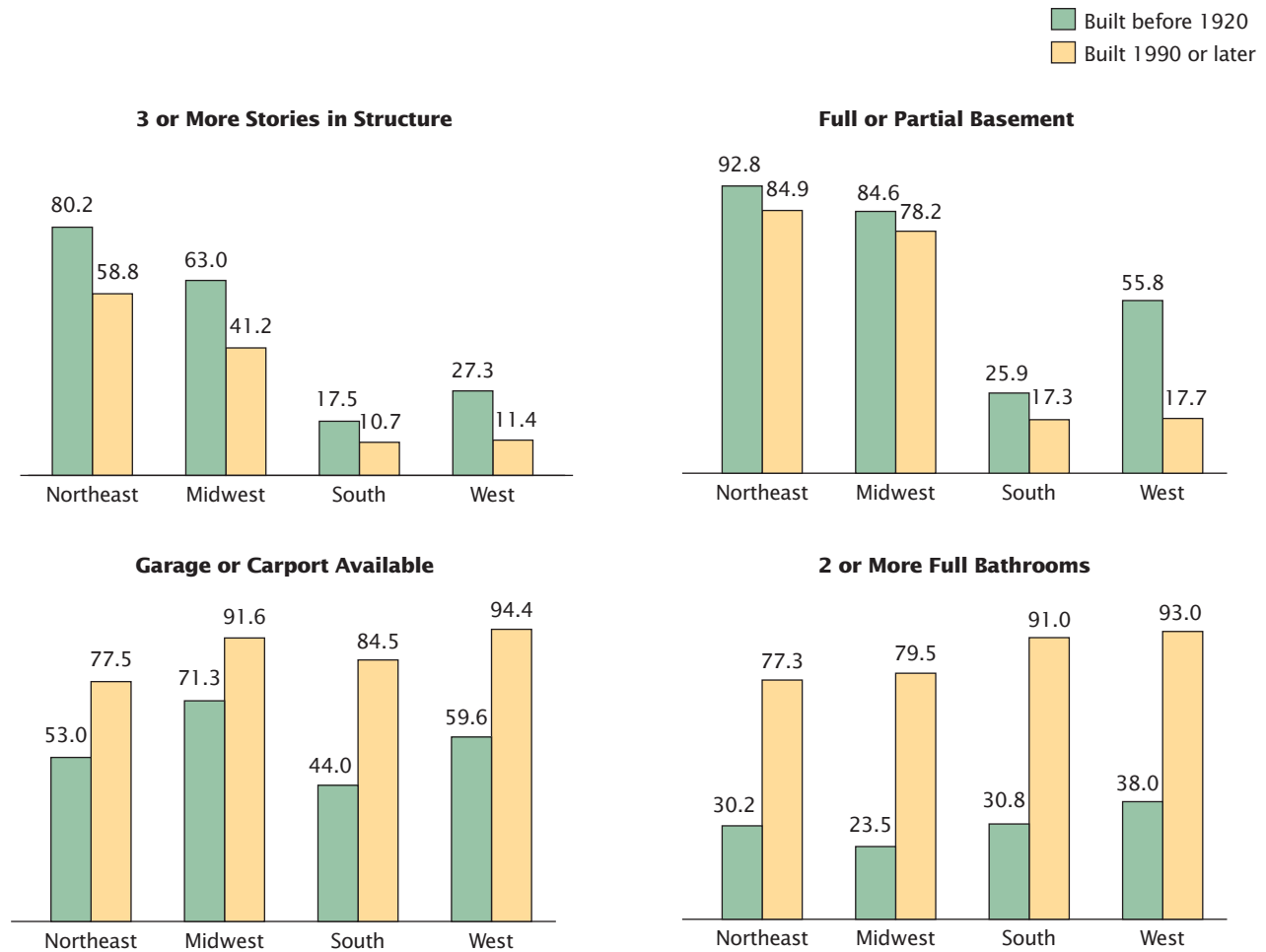
⁹There were 8.1 million automobiles registered in the United States in 1920, U.S. Department of Transportation, "State Motor Vehicle Registrations, by Years, 1900–1995," *Highway Statistics Summary To 1995*, February 19, 2003, www.fhwa.dot.gov/ohim/summary95/mv200.xlw (May, 15, 2003); there were 24.4 million families, U.S. Census Bureau, *Fourteenth Census of the United States Taken in the Year 1920, Vol. 2, Population: General Report and Analytical Tables*, U.S. Government Printing Office, Washington, DC, 1922, p. 1267.

Within all regions, basements (either full or partial) are more often found in old houses than those built in the 1990s or later. There is also a marked regional variation in the presence of basements. Homes in the Northeast and Midwest are much more likely than homes in the South and West to have basements.

Multiple bathrooms are another recent characteristic. Nationwide, only 28.3 percent of old houses have two or more full baths, while in new homes, a minimum of two complete baths is common—87.7 percent (Table 3). Nearly half

Figure 4.

Structural Characteristics by Region for Old and New 1, Detached Housing Units: 2001
(Percent)



Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

(46.2 percent) of detached units built before 1920 contain just one full bathroom and no half baths; the comparable figure for new units is 6.3 percent.

Vacant Units

The great majority of housing units are occupied, but old structures are slightly more likely than newer ones to be vacant (10.8 percent compared with 9.1 percent).¹⁰

¹⁰In this discussion of vacant units, “Usual Residence Elsewhere” cases—which are ordinarily tallied as vacant units—are excluded since the survey does not collect all relevant information for these units. These account for 18.3 percent of new vacant units and 12.4 percent of old.

Only in the Northeast is the difference in vacancy rates between the old and new stock not statistically significant (Table 4).

Vacant units built before 1920 are not as likely as new units to be part of the active housing market; 43.0 percent of old vacant units are active as compared with 55.0 percent for new units. New vacant units are also more likely than the old to be intended for sporadic or seasonal use — 31.9 percent versus 23.5 percent.

Among old vacant units, 33.5 percent are sitting idle with no

current plans to market or otherwise occupy the property. This compares with 13.1 percent of the vacant units built in 1990 or later. This discrepancy is particularly marked among units in multiunit structures, with 26.2 percent of old vacant units, compared with 2.8 percent new vacant apartments sitting idle (Table 5).

Old units also tend to remain vacant longer than new homes. The units in old structures consistently are more likely than those in new buildings to have been empty for 2 years or more, regardless of the reason for vacancy (Figure 5).

Table 3.

Old and New 1, Detached Housing Units by Number of Partial and Full Bathrooms: 2001

(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Half bathrooms							
	Built before 1920				Built 1990 or later			
	Total	None	1	2 or more	Total	None	1	2 or more
Full Bathrooms (thousands)								
Total	6,190	4,167	1,849	174	11,118	6,236	4,580	301
None	235	42	170	22	74	34	33	7
1	4,207	2,860	1,254	93	1,298	705	520	74
2 or more	1,749	1,265	425	58	9,745	5,498	4,028	220
Percentage distribution	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
None	3.8	1.0	9.2	12.6	0.7	0.6	0.7	2.3
1	68.0	68.6	67.8	53.5	11.7	11.3	11.4	24.6
2 or more	28.3	30.4	23.0	33.3	87.7	88.2	88.0	73.1

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Vacant units include:

- **Active units**, those for sale, for rent, for sale or rent, or sold or rented, but not yet occupied
- **Sporadic or seasonal units**, those intended only for seasonal use, or held for occasional use throughout the year
- **Idle units**, those used for storage of personal effects, held for the occupancy of a janitor or caretaker, vacant while being remodeled, held during probate or litigation, or other units held off the market by the owner

Likewise, the proportion of old units that report only short vacancy intervals (less than 6 months) is smaller for each vacancy type than the corresponding figure for new housing units.

Heating and Cooling

Warm-air furnaces are the most commonly used heating equipment

in both vintages of residential units (Figure 6). Differences in available technology when the buildings were originally built may have helped create the distinct patterns in the equipment and fuels in use for old and new structures. Specifically, new structures rely more heavily on more modern central systems, particularly heat pumps and built-in electric units, while the steam or hot water systems found in older homes are less prevalent.

As with the presence of basements, regional differences in heating systems are evident: 71.0 percent of U.S. homes of all ages with steam or hot water heating systems are in the Northeast, with 46.1 percent of homes that are heated in that region using this type of heating equipment. Because the Northeast also has the largest number of homes built before 1920, this could explain the disproportionate use of steam heating in old residences. But,

Table 4.

Region by Old and New Housing Units and Occupancy Status: 2001

(In thousands. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Total	Northeast	Midwest	South	West
Built before 1920	9,827	4,264	3,356	1,396	811
Occupied units	8,630	3,837	2,955	1,154	684
Vacant units	1,049	343	377	219	109
Usual residence elsewhere units ..	148	85	23	23	18
Percent vacant ¹	10.8	8.2	11.3	16.0	13.8
Built 1990 or later	19,204	1,746	4,018	8,997	4,443
Occupied units	17,115	1,587	3,582	7,954	3,991
Vacant units	1,707	107	333	865	402
Usual residence elsewhere units ..	382	52	103	178	50
Percent vacant ¹	9.1	6.3	8.5	9.8	9.2

¹UREs excluded from calculation.

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Table 5.
Old and New Housing Units by Vacancy and Structure Type: 2001

(Data for vacant units excluding Usual Residence Elsewhere households. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Structure type	Total		Active		Sporadic or seasonal		Idle	
	Thousands	Percent	Thousands	Percent	Thousands	Percent	Thousands	Percent
Built Before 1920								
Total.....	1,049	100.0	451	100.0	246	100.0	351	100.0
1, detached.....	600	57.2	193	42.8	192	78.1	214	61.0
1, attached.....	84	8.0	32	7.1	11	4.5	41	11.7
Unit in multiunit structure....	365	34.8	226	50.1	43	17.5	96	27.4
Manufactured housing.....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
Built 1990 or Later								
Total.....	1,707	100.0	939	100.0	544	100.0	224	100.0
1, detached.....	667	39.1	297	31.6	275	50.6	96	42.9
1, attached.....	220	12.9	131	14.0	54	9.9	35	15.6
Unit in multiunit structure....	548	32.1	398	42.4	134	24.6	15	6.7
Manufactured housing.....	272	15.9	113	12.0	81	14.9	78	34.8

(NA) Not applicable.

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

even within the Northeast, housing age plays a part in the choice of heating equipment type, with old units about twice as likely as new ones to employ steam or hot water heating (54.7 versus 27.5 percent) (Table 6).

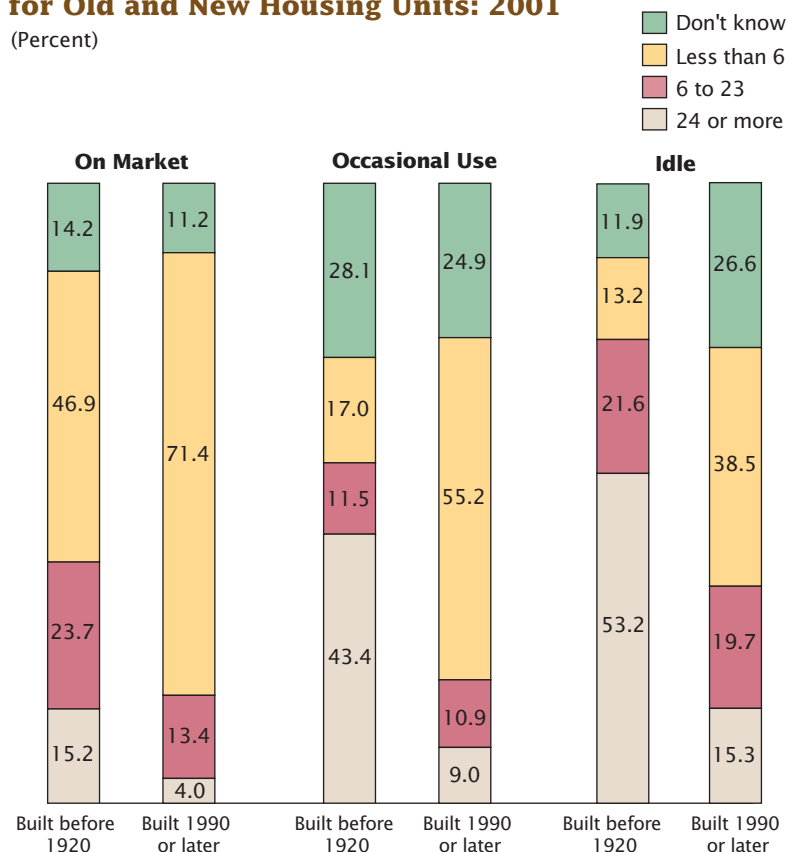
The type of heating equipment also may dictate the type of heating fuel used. New homes heat with electricity at about five times the rate of old homes (44.9 percent, compared with 9.0 percent),

Types of heating equipment include:

- **Central**, these deliver heat to all or most rooms in the unit and include warm-air furnaces, heat pumps, steam or hot water systems and built-in electric units.
- **Other** (or noncentral), these heat only one or two rooms and include portable heaters, room heaters, fireplaces, stoves, and the like.

Figure 5.
Number of Months Vacant by Vacancy Category for Old and New Housing Units: 2001

(Percent)



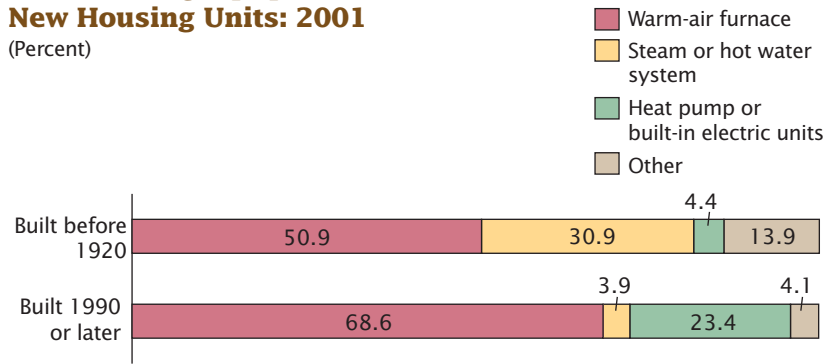
Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Figure 6.

Main Heating Equipment for Old and New Housing Units: 2001

(Percent)



Details may not sum to totals because of rounding.
Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

partly because of the more frequent use of heat pumps and built-in electric units in the new structures. In addition, the two equipment types used to heat 80.8 percent of old homes—warm-air furnaces and steam or hot water systems—seldom use electricity as a

fuel: just 5.3 percent of the warm-air furnaces and 2.2 percent of the hot water systems in old structures heat with electricity (Table 7). Of homes built in 1990 or later, 72.2 percent use either warm-air furnaces or hot water systems; 28.7 percent of these warm-air

furnaces heat with electricity as do 7.5 percent of the hot water systems.

Because residential air conditioning equipment was not marketed until the 1920s, nearly all old homes were built without this feature.¹¹ By 2001, 20.2 percent of old residential units had central air conditioning installed, while 80.6 percent of new homes were built with central air or had it installed after original construction. Reliance on room or window units for cooling is much more common in old construction than in new. Old homes are about five times as likely as new to use only room units for cooling rather than a central system (43.8 percent and 8.3 percent, respectively) (Table 8).

¹¹Mary Bellis, "The Father of Cool: Willis Haviland Carrier," *What You Need to Know About Inventors*, August 17, 1997, www.inventors.about.com/library/weekly/aa081797.htm (May 13, 2003).

Table 6.

Old and New Housing Units by Region and Main Heating Equipment: 2001

(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Main heating equipment	Northeast		Midwest		South		West	
	Thousands	Percent	Thousands	Percent	Thousands	Percent	Thousands	Percent
All Housing Units								
Total with heating equipment . . .	22,218	(NA)	27,624	(NA)	43,219	(NA)	25,039	(NA)
Warm-air furnace	8,853	39.3	21,872	79.9	25,009	57.9	16,071	64.2
Steam/hot water system	10,235	46.1	2,423	8.8	827	1.9	936	3.7
Heat pump/built-in electric units	1,809	8.1	1,918	6.9	11,460	26.5	3,435	13.7
Other	1,322	6.0	1,411	5.1	5,924	13.7	4,596	18.4
Built Before 1920								
Total with heating equipment	4,236	(NA)	3,319	(NA)	1,374	(NA)	784	(NA)
Warm-air furnace	1,468	34.7	2,481	74.8	565	41.1	429	54.7
Steam/hot water system	2,318	54.7	491	14.8	111	8.1	75	9.6
Heat pump/built-in electric units	155	3.7	71	2.1	146	10.6	56	7.1
Other	295	7.0	275	8.3	551	40.1	223	28.4
Built 1990 or Later								
Total with heating equipment . . .	1,746	(NA)	3,994	(NA)	8,984	(NA)	4,416	(NA)
Warm-air furnace	1,005	57.6	3,444	86.2	5,357	59.6	3,316	75.1
Steam/hot water system	480	27.5	105	2.6	35	0.4	129	2.9
Heat pump/built-in electric units	171	9.8	319	8.0	3,283	36.5	708	2.9
Other	91	5.2	126	3.2	309	3.4	262	5.9

NA Not applicable.

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Table 7.

Old and New Housing Units by Main Heating Equipment and Heating Fuel: 2001(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Main heating fuel	Warm-air furnace		Steam/hot water system		Heat pump/built-in electric units		Other	
	Thousands	Percent	Thousands	Percent	Thousands	Percent	Thousands	Percent
Built Before 1920								
Total.....	4,943	100.0	2,996	100.0	429	100.0	1,345	100.0
Gas.....	3,804	77.0	1,585	52.9	(NA)	(NA)	833	61.9
Electricity.....	261	5.3	67	2.2	429	100.0	120	8.9
Fuel oil.....	752	15.2	1,303	43.5	(NA)	(NA)	78	5.8
Other.....	121	2.5	41	1.4	(NA)	(NA)	311	23.1
None.....	4	0.1	(NA)	(NA)	(NA)	(NA)	2	0.2
Built 1990 or Later								
Total.....	13,122	100.0	749	100.0	4,481	100.0	787	100.0
Gas.....	9,063	69.1	369	49.3	(NA)	(NA)	335	42.6
Electricity.....	3,760	28.7	56	7.5	4,481	100.0	298	37.9
Fuel oil.....	187	1.4	303	40.5	(NA)	(NA)	11	1.3
Other.....	112	0.9	21	2.8	(NA)	(NA)	144	18.3
None.....	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)

NA Not applicable.

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Home Value

Homeowners living in old structures tend to have less expensive homes. In fact, the medians in the detailed tables of this report (\$98,793 for old and \$154,233 for the newer units) understate this difference, because units built in 1990 or later include manufactured homes, whose median value (\$40,007) was considerably below the value for other units built in

1990 or later. Figure 7 provides a more accurate comparison of values by examining the distribution of values for both vintages of single-family, detached units. The median values for detached, owner-occupied units were \$98,794 for old homes and \$183,502 for new houses.¹² While

¹²The median value of all old owner-occupied units was not significantly different from the median for old, 1, detached owner-occupied units.

50.9 percent of old houses have an estimated value of less than \$100,000, only 14.1 percent of new houses are valued below that point.

Table 9 expands on these data by comparing the median value of single-family, detached homes across the four census regions. In each region, the median value of new homes is considerably higher than the old.

Table 8.

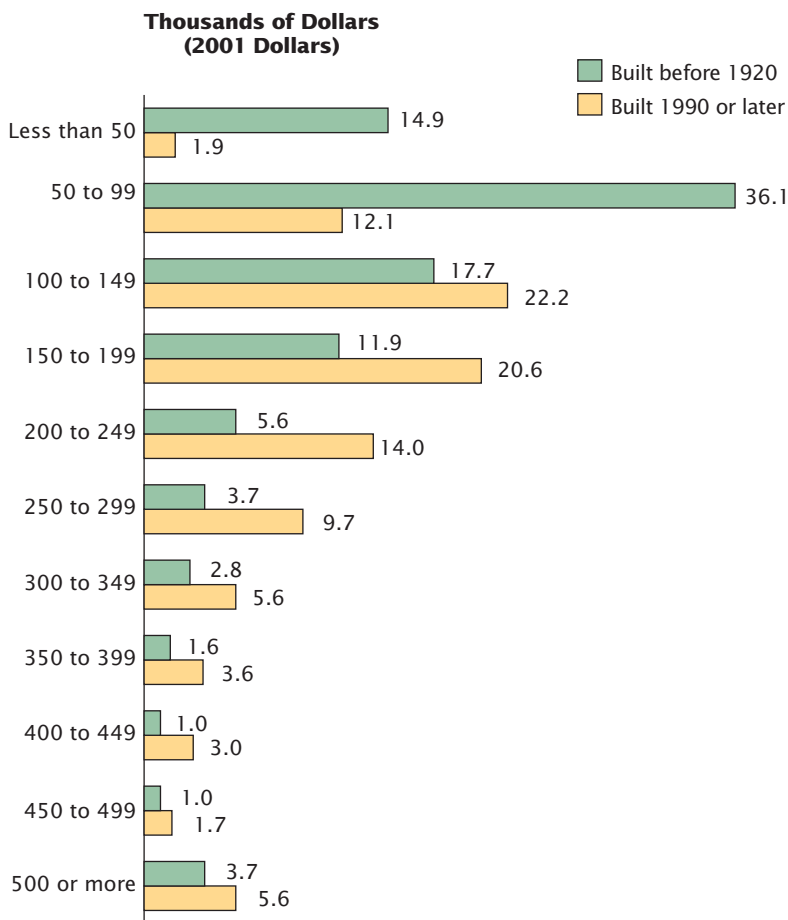
Old and New Housing Units by Room Air Conditioners and Central Air Conditioning: 2001(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Room air conditioners											
	Built before 1920						Built 1990 or later					
	Total		None		1 or more units		Total		None		1 or more units	
	Thou-sands	Percent	Thou-sands	Percent	Thou-sands	Percent	Thou-sands	Percent	Thou-sands	Percent	Thou-sands	Percent
Total.....	9,827	100.0	5,251	100.0	4,575	100.0	19,204	100.0	17,290	100.0	1,914	100.0
Central air conditioning ...	1,983	20.2	1,707	32.5	275	6.0	15,479	80.6	15,160	87.7	319	16.7
No central air conditioning	7,844	79.8	3,544	67.5	4,300	94.0	3,726	19.4	2,131	12.3	1,595	83.3

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Figure 7.
Value of Old and New Owner-Occupied 1, detached Units: 2001
 (Percent)



Details may not sum to totals because of rounding.
 Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Upkeep and Housing Condition

In some ways, old homes are in worse condition than new structures. Table 10 summarizes the data for single-family (attached and detached) units and for units in multiunit buildings for several types of housing problems. (Manufactured housing units are excluded because these units may have different types and quantities of problems than conventional construction, and are not part of the old unit housing stock.)

In 2001, survey respondents reported more of most of the types

of physical problems in old housing rather than new. Units in old and new multiunit buildings did not differ in terms of problems with hallway lights or railings in common stairways. About 1 in 4 old apartments (23.0 percent) are in buildings with boarded-up, broken, or barred windows somewhere in the structure.

Other data in the table show that old units lack complete plumbing or kitchen facilities more often than new units, and that old single-family and multiunit residences are more likely than their new counterparts to contain one or more rooms that have no working electrical outlet. The proportions of units with exposed wiring are not different within the same structure types.

Old homes generally have proportionally more problems. Water leaks from outside sources pose a particular problem for single-family homes (either detached or attached) built before 1920. Although old units account for only 8.4 percent of all single-family structures, they account for 13.7 percent of leaky roofs and 18.3 percent of wet basements that were reported in such homes. Only two types of equipment breakdowns occur at the same rate in old and new units: water supply breakdowns (for single-family

Table 9.
Old and New Owner-Occupied, 1, Detached Housing Units by Median Value and Region: 2001

(Data based on sample. For information on confidentiality protection, sampling error, non-sampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Region	Age of structure		Percent difference in median value (new versus old)
	Built before 1920	Built 1990 or later	
Total	\$98,794	\$183,502	85.7
Northeast	\$128,475	\$206,416	60.7
Midwest	\$86,954	\$184,289	111.9
South	\$94,504	\$162,815	72.3
West	\$170,897	\$217,368	27.2

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Table 10.

Structure Type by Old and New Housing Units and Selected Housing Problems: 2001(Data exclude manufactured housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	1-unit, attached or detached		Unit in multiunit structure	
	Built before 1920	Built 1990 or later	Built before 1920	Built 1990 or later
Occupied, URE, and vacant units, excluding manufactured housing¹ .....(thousands)...	6,873	12,785	2,954	3,232
Percent of Units With Selected Problems²				
Physical problems:				
Holes in floors	3.1	0.5	3.9	0.6
Open cracks or holes (interior)	11.0	2.7	12.2	3.4
Broken plaster or peeling paint (interior)	6.4	0.7	7.2	1.5
Roofing problems (sagging, with holes, or missing materials)	12.3	2.2	10.3	3.4
Siding problems (missing materials or sloping walls)	10.5	1.1	8.2	1.6
Window problems (broken, boarded up, or barred)	12.8	2.0	23.0	2.9
Foundation problems (crumbling, with holes, or cracks) .	9.3	1.1	4.0	0.8
Light fixtures in public halls of multiunit buildings (missing or not working)	(NA)	(NA)	9.9	11.4
Problems in common stairways of multiunit buildings:				
Loose, broken, or missing steps	(NA)	(NA)	13.9	10.4
Loose or missing railings	(NA)	(NA)	18.2	16.8
Other deficiencies:				
Lacking complete plumbing	3.5	0.6	4.7	0.9
Lacking kitchen facilities	6.1	2.4	14.3	4.6
Exposed wiring in unit	0.7	0.5	0.4	0.4
Rooms without working electrical outlets	2.9	1.0	1.6	0.8
Occupied units, excluding manufactured housing (thousands)	6,073	11,728	2,557	2,567
Percent of Units With Selected Problems²				
Equipment breakdowns in occupied units:				
Water leaks from inside structure in last 12 months	9.2	6.2	14.3	7.6
Water leaks from outside structure in last 12 months	21.6	8.2	12.3	5.8
Water supply stoppage in last 3 months (units with hot and cold piped water)	2.5	2.9	4.4	2.8
Flush toilet breakdown in last 3 months (units with 1 or more flush toilets)	2.2	1.3	5.0	3.7
Sewage disposal breakdown in last 3 months (units with public sewer, septic tank, or cesspool)	1.8	0.8	1.6	0.7
Heating equipment breakdown last winter (unit cold for 24 hours or more)	2.8	1.8	7.5	2.1
Fuses or breakers blown in last 3 months (units with electrical wiring)	14.6	9.6	13.7	6.2

NA Not applicable.

¹URE Usual residence elsewhere.²Units for which the data are not reported are excluded from the base of the percentage, therefore the base for each statistic may differ.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

homes) and flush toilet breakdowns (for multiunit buildings).

Lead-based paint is one housing problem unique to older structures. The Consumer Product Safety Commission estimates that about two-thirds of the homes built before 1940 may have contained lead paint (lead was eliminated from house paint in 1978).¹³

While this hazard is not measured directly in the AHS, peeling paint or broken plaster in old buildings may imply exposure to surfaces coated with lead-based paint.

¹³U.S. Consumer Product Safety Commission, "CPSC Warns About Hazards of 'Do It Yourself' Removal of Lead Based Paint: Safety Alert," CPSC Document #5055, n.d., www.cpsc.gov/cpsc/pub/pubs/5055.html (July 17, 2003).

Home Repairs, Improvements, and Remodeling

After enduring at least 80 years of wear and tear and lacking the amenities of new housing styles, old structures offer many opportunities for home repairs, improvements, and remodeling.

Only 17.7 percent of homeowners in old homes report paying out nothing in an average year on maintenance; the figure for new homes is 36.6 percent. Among homeowners who estimate spending anything, on average, for maintenance, those in old structures tend to spend somewhat more: the medians are \$509 annually in buildings built before 1920 and \$338 for the homes built in 1990 or later.

Major replacements, improvements, or remodeling are uncommon events, regardless of the age of the structure. Table 11 compares the frequency with which selected jobs are undertaken in the last 2 years for both old and new one-family, detached owner-occupied units. For most of these particular jobs, the old houses are somewhat more likely to have undergone the work than the new. The exception is air conditioning. Perhaps because so many new homes are in the South, new and old homes did not differ in the

rates of adding or replacing central air conditioning.

Occupants

New homes tend to have younger homeowners. New homes are more likely to have owners under the age of 25, 25 to 34, and 35 to 44 than are old homes (Figure 8). In contrast, old homes have proportionally more owners 55 to 64, 65 to 74, and 75 and over than do new homes. Owners 45 to 54 years old account for a similar proportion of owners in old and new units.

The picture for renters is more complex. For three age groups (25 to 34, 35 to 44, and 65 to 74 years), there is no difference between those in old and new units. Households in old units have a lower proportion of both the youngest and oldest renters and are more likely to contain householders aged 45 to 64 years than those in newly built structures.

Households living in properties built before 1920 are no larger

generally than those in new buildings. In fact, among homeowners, the median household size is smaller—2.3 occupants in old units and 2.6 in new. For renters, the median household size is 1.9 for both structure age categories.

One-person households occupy a larger share of some types of old units than they do of the new (Table 12). Homeowners in single-family, detached houses and renters in multi-apartment buildings are more likely to live alone in old buildings than in new. For house owners, the proportions are 23.6 percent and 10.5 percent, respectively. For renters, 47.7 percent live alone in old apartments as compared with 41.7 percent in new units.

People in new homes moved in more recently than those in old buildings.¹⁴ The median length of residence is 3 years for owners of

¹⁴This observation is partly because occupants of new homes could only have moved during the last 11 years.

Table 11.
Home Improvements, Remodeling, and Replacements for Old and New 1, Detached, Owner-Occupied Units by Cost and Type of Work: 2001¹

(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Percent of units with work ²		Median job cost ³ (2001 dollars)		Average job cost ³ (2001 dollars)	
	Built before 1920	Built 1990 or later	Built before 1920	Built 1990 or later	Built before 1920	Built 1990 or later
Owner-occupied, 1, detached units . . . (thousands)..	4,523	9,888	(NA)	(NA)	(NA)	(NA)
Doors or windows added or replaced	16.5	5.7	\$600	\$400	\$2,117	\$899
Roofing added or replaced	13.3	3.4	\$2,000	\$1,900	\$3,306	\$3,102
Plumbing fixtures added or replaced	12.6	4.6	\$200	\$200	\$622	\$477
Water heater added or replaced	9.5	3.5	\$268	\$350	\$375	\$410
Wiring added or replaced	9.3	3.4	\$300	\$150	\$1,397	\$624
Bathroom remodeled	8.4	2.2	\$1,600	\$1,000	\$3,647	\$4,202
Water pipes added or replaced	7.7	1.9	\$200	\$200	\$968	\$952
Heating equipment added or replaced	6.1	2.1	\$2,000	\$1,450	\$3,339	\$1,479
Kitchen remodeled	5.9	2.2	\$2,500	\$2,500	\$7,198	\$5,001
Siding added or replaced	5.8	2.2	\$2,000	\$1,500	\$4,401	\$3,634
Central air conditioning added or replaced	3.8	3.3	\$1,800	\$2,100	\$3,414	\$2,778

NA Not applicable.

¹Jobs completed within the 2 years prior to the date of interview.

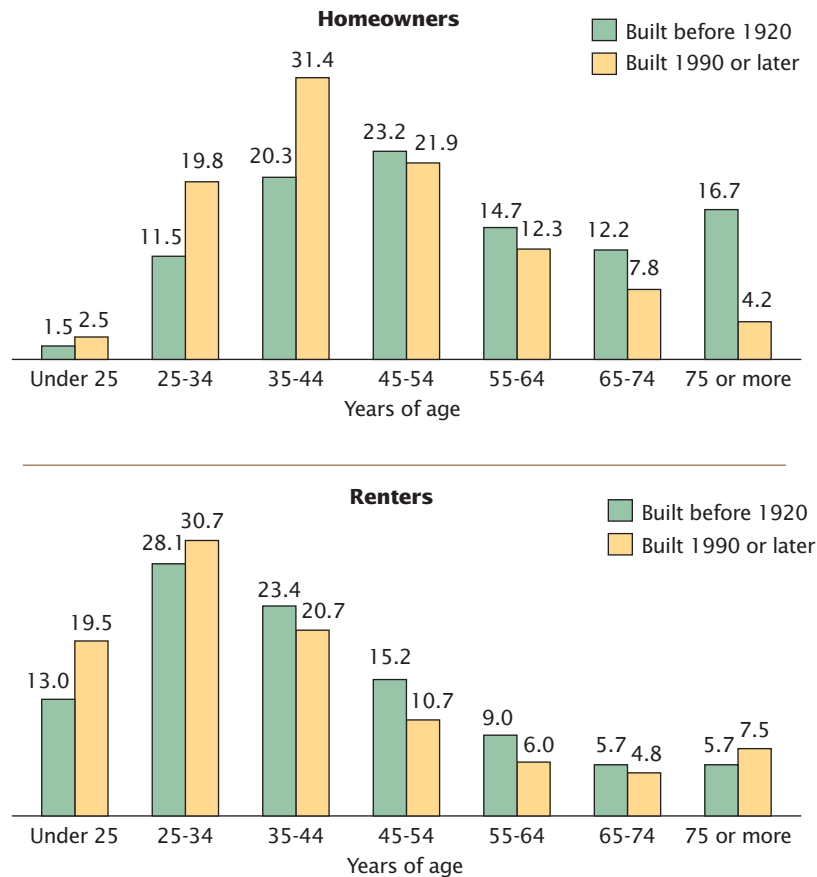
²Units for which the data are not reported are excluded from the base of the percentage, therefore the base for each statistic may differ.

³For jobs completed within the 2 years prior to the date of interview where work priced separately from other jobs done.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Figure 8.
Householder Age by Tenure for Old and New Units: 2001

(Percent)



Details may not sum to totals because of rounding.
 Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

new homes and 14 years for owners of old structures. For renters, the figures are 1 year for new units and 3 years for old.

Figure 9 provides more detail on the topic. It is noteworthy that about 1 in 4 (23.7 percent) of the owner-occupied buildings constructed before 1920 have an owner who has lived there at least 32 years.

Income and Household Finances

Households in old units generally have lower incomes than those in new units. Table 13 shows median income for homeowners and

renters by three age categories. In each of the categories, homeowners in units built before 1920 report a lower median income than owners in new buildings. For renters, however, the median income of the elderly (65 and older) is about the same for those in new and in old homes. The remaining two renter age categories show lower income levels for households in old buildings.¹⁵

Old buildings offer two major financial attractions for households with lower incomes. First, the lower median home value for old homes allows more opportunities for lower-income households to

become homeowners. Second, older properties are often less expensive on a day-to-day basis, based on the figures for monthly housing costs.

Figure 10 shows the median monthly housing costs paid by owners and renters in the three householder age categories used in Table 13. As with income, the median monthly housing costs for homeowners is smaller in each age category for households in structures built before 1920. The same relationship is true for renters. Thus living in old buildings can help households lower their housing costs.

Housing burden is a measure that compares income and housing costs. Generally, households that pay 30 percent or more of their income for housing are considered to have a high housing burden. Based on this standard, none of the three age groups of homeowners in either old or new structures has a high median housing burden (Table 14). The median monthly housing burden for owners is about 21 percent, except for the 35-to-64-year-olds who, in old units, have the lowest median burden (18 percent) of all age, tenure, and structure age combinations. Owners in the same age range who live in new homes have the second lowest burden (19 percent).¹⁶

Renters devote a larger share of their income to paying for shelter than homeowners. For renters under the age of 35, the median is 31 percent, while for those 35 to

¹⁵There is no difference in the median income for the group of renters under 35 compared with renters 35 to 64 in old homes. The same is true for these age groups of renters in new homes.

¹⁶The housing burden of owners 65 and older in new buildings is not significantly different from that for owners 35 to 64 in new homes.

Table 12.
Old and New Housing Units by Structure Type, Number of Occupants, and Tenure: 2001

(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Built before 1920				Built 1990 or later				
	Total	1, detached	1, attached	Unit in multiunit building	Total	1, detached	1, attached	Unit in multiunit building	Manufactured housing
Number of Occupants									
All households	8,630	5,487	586	2,556	17,115	10,301	1,427	2,566	2,820
1-person.....(thousands)...	2,641	1,322	146	1,173	3,247	1,118	530	1,065	534
(percent)...	30.6	24.1	24.9	45.9	19.0	10.9	37.1	41.5	18.9
2 or more.....(thousands)...	5,989	4,165	440	1,383	13,868	9,184	897	1,501	2,286
(percent)...	69.4	75.9	75.1	54.1	81.0	89.2	62.9	58.5	81.1
Owners	5,195	4,523	313	359	13,665	9,888	869	368	2,541
1-person.....(thousands)...	1,265	1,067	74	124	1,970	1,037	316	149	470
(percent)...	24.4	23.6	23.5	34.5	14.4	10.5	36.4	40.5	18.5
2 or more.....(thousands)...	3,931	3,456	240	235	11,695	8,851	553	219	2,072
(percent)...	75.7	76.4	76.5	65.5	85.6	89.5	63.6	59.5	81.5
Renters	3,435	964	273	2,197	3,450	414	558	2,199	279
1-person.....(thousands)...	1,377	255	73	1,049	1,277	81	215	917	65
(percent)...	40.1	26.5	26.7	47.7	37.0	19.6	38.4	41.7	23.1
2 or more.....(thousands)...	2,058	709	200	1,148	2,173	333	344	1,282	215
(percent)...	59.9	73.6	73.4	52.3	63.0	80.4	61.6	58.3	76.9

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

64 years old, the median drops to about 25 percent. For elderly renters (those 65 and older), however, the median soars to around 45 percent. The three age groups of renters show no difference in

housing burden based on the age of the building they occupy.

Generally, owner households in pre-1920 vintage buildings are less likely to have a mortgage (Table 15).¹⁷ Only the youngest

homeowners show no significant difference in the proportion with a mortgage between the two age groups of homes. The same

¹⁷In this discussion, the term mortgage refers to both regular mortgages and home equity lump sum loans.

Table 13.
Old and New Housing Units by Household Income, Tenure, and Householder Age: 2001

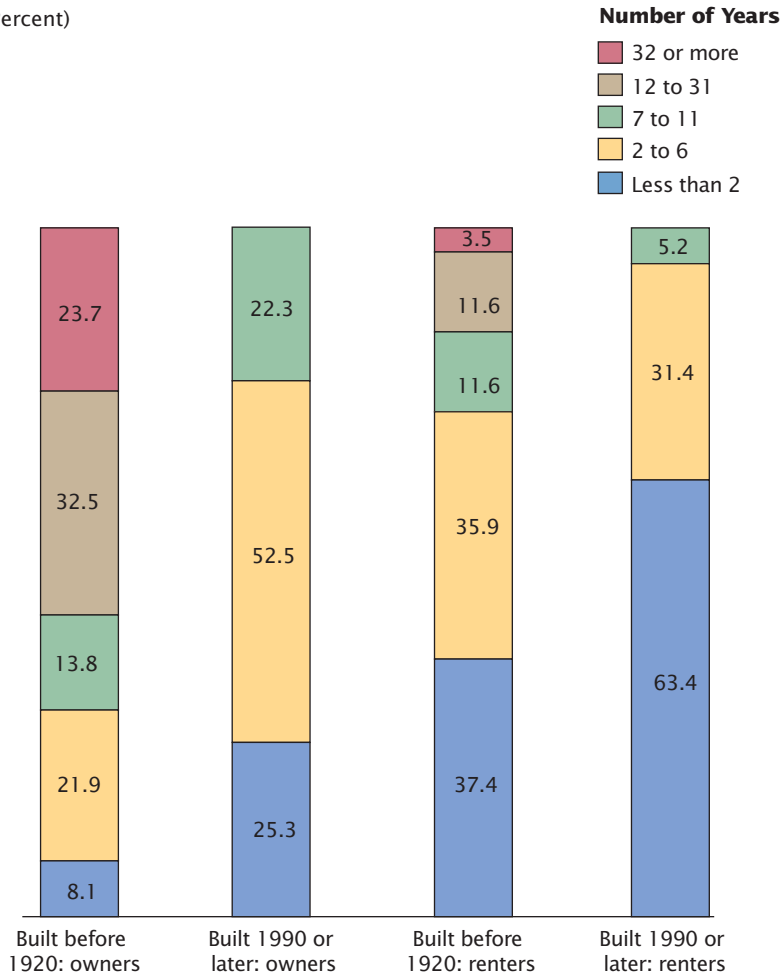
(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Built before 1920			Built 1990 or later		
	Number (thousands)	Median income (2001 dollars)	Average income (2001 dollars)	Number (thousands)	Median income (2001 dollars)	Average income (2001 dollars)
Homeowners	5,195	\$42,784	\$60,653	13,665	\$62,588	\$84,157
Householder less than 35 years old ...	674	\$49,718	\$63,398	3,052	\$61,709	\$72,645
Householder 35 to 64 years old	3,024	\$55,243	\$73,336	8,968	\$70,129	\$95,346
Householder 65 or more years old	1,498	\$17,950	\$33,814	1,646	\$27,959	\$44,534
Renters	3,435	\$25,588	\$34,068	3,450	\$31,425	\$41,692
Householder less than 35 years old ...	1,410	\$29,242	\$34,636	1,733	\$32,673	\$40,644
Householder 35 to 64 years old	1,633	\$27,026	\$37,208	1,291	\$35,778	\$49,361
Householder 65 or more years old	391	\$11,871	\$18,933	426	\$13,227	\$22,702

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Figure 9.
Householder's Length of Residence by Tenure for Old and New Units: 2001
 (Percent)



Details may not sum to totals because of rounding.
 Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

relationship exists when comparing old homes with only conventionally built new homes, that is, all new units except manufactured housing. New manufactured homes less frequently carry a mortgage than new conventional units for the two younger age groups, but there is no statistically significant difference for owners 65 years old and older. For homeowners under 35 years old, even those in old units (84.1 percent) are more likely to have a mortgage than the similar age group in new manufactured housing (69.6 percent).

LOSSES IN OLD RESIDENTIAL BUILDINGS

Reasons for Losses

The first Census of Housing in 1940 recorded 20.6 million housing units as built before 1920.¹⁸ A little more than 60 years later, the count was down to 9.8 million (in 2001). Many factors contributed to the loss of old units—demolitions (including urban renewal), fires, floods, storms, general decay, the merging of smaller units to create larger homes, and

¹⁸U.S. Census Bureau, *Sixteenth Census of the United States: 1940*, Vol. II, *Housing, General Characteristics*, U.S. Government Printing Office, Washington, DC, 1943, p. 12.

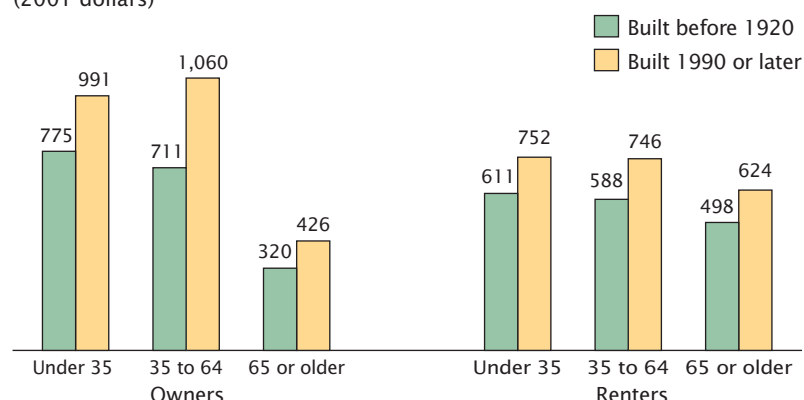
Table 14.
Old and New Housing Units by Tenure, Median Monthly Housing Cost as Percent of Current Income, and Householder Age: 2001

(In percent. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Built before 1920			Built 1990 or later		
	Total	Owners	Renters	Total	Owners	Renters
Median Monthly Housing Cost as Percent of Current Income						
Total	22.6	19.2	29.7	21.3	19.6	29.1
Householder less than 35 years old	27.3	22.3	30.6	23.5	20.8	30.9
Householder 35 to 64 years old	20.1	17.6	26.3	19.8	19.1	25.2
Householder 65 or more years old	23.8	21.2	46.3	24.2	20.4	44.1

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Figure 10.
Median Monthly Housing Costs by Tenure and Householder Age for Old and New Units: 2001
 (2001 dollars)



Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

conversions of housing units to various nonresidential uses. Censuses of Housing do not measure why these losses occurred between 1940 and 2001, but the AHS can provide a look at why old units fell out of the inventory between 1997 and 2001.¹⁹ Data on losses were developed from a comparison of the status of the same addresses and units as reported in 1997 and 2001. A unit is considered a loss if it was used as housing in 1997, but not in 2001. Because this method

¹⁹These causes may have had different importance at different points in time, so the current loss data cannot be applied uniformly over long periods of time.

Table 15.
Old and New Housing Units by Structure Type, Presence of Mortgage, and Age of Householder: 2001

(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Built before 1920— Total	Built 1990 or later		
		Total	1, detached, 1, attached, and units in multiunit structures	Manufactured housing
Total homeowners .....(thousands)...	5,195	13,665	11,124	2,541
Householder less than 35 years old	674	3,052	2,424	628
Householder 35 to 64 years old	3,024	8,968	7,437	1,531
Householder 65 or more years old	1,498	1,646	1,263	383
Homeowners with a mortgage .....(thousands)...	2,826	10,092	8,533	1,559
Householder less than 35 years old	566	2,537	2,100	437
Householder 35 to 64 years old	2,018	6,988	5,981	1,008
Householder 65 or more years old	242	566	452	114
Homeowners with a mortgage .....(percent)...	54.4	73.9	76.7	61.4
Householder less than 35 years old	84.1	83.1	86.6	69.6
Householder 35 to 64 years old	66.7	77.9	80.4	65.9
Householder 65 or more years old	16.2	34.4	35.8	29.7
Homeowners with a home equity line of credit loan .....(thousands)...	471	1,178	1,140	38
Householder less than 35 years old	46	217	205	12
Householder 35 to 64 years old	354	892	875	17
Householder 65 or more years old	72	68	60	9
Homeowners with a home equity line of credit loan¹ .....(percent)...	9.7	9.2	11.0	1.6
Householder less than 35 years old	7.2	7.6	9.0	2.0
Householder 35 to 64 years old	12.6	10.6	12.6	1.2
Householder 65 or more years old	5.0	4.4	5.0	2.3

¹Units with a nonresponse to the question on home equity loans are omitted from the base for these calculations. All owner households provided or were imputed a response to the questions on regular mortgages.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Table 16.
2001 Disposition of 1997 Housing Units Built Before 1920

(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Total		Northeast		Midwest		South		West	
	Thou- sands	Percent	Thou- sands	Percent	Thou- sands	Percent	Thou- sands	Percent	Thou- sands	Percent
1997 housing units built before 1920	10,057	100.0	4,362	100.0	3,496	100.0	1,440	100.0	760	100.0
Number still used as housing in 2001	9,539	94.9	4,170	95.6	3,319	94.9	1,320	91.6	731	96.3
Number lost from the housing stock	518	5.2	192	4.4	177	5.1	120	8.4	28	3.7
Permanent losses	336	3.3	115	2.6	113	3.2	84	5.8	24	3.2
Demolition or disaster	173	1.7	44	1.0	68	1.9	52	3.6	10	1.3
Mergers	51	0.5	29	0.7	13	0.4	9	0.6	(NA)	(NA)
Structural conversions	30	0.3	16	0.4	9	0.3	2	0.2	3	0.3
Other permanent losses	81	0.8	26	0.6	23	0.6	21	1.4	12	1.5
Temporary losses	182	1.8	77	1.8	64	1.8	36	2.5	4	0.6
Conversion to nonresidential use	69	0.7	34	0.8	18	0.5	15	1.0	2	0.3
Poor quality (exposed, condemned, fire damage)	89	0.9	33	0.8	33	0.9	22	1.5	2	0.3
Other temporary losses	24	0.2	10	0.2	13	0.4	(NA)	(NA)	(NA)	(NA)

NA Not applicable.

Note: Details may not sum to totals because of rounding.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

produces only a gross number of losses, this number cannot be subtracted from the 1997 estimate of old units to provide the 2001 estimate of existing old units. This simple comparison is not possible, partly because some units in structures built before 1920 were also added to the housing inventory between 1997 and 2001 through several processes.

Although it may seem impossible to create more old units, they could increase between 1997 and 2001 through the rehabilitation of, or conversion to residential use of old structures, or the splitting of existing units in old buildings into more housing units. In addition, the weighting of the sample may have changed between 1997 and 2001 for individual units based on their characteristics and the overall survey results for the year. Reporting error in the year-built data also confuses attempts to track units over time. Since the

reasons for adding units were generally less fully explored in the AHS than the reasons units were lost from the inventory, this report examines the losses and does not attempt to derive a complete accounting of the disposition of old units between 1997 and 2001.

Table 16 outlines the 2001 status of units that were reported in 1997 as built before 1920. The losses are split between those resulting in the complete removal of the unit and those where the unit retains the potential to return to the housing inventory.

The categories of “mergers” and “structural conversions” are traditionally treated as permanent losses for the unit, even though the structure that contained the unit remains. Thus these categories might also be considered temporary losses since the possibility exists for the unit to be reconstituted from the space within the building.

The catch-all “other” loss category for permanent losses includes situations where the sample unit was removed or replaced with another unit but no explanation was provided for the loss of the original unit, as well as all the units described as “other” permanent losses. The “other” loss category for temporary losses includes units converted to group quarters (rather than housing units) and units now reported as “under construction,” which may be either misclassifications of structures being remodeled or replacement structures. The true classification of these “under construction” units should be resolved when their 2003 data are reviewed.

A small number (fewer than 10 unweighted cases) of old housing units from 1999 were categorized as being “unable to locate” in 2001. These cases may also be losses. However, without more compelling proof of their status,

these cases are not tallied with the losses.

For old homes, permanent losses outnumber temporary losses (Table 16). The demolition and disaster category is the leading reason for the loss of old housing stock. About one-third of all losses (33.4 percent), and half of permanent losses (51.5 percent) fall into this category. Structural conversions and “other” temporary losses are the least common causes for losses.²⁰ Statistically significant rankings for the remaining reasons are not possible due to the small number of cases involved.

Characteristics of Lost Housing

Do old structures that continue to serve as housing differ from those that are destroyed or converted to other uses? Figure 11 compares selected 1997 characteristics of housing units built before 1920 by whether the unit remains in residential use in 2001.²¹ These data show that the poorer quality units are more likely to fall out of the

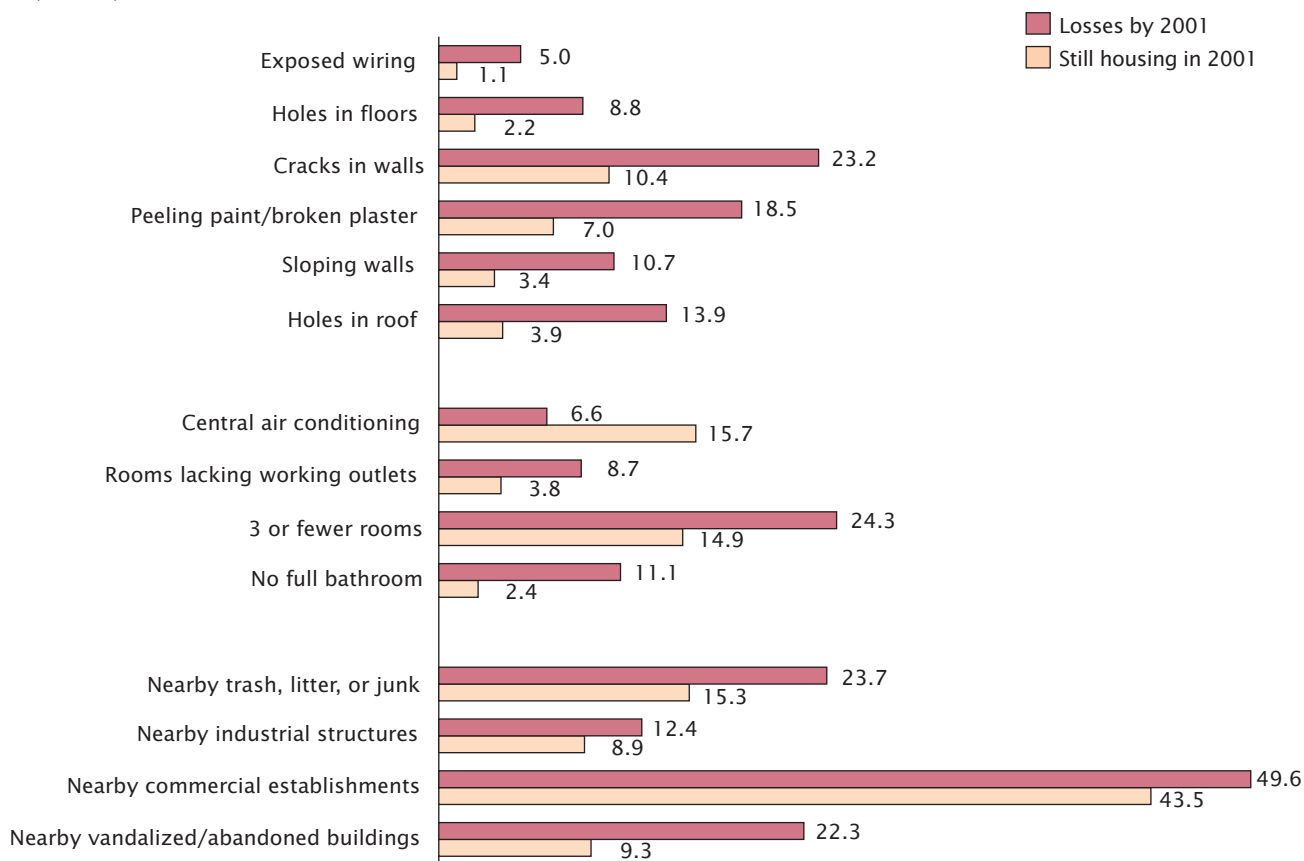
²⁰The count of structural conversions is not different from that for mergers. The number of “other” temporary losses is smaller than the count of mergers, but not different from the count of structural conversions.

²¹All comparisons are significant, except those for nearby commercial establishments and nearby industrial structures.

housing inventory than those in better condition or with more amenities.

Also, units that were occupied in 1997 stood a much greater chance of remaining in the inventory in 2001 than those that were vacant: only 3.5 percent of the old units that were occupied in 1997 were lost by 2001, with 2.1 percent of the owner-occupied and 5.4 percent of the renter-occupied homes lost by that time (Table 17). Of the old vacant units in 1997, 16.5 percent dropped out of the housing stock, either permanently or temporarily, by 2001. However, losses among the occupied units were more often permanent

Figure 11.
Indicators of Housing and Neighborhood Quality by Whether Old Units Remain in the Housing Inventory: 1997 to 2001
 (Percent)



Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Table 17.
1997 Characteristics of Housing Units Built Before 1920 by Their 2001 Status

(Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Total		Remain as housing in 2001		Lost from inventory by 2001					
	Thou- sands	Percent	Thou- sands	Percent	Total		Temporary losses		Permanent losses	
					Thou- sands	Percent	Thou- sands	Percent	Thou- sands	Percent
Total	10,057	100.0	9,539	100.0	518	100.0	182	100.0	336	100.0
Occupied units	8,767	87.2	8,462	88.7	305	58.8	88	48.2	217	64.5
Owner occupied	5,106	50.8	5,000	52.4	106	20.5	31	16.9	75	22.4
Renter occupied	3,660	36.4	3,462	36.3	199	38.3	57	31.3	141	42.1
Vacant units	1,290	12.8	1,077	11.3	213	41.2	94	51.8	119	35.5
Active	570	5.7	495	5.2	75	14.5	29	16.1	46	13.6
Seasonal or sporadic	339	3.4	277	2.9	62	11.9	36	19.5	26	7.8
Idle	381	3.8	304	3.2	77	14.8	29	16.1	47	14.1
Metropolitan/Nonmetropolitan										
Inside metropolitan statistical areas	6,940	69.0	6,576	68.9	364	70.3	130	71.1	234	69.8
In central cities	3,842	38.2	3,653	38.3	190	36.6	85	46.6	105	31.2
Suburbs	3,098	30.8	2,923	30.7	174	33.7	45	24.5	130	38.6
Outside metropolitan statistical areas	3,117	31.0	2,963	31.1	154	29.7	53	28.9	101	30.2
Units in Structure										
1, detached	5,993	59.6	5,730	60.1	263	50.8	94	51.7	169	50.4
1, attached	574	5.7	545	5.7	30	5.7	12	6.4	18	5.3
2 to 4	2,061	20.5	1,916	20.1	145	28.1	52	28.3	94	27.9
5 or more	1,428	14.2	1,348	14.1	80	15.4	25	13.6	55	16.4

Note: Because of rounding, numbers may not add to total.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

losses—demolitions and the like—than were the losses among vacant units (71.2 percent compared with 55.9 percent).

Structure type did not play a major role in whether a unit was a loss. Apartments in small (2 to 4 units) multiunit buildings (7.0 percent) were somewhat more likely than 1-unit, detached structures (4.4 percent) to become a loss between 1997 and 2001. The remaining comparisons among structure types do not show differences.

As home to the largest concentration of residential structures built before 1920, the Northeast might also be expected to show the highest number of losses. However, the numbers of losses between 1997 and 2001 are not significantly

different for the Northeast and the Midwest. Both the South and the West trailed in the number of old units that dropped out of use during that period.

The South experienced the highest proportional loss of old units between 1997 and 2001. During that time, 8.4 percent of the old residential units changed to other uses or were otherwise lost from the housing stock. The figures for the other three regions are not significantly different from each other—about 4 percent for each. Demolitions or disaster losses accounted for approximately the same number of losses in the South as in the Northeast even though the Northeast had about three times as many old homes in 1997 as did the South.

CONCLUSION

Although the 1940 and 2001 counts show that the number of residences built before 1920 in the housing inventory has shrunk, these unique structures are still “home” to many households across the country. An advantage of these units is that they are relatively affordable for both homeowners and renters. Lower-income home buyers may find old structures a reasonable alternative to both smaller, less expensive manufactured housing units and to larger, but more costly, new conventional units.

The drawbacks to this vintage of homes include the lack of contemporary amenities and larger maintenance requirements. Since old units are found chiefly in the Northeast and Midwest, units built

before 1920 are not available for many households seeking a home.

The long-term erosion in the inventory of old homes is basically irreversible. Demolitions and disaster losses are the current major reason old residential units fall out of the inventory, and there is no recovery from these processes. The number of old units is likely to continue to dwindle through decay and through outright elimination in order to reuse the property. However, these old houses have already weathered numerous storms in their lifetime, and many have the utility, substance, and unique character to continue as housing for many more years.

Additional detailed tables are available at www.census.gov/prod/2004pubs/h121-04-1.pdf.

SOURCE OF DATA

The data in these tables are based on the American Housing Survey (AHS). The population represented (the population universe) in the 2001 AHS include the occupied and vacant housing units in the United States. Housing in institutions (such as correctional facilities or nursing homes) or in group quarters (primarily student or

military dormitories) are not in scope. The AHS is a longitudinal survey conducted at 2-year intervals. The data in this report were collected from August through November of 2001 and represent the ninth interview at the original sample addresses. The data in these tables contain sampling error and nonsampling error. Data users who create their own estimates using data from Census Bureau tables should cite the Census Bureau as the source of the original data only. For the full technical documentation, definitions of subject characteristics and geographic definitions see www.census.gov/hhes/www/ahs.html.

ACCURACY OF THE ESTIMATES

Statistics from surveys are subject to sampling and nonsampling error. All comparisons presented in this report have taken sampling error into account and meet the U.S. Census Bureau's standards for statistical significance.

Nonsampling errors in surveys may be attributed to a variety of sources, such as how the survey was 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, review of the work of interviewers and coders, and statistical review of reports.

The American Housing Survey employs 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 how it affects different variables in the survey is not precisely known. Moreover, biases may also be present when people who are missed in the survey differ from those interviewed in ways other than the categories used in weighting (age, race, sex, and Hispanic origin). 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, see www.census.gov/hhes/www/ahs.html.

APPENDIXES

**Table A1.
Characteristics of Occupied and Vacant Housing Units by
Year Built: 2001**

(In thousands. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	All housing units	Built before 1920	Built 1990 or later
STATUS			
Total housing units	119,117	9,827	19,204
Seasonal units	3,078	204	443
Year round units	116,038	9,622	18,761
Occupied	106,261	8,630	17,115
Vacant	9,777	992	1,646
For rent	2,916	276	471
For sale only	1,243	108	299
Rented or sold	731	67	169
Occasional use\URE	2,594	190	483
Other vacant	2,293	351	224
DURATION OF VACANCY			
Seasonal and year round vacant units¹	11,014	1,049	1,707
Less than 1 month vacant	2,051	94	425
1 month up to 2 months	784	49	105
2 months up to 6 months	2,078	157	363
6 months up to 1 year	937	113	120
1 year up to 2 years	715	98	72
2 years or more	1,847	356	66
Never occupied	489	6	256
Don't know	2,114	175	300
REGIONS			
Northeast	22,347	4,264	1,746
Midwest	27,748	3,356	4,018
South	43,571	1,396	8,997
West	25,450	811	4,443
METROPOLITAN/NONMETROPOLITAN AREAS			
Inside metropolitan statistical areas	93,058	6,794	14,957
In central cities of MSAs	35,076	3,771	3,403
Suburbs	57,983	3,024	11,554
Outside metropolitan statistical areas	26,058	3,032	4,247
URBAN/RURAL STATUS			
Urban	86,657	6,774	11,491
Rural	32,460	3,052	7,713
UNITS IN STRUCTURE			
1, detached	73,427	6,190	11,118
1, attached	8,428	683	1,667
2 to 4	9,354	1,687	696
5 to 9	5,682	518	629
10 to 19	5,367	263	938
20 to 49	3,898	329	574
50 or more	4,084	157	396
Manufactured/mobile home	8,876	-	3,187

See footnotes at end of table.

Table A1.
**Characteristics of Occupied and Vacant Housing Units by
 Year Built: 2001 — Con.**

(In thousands. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	All housing units	Built before 1920	Built 1990 or later
YEAR BUILT			
2000 to 2001.....	3,119	—	3,119
1990 to 1999.....	16,086	—	16,086
1980 to 1989.....	16,542	—	—
1970 to 1979.....	23,529	—	—
1960 to 1969.....	15,894	—	—
1950 to 1959.....	13,779	—	—
1940 to 1949.....	8,284	—	—
1930 to 1939.....	6,593	—	—
1920 to 1929.....	5,465	—	—
1919 or earlier.....	9,827	9,827	—
PLUMBING			
With all plumbing facilities.....	116,589	9,447	19,055
Lacking some or all plumbing facilities ²	2,527	380	149
No hot piped water.....	1,297	231	99
No bathtub and no shower.....	1,022	205	62
No flush toilet.....	976	187	66
No exclusive use.....	1,090	112	43
MAIN HEATING EQUIPMENT			
Warm-air furnace.....	71,804	4,943	13,122
Steam or hot water system.....	14,420	2,996	749
Electric heat pump.....	12,693	128	3,947
Built-in electric units.....	5,929	300	534
Floor, wall, or other built-in hot-air units without ducts.....	6,133	462	410
Room heaters with flue.....	1,856	322	113
Room heaters without flue.....	1,916	180	37
Portable electric heaters.....	893	58	49
Stoves.....	1,501	232	107
Fireplaces with inserts.....	175	14	21
Fireplaces without inserts.....	99	9	4
Other.....	467	45	30
Cooking stove.....	213	23	17
None.....	1,017	114	65
PRIMARY SOURCE OF WATER			
Public system or private company.....	102,924	8,125	16,084
Well serving 1 to 5 units.....	15,337	1,575	3,001
Drilled.....	13,315	1,256	2,766
Dug.....	1,184	198	149
Not reported.....	838	121	87
Other.....	855	127	119

— Not applicable.

¹Excludes Usual Residence Elsewhere units.

²Figure may not add to total, because more than one category may apply to unit.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Table A2.
Characteristics of Occupied Units by Year Built: 2001

(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
Total	106,261	72,265	33,996	8,630	5,195	3,435	17,115	13,665	3,450
METROPOLITAN/ NONMETROPOLITAN AREAS									
Inside metropolitan statistical areas.....	85,304	56,290	29,014	6,058	3,336	2,721	13,605	10,763	2,842
In central cities.....	31,731	16,870	14,861	3,297	1,461	1,835	2,999	1,962	1,038
Suburbs.....	53,574	39,420	14,153	2,761	1,875	886	10,606	8,801	1,805
Outside metropolitan areas.....	20,957	15,975	4,982	2,572	1,859	713	3,510	2,902	608
REGIONS									
Northeast.....	20,321	12,987	7,334	3,837	2,010	1,827	1,587	1,327	260
Midwest.....	24,758	18,049	6,709	2,955	2,019	936	3,582	2,928	654
South.....	38,068	26,715	11,353	1,154	760	394	7,954	6,398	1,557
West.....	23,115	14,514	8,600	684	406	277	3,991	3,012	979
TENURE									
Owner occupied.....	72,265	72,265	—	5,195	5,195	—	13,665	13,665	—
Percent of all occupied.....	68.0	100.0	—	60.2	100.0	—	79.8	100.0	—
Renter occupied.....	33,996	—	33,996	3,435	—	3,435	3,450	—	3,450
FIRST TIME OWNERS									
First home ever owned.....	31,239	31,239	—	2,992	2,992	—	3,958	3,958	—
Not first home.....	39,702	39,702	—	2,128	2,128	—	9,400	9,400	—
Not reported.....	1,324	1,324	—	75	75	—	307	307	—
COOPERATIVES AND CONDOMINIUMS									
Cooperatives.....	571	396	175	54	46	7	32	21	11
Condominiums.....	4,745	3,407	1,338	77	38	40	966	812	153
UNITS IN STRUCTURE									
1, detached.....	67,129	59,239	7,890	5,487	4,523	964	10,301	9,888	414
1, attached.....	7,305	3,722	3,583	586	313	273	1,427	869	558
2 to 4.....	8,200	1,291	6,909	1,441	276	1,165	595	81	514
5 to 9.....	4,994	503	4,490	444	28	416	530	97	433
10 to 19.....	4,620	502	4,118	240	20	220	755	119	636
20 to 49.....	3,253	391	2,862	300	22	278	407	38	369
50 or more.....	3,543	615	2,927	131	14	118	279	33	246
Manufactured/mobile home.....	7,219	6,001	1,218	—	—	—	2,820	2,541	279
YEAR STRUCTURE BUILT									
2000 to 2001.....	2,573	2,094	479	—	—	—	2,573	2,094	479
1990 to 1999.....	14,542	11,571	2,971	—	—	—	14,542	11,571	2,971
1980 to 1989.....	14,833	9,700	5,133	—	—	—	—	—	—
1970 to 1979.....	20,917	13,868	7,048	—	—	—	—	—	—
1960 to 1969.....	14,396	9,741	4,655	—	—	—	—	—	—
1950 to 1959.....	12,501	9,068	3,433	—	—	—	—	—	—
1940 to 1949.....	7,278	4,775	2,504	—	—	—	—	—	—
1930 to 1939.....	5,728	3,403	2,325	—	—	—	—	—	—
1920 to 1929.....	4,863	2,850	2,014	—	—	—	—	—	—
1919 or earlier.....	8,630	5,195	3,434	8,630	5,195	3,434	—	—	—
STORIES IN STRUCTURE¹									
1.....	34,145	25,665	8,480	934	608	326	4,860	4,080	780
2.....	34,824	22,418	12,406	2,116	1,272	845	5,436	4,260	1,175
3.....	22,942	15,403	7,539	3,987	2,643	1,345	3,587	2,584	1,003
4 to 6.....	5,208	2,312	2,896	1,498	650	849	318	171	147
7 or more.....	1,925	466	1,458	94	24	70	94	29	65

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
FOUNDATION									
1-unit building, excluding manufactured/mobile homes.....	74,434	62,961	11,473	6,073	4,836	1,237	11,728	10,756	972
With basement under all of building	24,586	21,917	2,668	2,938	2,336	603	3,510	3,383	127
With basement under part of building	8,507	7,639	868	1,772	1,479	293	751	725	27
With crawl space	18,840	15,574	3,266	1,126	884	241	2,182	2,031	151
On concrete slab	21,947	17,434	4,513	178	101	77	5,189	4,543	647
Other	554	396	158	59	36	23	95	75	20
ROOMS									
1 room	394	16	378	117	...	117	12	2	10
2 rooms	993	87	906	133	7	126	52	9	43
3 rooms	8,800	1,029	7,771	831	81	750	801	100	700
4 rooms	19,003	7,169	11,834	1,296	422	874	2,301	1,013	1,288
5 rooms	24,798	17,180	7,618	1,643	918	725	4,226	3,307	920
6 rooms	22,768	19,205	3,563	1,912	1,427	485	3,637	3,304	333
7 rooms	14,032	12,841	1,190	1,297	1,086	211	2,414	2,323	91
8 rooms	8,137	7,736	401	680	614	66	1,781	1,744	37
9 rooms	3,765	3,613	152	345	316	29	970	957	13
10 rooms or more	3,571	3,388	183	377	324	52	921	907	13
BEDROOMS									
None	820	45	775	172	3	169	18	4	14
1	11,984	1,801	10,183	1,202	184	1,018	1,065	152	913
2	29,281	14,717	14,564	2,294	1,105	1,189	3,513	1,923	1,590
3	44,786	37,815	6,971	3,112	2,349	763	8,193	7,434	759
4 or more	19,391	17,887	1,504	1,851	1,556	295	4,326	4,152	174
COMPLETE BATHROOMS									
None	681	288	393	174	45	129	30	18	12
1	42,113	18,408	23,705	5,138	2,333	2,805	2,388	862	1,526
1 and one-half	16,548	13,062	3,486	1,460	1,270	191	1,227	901	325
2 or more	46,920	40,507	6,412	1,857	1,547	310	13,470	11,883	1,587
SQUARE FOOTAGE OF UNIT									
Single detached and manufactured/mobile homes.....	74,347	65,240	9,107	5,487	4,523	964	13,122	12,429	693
Less than 500	725	445	280	45	30	14	94	70	24
500 to 749	2,080	1,317	764	133	83	49	124	91	33
750 to 999	5,542	4,162	1,380	249	160	89	550	461	88
1,000 to 1,499	18,306	15,488	2,818	1,115	861	254	2,594	2,358	236
1,500 to 1,999	17,492	15,799	1,693	1,186	989	197	3,115	2,991	123
2,000 to 2,499	11,699	11,043	656	918	821	97	2,272	2,203	69
2,500 to 2,999	5,955	5,685	271	485	424	62	1,385	1,365	19
3,000 to 3,999	5,231	5,036	195	489	449	40	1,374	1,356	19
4,000 or more	2,854	2,708	146	354	314	40	846	832	14
Not reported	4,463	3,558	905	515	393	122	769	702	67
Median	1,737	1,798	1,298	1,898	1,971	1,538	1,952	1,982	1,355

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
LOT SIZE²									
1-unit structures	79,647	67,362	12,285	6,060	4,828	1,232	13,972	12,787	1,186
Less than one-eighth acre	10,942	8,282	2,660	1,098	794	304	1,537	1,332	204
One-eighth up to one-quarter acre	22,041	18,027	4,013	1,584	1,243	340	3,130	2,769	361
One-quarter up to one-half acre	15,846	13,980	1,866	905	737	168	2,954	2,758	196
One-half up to one acre	10,497	9,200	1,297	589	458	131	1,918	1,799	119
1 up to 5 acres	14,197	12,483	1,713	1,048	888	160	3,174	2,963	211
5 up to 10 acres	2,352	2,157	195	234	213	22	584	545	38
10 acres or more	3,772	3,233	539	601	495	106	676	620	56
Median (acres)	0.36	0.38	0.23	0.35	0.38	0.24	0.45	0.46	0.29
PERSONS PER ROOM									
0.50 or less	74,006	52,964	21,041	6,039	3,943	2,096	11,799	9,531	2,267
0.51 to 1.00	29,595	18,316	11,279	2,363	1,178	1,185	5,073	3,982	1,090
1.01 to 1.50	2,151	844	1,307	174	69	106	201	115	86
1.51 or more	509	140	369	53	6	47	43	36	7
PERSONS PER BEDROOM									
0.50 or less	24,458	19,140	5,318	2,247	1,664	583	3,285	2,716	569
0.51 to 1.00	51,896	35,949	15,947	3,825	2,283	1,542	9,321	7,479	1,842
1.01 to 1.50	16,173	11,494	4,679	1,261	816	445	3,120	2,645	475
1.51 or more	12,914	5,637	7,277	1,125	430	695	1,371	821	550
No bedrooms	820	45	775	172	3	169	18	4	14
SQUARE FEET PER PERSON									
Single detached and manufactured/mobile homes									
Single detached and manufactured/mobile homes	74,347	65,240	9,107	5,487	4,523	964	13,122	12,429	693
Less than 200	1,744	1,144	601	115	73	41	212	176	36
200 to 299	4,365	3,271	1,094	245	183	62	542	460	82
300 to 399	6,432	5,307	1,126	393	295	99	1,019	942	77
400 to 499	7,386	6,333	1,053	417	333	84	1,348	1,230	118
500 to 599	6,968	6,182	786	521	429	92	1,220	1,161	59
600 to 699	6,897	6,157	740	464	384	80	1,366	1,304	62
700 to 799	5,704	5,206	497	284	234	51	1,100	1,069	31
800 to 899	4,485	4,142	344	293	247	46	1,055	1,031	24
900 to 999	4,142	3,748	395	284	234	51	756	729	27
1,000 to 1,499	12,137	11,199	938	853	733	119	2,182	2,113	69
1,500 or more	9,623	8,994	629	1,103	986	117	1,553	1,512	40
Not reported	4,463	3,558	905	515	393	122	769	702	67
Median	720	747	529	816	855	654	743	755	500
EQUIPMENT³									
Lacking complete kitchen facilities	1,646	380	1,266	310	45	265	147	50	97
With complete kitchen (sink, refrigerator, and oven or burners)	104,615	71,885	32,730	8,320	5,150	3,169	16,968	13,615	3,353
Kitchen sink	105,929	72,176	33,753	8,526	5,183	3,343	17,083	13,648	3,435
Refrigerator	105,859	72,091	33,768	8,551	5,175	3,376	17,080	13,640	3,441
Cooking stove or range	105,358	71,863	33,495	8,451	5,145	3,306	17,030	13,609	3,420
Burners, no stove or range	169	73	96	32	14	18	6	6	...
Microwave oven only	399	222	177	55	15	39	46	30	16
Dishwasher	62,352	48,852	13,501	2,919	2,428	491	14,567	11,918	2,649
Washing machine	85,562	68,950	16,612	6,497	4,880	1,617	15,883	13,442	2,441
Clothes dryer	81,591	66,752	14,840	5,986	4,640	1,346	15,686	13,279	2,408
Disposal in kitchen sink	48,604	34,329	14,276	1,540	1,213	326	10,932	8,559	2,373
Trash compactor	4,010	3,305	706	163	142	21	865	735	129

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
EQUIPMENT³—Con.									
Air conditioning:									
Central.....	60,118	45,494	14,624	1,869	1,490	379	14,011	11,439	2,572
1 room unit.....	15,431	7,888	7,542	2,193	1,058	1,135	929	628	301
2 room units or more.....	11,132	7,631	3,500	1,802	1,169	633	450	329	120
MAIN HEATING EQUIPMENT									
Warm-air furnace.....	65,262	47,867	17,395	4,414	3,067	1,347	11,870	9,780	2,090
Steam or hot water system.....	13,441	7,801	5,640	2,773	1,361	1,412	684	521	163
Electric heat pump.....	11,080	8,099	2,981	98	66	32	3,444	2,730	714
Built-in electric units.....	5,063	2,385	2,678	254	103	151	433	179	254
Floor, wall, or other built-in hot-air units without ducts.....	5,343	2,365	2,978	374	205	169	348	197	150
Room heaters with flue.....	1,542	866	676	277	122	155	89	60	29
Room heaters without flue.....	1,558	1,019	539	142	92	50	32	26	6
Portable electric heaters.....	746	390	356	43	19	24	38	23	14
Stoves.....	1,131	917	214	183	134	49	90	77	13
Fireplaces with inserts.....	145	121	24	8	5	3	19	14	5
Fireplaces without inserts.....	64	49	15	9	5	4	4	4	...
Other.....	292	163	128	25	9	16	23	23	...
Cooking stove.....	193	74	118	22	7	15	15	11	4
None.....	401	146	255	8	...	8	26	18	8
OTHER HEATING EQUIPMENT³									
Warm-air furnace.....	1,098	837	261	91	79	12	159	133	26
Steam or hot water system.....	381	186	195	69	37	33	13	10	2
Electric heat pump.....	586	529	58	25	23	2	143	140	4
Built-in electric units.....	2,914	2,230	684	277	208	69	251	192	59
Floor, wall, or other built-in hot-air units without ducts.....	280	201	78	13	13	1	31	21	10
Room heaters with flue.....	882	761	121	131	100	31	86	80	7
Room heaters without flue.....	1,894	1,545	349	220	167	53	241	229	12
Portable electric heaters.....	8,373	6,318	2,055	896	621	274	811	721	90
Stoves.....	4,834	4,385	449	494	428	66	450	423	26
Fireplaces with inserts.....	4,937	4,423	514	215	188	27	1,124	1,051	73
Fireplaces without inserts.....	4,055	3,412	644	200	156	44	979	892	87
Other.....	674	574	100	64	60	5	78	67	12
Cooking stove.....	1,249	766	483	100	58	42	131	108	23
None.....	79,292	50,680	28,612	6,370	3,508	2,862	13,220	10,172	3,048
PLUMBING									
With all plumbing facilities.....	104,885	71,595	33,290	8,445	5,135	3,310	17,063	13,644	3,420
Lacking some or all plumbing facilities ³	1,376	670	706	184	60	124	52	21	30
No hot piped water.....	292	135	157	64	11	53	12	9	3
No bathtub and no shower.....	277	110	167	78	12	67	18	11	7
No flush toilet.....	264	93	171	71	4	66	17	9	7
No exclusive use.....	1,022	526	497	97	44	53	33	10	23
PRIMARY SOURCE OF WATER									
Public system or private company.....	92,576	60,126	32,451	7,201	4,018	3,184	14,299	11,001	3,298
Well serving 1 to 5 units.....	13,245	11,767	1,478	1,349	1,113	236	2,747	2,597	151
Drilled.....	11,698	10,520	1,178	1,091	913	178	2,542	2,403	139
Dug.....	1,035	892	142	163	149	15	149	145	4
Not reported.....	513	355	158	94	51	44	56	48	8
Other.....	440	372	68	80	65	14	69	68	2

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
SAFETY OF PRIMARY SOURCE OF WATER									
Selected primary water sources⁴									
Safe to drink	95,651	66,542	29,108	7,791	4,825	2,966	15,600	12,551	3,049
Not safe to drink	9,340	4,936	4,404	758	335	422	1,292	946	346
Safety not reported	1,247	775	472	81	36	46	223	168	55
MEANS OF SEWAGE DISPOSAL									
Public sewer	83,870	52,502	31,368	6,771	3,688	3,083	12,227	9,071	3,156
Septic tank, cesspool, chemical toilet	22,328	19,720	2,608	1,853	1,507	346	4,878	4,587	291
Other	63	43	20	5	...	5	10	6	3
MAIN HOUSE HEATING FUEL									
Housing units with heating fuel									
Electricity	32,590	18,866	13,723	685	314	372	7,447	5,269	2,178
Piped gas	54,689	39,301	15,387	4,983	3,006	1,976	7,600	6,491	1,108
Bottled gas	6,079	5,122	957	610	460	150	1,346	1,286	60
Fuel oil	9,821	6,750	3,071	1,945	1,115	830	458	390	67
Kerosene or other liquid fuel	652	455	197	57	38	19	67	54	12
Coal or coke	128	113	15	40	38	2	6	6	...
Wood	1,688	1,404	284	286	221	65	147	131	16
Solar energy	21	17	5	...	...	...	6	6	...
Other	193	90	103	16	2	13	13	13	...
OTHER HOUSE HEATING FUELS³									
With other heating fuel	25,991	20,984	5,007	2,187	1,642	545	3,787	3,406	382
Electricity	11,903	8,953	2,950	1,168	818	350	1,235	1,051	183
Piped gas	4,420	3,653	767	328	242	87	1,099	1,017	82
Bottled gas	1,347	1,239	108	148	132	17	332	321	11
Fuel oil	721	474	247	85	58	27	68	48	20
Kerosene or other liquid fuel	1,087	894	193	142	107	35	144	144	...
Coal or coke	122	109	13	20	20	...	6	6	...
Wood	9,870	8,606	1,265	693	583	110	1,277	1,167	110
Solar energy	33	33	...	2	2	...	2	2	...
Other	474	413	61	10	10	...	91	89	3
COOKING FUEL									
With cooking fuel	105,912	72,150	33,763	8,536	5,174	3,362	17,078	13,641	3,437
Electricity	63,685	43,915	19,770	3,720	2,347	1,374	11,502	8,846	2,657
Piped gas	37,093	23,966	13,127	4,226	2,333	1,893	4,514	3,824	690
Bottled gas	5,068	4,215	853	579	484	95	1,049	961	88
Kerosene or other liquid fuel	10	7	2	3	3	...	5	5	...
Coal or coke	3	3	...	...	...	...	...	...	...
Wood	28	25	4	2	2	...	6	4	2
Other	25	18	7	6	6	...	2	2	...
WATER HEATING FUEL									
With hot piped water	105,970	72,130	33,840	8,566	5,185	3,382	17,103	13,656	3,447
Electricity	41,573	27,306	14,267	2,147	1,395	752	8,202	6,123	2,079
Piped gas	54,573	37,922	16,650	4,918	2,921	1,997	7,664	6,404	1,260
Bottled gas	3,949	3,267	682	478	384	94	894	848	46
Fuel oil	5,528	3,421	2,107	987	464	522	307	254	54
Kerosene or other liquid fuel	22	7	15	2	...	2	...	...	...
Coal or coke	27	23	4	11	11	...	...	...	...
Wood	37	28	9	5	2	2	6	6	...
Solar energy	144	126	18	2	2	...	11	11	...
Other	116	30	86	17	5	12	19	11	8

See footnotes at end of table.

Table A2.

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Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
CENTRAL AIR CONDITIONING FUEL									
With central air conditioning . . .	60,118	45,494	14,624	1,869	1,490	379	14,011	11,439	2,572
Electricity	58,231	43,917	14,314	1,771	1,413	358	13,613	11,086	2,527
Piped gas	1,685	1,399	286	84	67	17	354	308	45
Other	202	178	24	14	10	4	44	44	...
UNITS USING EACH FUEL³									
Electricity	106,193	72,218	33,975	8,608	5,185	3,423	17,105	13,656	3,448
Piped gas	64,949	44,195	20,754	6,105	3,459	2,647	8,941	7,383	1,558
Bottled gas	9,442	7,979	1,463	1,038	836	202	1,939	1,818	121
Fuel oil	15,125	9,572	5,554	2,454	1,298	1,157	1,165	895	270
Kerosene or other liquid fuel	1,678	1,297	381	197	141	56	206	194	12
Coal or coke	236	210	26	57	55	2	10	10	...
Wood	10,861	9,416	1,445	885	732	153	1,387	1,261	125
Solar energy	189	168	21	5	5	...	17	17	...
Other	850	592	258	53	25	27	134	124	11
All electric units	26,246	15,540	10,706	409	197	211	6,238	4,458	1,780
SELECTED AMENITIES									
Porch, deck, balcony, or patio	88,834	65,479	23,354	6,705	4,741	1,964	15,203	12,489	2,714
Telephone available	102,722	70,387	32,335	8,310	5,070	3,240	16,201	13,044	3,157
Usable fireplace	35,097	31,079	4,018	1,492	1,261	232	8,086	7,412	674
Separate dining room	50,125	40,568	9,556	4,836	3,623	1,213	8,685	7,825	860
Garage or carport included with home	64,547	53,778	10,769	3,920	3,187	733	11,629	10,346	1,284
Not included	41,593	18,397	23,197	4,675	1,984	2,691	5,480	3,313	2,166
Garage or carport not reported	121	90	31	35	24	11	6	6	...
EXTERNAL BUILDING CONDITIONS³									
Sagging roof	2,595	1,561	1,035	404	249	155	183	127	56
Missing roofing material	4,108	2,458	1,649	573	334	239	347	253	94
Hole in roof	2,077	1,160	916	310	152	158	147	101	46
Missing bricks, siding, other outside wall material	3,141	1,674	1,467	562	320	242	204	135	69
Sloping outside walls	1,812	968	845	347	205	142	164	109	55
Boarded up windows	1,160	498	662	231	101	130	60	52	7
Broken windows	4,598	2,570	2,027	697	321	376	256	210	46
Bars on windows	4,750	2,440	2,310	552	192	361	184	110	75
Foundation crumbling or has open crack or hole	3,096	1,836	1,260	610	389	221	155	119	37
None of the above	84,919	60,213	24,706	5,733	3,739	1,994	15,565	12,500	3,066
Not reported	2,023	1,624	399	156	108	48	339	312	27
WATER SUPPLY STOPPAGE									
With hot and cold piped water	105,970	72,130	33,840	8,566	5,185	3,382	17,103	13,656	3,447
No stoppage in last 3 months	100,717	69,018	31,699	8,202	4,999	3,204	16,371	13,079	3,292
With stoppage in last 3 months	4,082	2,310	1,773	265	115	150	553	443	110
No stoppage lasting 6 hours or more	1,621	953	667	102	53	50	237	194	43
1 time lasting 6 hours or more	1,603	925	678	121	49	72	213	164	49
2 times	455	236	219	21	5	16	67	58	9
3 times	141	62	79	5	...	5	11	9	2
4 times or more	235	121	114	15	8	7	24	18	7
Number of times not reported	28	12	15	1	...	1	...	...	...
Stoppage not reported	1,170	802	368	99	71	28	179	135	44

See footnotes at end of table.

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Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
FLUSH TOILET BREAKDOWNS									
With one or more flush toilets	105,998	72,172	33,826	8,559	5,191	3,368	17,098	13,656	3,443
With at least one working toilet at all times in last 3 months	101,582	70,025	31,557	8,158	4,990	3,168	16,629	13,369	3,259
None working some time in last 3 months	3,000	1,210	1,790	257	110	147	280	145	135
No breakdowns lasting 6 hours or more	1,353	523	829	101	49	52	150	82	69
1 time lasting 6 hours or more ...	1,089	508	581	106	46	59	95	45	50
2 times	249	76	174	16	5	11	16	9	8
3 times	128	40	88	11	2	9	7	5	2
4 times or more	170	61	109	24	8	16	12	5	7
Number of times not reported	10	2	9	...	...	...	...	...	...
Breakdowns not reported	1,416	937	479	145	91	54	189	141	48
SEWAGE DISPOSAL BREAKDOWNS									
With public sewer	83,870	52,502	31,368	6,771	3,688	3,083	12,227	9,071	3,156
No breakdowns in last 3 months ...	82,405	51,724	30,680	6,649	3,630	3,019	12,152	9,018	3,134
With breakdowns in last 3 months ..	1,466	778	688	123	58	64	75	53	22
No breakdowns lasting 6 hours or more	546	302	244	57	35	22	30	20	10
1 time lasting 6 hours or more ...	645	362	283	43	14	28	33	25	8
2 times	102	40	61	7	5	3	4	...	4
3 times	68	25	43	6	...	6	2	2	...
4 times or more	105	49	57	10	5	6	6	6	...
With septic tank or cesspool.	22,323	19,717	2,606	1,853	1,507	346	4,878	4,587	291
No breakdowns in last 3 months ...	21,933	19,443	2,550	1,827	1,481	346	4,822	4,538	284
With breakdowns in last 3 months ..	330	274	56	26	26	...	56	50	7
No breakdowns lasting 6 hours or more	123	103	20	5	5	...	15	15	...
1 time lasting 6 hours or more ...	155	134	21	17	17	...	22	22	...
2 times	14	12	2	2	2	...	7	7	...
3 times	3	3	...	...	...	...	3	3	...
4 times or more	36	23	14	2	2	...	9	3	7
HEATING PROBLEMS									
With heating equipment and occupied last winter ...	94,045	68,482	25,563	7,721	5,011	2,710	14,511	12,331	2,181
Not uncomfortably cold for 24 hours or more last winter	85,592	63,549	22,043	6,700	4,510	2,190	13,504	11,517	1,987
Uncomfortably cold for 24 hours or more last winter ⁵	7,072	4,071	3,001	894	433	461	795	668	127
Equipment breakdowns	2,391	1,289	1,103	312	125	188	236	187	49
No breakdowns lasting 6 hours or more	140	89	51	14	11	3	7	5	2
1 time lasting 6 hours or more .	1,231	788	443	151	76	75	150	116	34
2 times	388	186	201	57	18	39	30	23	7
3 times	187	92	96	23	5	19	19	19	...
4 times or more	426	129	298	62	15	48	30	24	5
Number of times not reported ..	18	5	14	5	...	5	...	...	...

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
HEATING PROBLEMS—Con.									
Other causes	4,900	2,889	2,011	633	315	318	576	498	78
Utility interruption	1,350	1,047	303	89	54	35	236	224	12
Inadequate heating capacity ...	1,063	443	621	184	73	111	60	44	16
Inadequate insulation	957	409	548	160	74	87	47	24	23
Cost of heating	991	613	378	141	79	62	111	91	19
Other	1,166	636	530	179	81	97	149	128	22
Not reported	67	37	30	8	5	3	8	8	...
Reason for discomfort not reported	41	2	39	6	...	6	...	...	...
Discomfort not reported	1,381	862	519	126	67	58	212	145	66
ELECTRIC FUSES AND CIRCUIT BREAKERS									
With electrical wiring	106,189	72,200	33,989	8,610	5,175	3,435	17,104	13,656	3,448
No fuses or breakers blown in last 3 months	92,516	62,843	29,673	7,187	4,323	2,864	15,305	12,173	3,131
With fuses or breakers blown in last 3 months	11,390	7,876	3,514	1,234	747	487	1,477	1,241	236
1 time	6,038	4,369	1,669	585	383	202	923	770	152
2 times	2,482	1,767	715	325	212	112	306	266	40
3 times	1,000	654	347	77	40	38	113	91	21
4 times or more	1,845	1,074	771	246	112	134	136	113	23
Number of times not reported	25	13	13	...	...	...	...	...	...
Problem not reported or don't know	2,283	1,481	802	189	105	84	323	242	81
SELECTED DEFICIENCIES³									
Signs of rats in last 3 months	1,021	482	539	117	40	77	83	77	5
Signs of mice in last 3 months	7,086	4,379	2,707	1,130	599	532	739	607	131
Signs of rodents, not sure which kind in last 3 months	379	194	185	43	26	17	60	56	4
Holes in floors	1,148	550	598	242	106	136	74	53	21
Open cracks or holes (interior)	5,697	2,896	2,801	877	413	465	514	391	123
Broken plaster or peeling paint (interior)	2,707	1,274	1,433	533	266	267	116	64	51
No electrical wiring	72	65	7	20	20	...	11	9	2
Exposed wiring	535	300	235	40	18	22	104	63	41
Rooms without electric outlets	1,308	706	602	180	81	100	167	117	50
WATER LEAKAGE DURING LAST 12 MONTHS									
No leakage from inside structure ...	94,920	65,675	29,244	7,582	4,688	2,894	15,784	12,634	3,150
With leakage from inside structure ³	9,985	5,649	4,336	921	422	500	1,146	892	254
Fixtures backed up or over-flowed	3,057	1,757	1,300	307	164	143	305	252	53
Pipes leaked	4,440	2,291	2,149	444	185	259	460	337	123
Broken water heater	1,045	679	365	53	28	25	137	120	17
Other or unknown (includes not reported)	2,334	1,379	954	185	77	109	316	240	76
Interior leakage not reported	1,357	940	416	126	86	41	185	139	46
No leakage from outside structure ..	92,373	62,241	30,131	6,881	4,061	2,820	15,604	12,405	3,199
With leakage from outside structure ³	12,536	9,086	3,450	1,625	1,054	571	1,323	1,119	204
Roof	6,430	4,628	1,802	828	511	317	624	536	88
Basement	3,861	3,257	604	708	554	154	273	253	20
Walls, closed windows, or doors ..	2,552	1,530	1,022	240	122	117	372	297	75
Other or unknown (includes not reported)	1,319	847	472	104	43	60	192	165	27
Exterior leakage not reported	1,352	937	415	124	81	43	188	141	47

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
OVERALL OPINION OF STRUCTURE									
1 (worst)	542	143	399	71	17	54	40	34	6
2	324	109	215	18	2	16	25	22	3
3	785	249	536	87	27	59	51	30	20
4	1,237	423	814	185	67	118	57	36	21
5	6,099	2,710	3,389	748	311	436	378	220	158
6	5,606	2,857	2,750	632	301	331	491	348	143
7	14,704	8,533	6,171	1,367	741	626	1,692	1,144	548
8	29,082	20,204	8,879	2,305	1,500	806	4,200	3,130	1,071
9	15,619	11,861	3,758	1,000	679	321	3,385	2,776	609
10 (best)	28,421	22,420	6,000	1,906	1,343	563	6,146	5,354	792
Not reported	3,842	2,757	1,084	310	206	104	649	571	78
SELECTED PHYSICAL PROBLEMS									
Severe physical problems ³	2,126	948	1,178	325	106	219	110	75	36
Plumbing	1,376	670	706	184	60	124	52	21	30
Heating	614	221	393	86	20	66	49	44	5
Electric	79	57	22	27	15	12	13	12	2
Upkeep	111	29	82	39	13	26	6	6	...
Hallways	7	...	7	...	...	...	...	...	...
Moderate physical problems ³	4,537	2,009	2,528	656	244	412	272	132	139
Plumbing	261	96	166	31	7	23	18	10	8
Heating	1,513	987	526	138	89	48	29	23	6
Upkeep	1,454	684	769	288	124	164	91	59	31
Hallways	98	6	93	15	...	15	6	...	6
Kitchen	1,443	326	1,116	242	42	199	132	42	90
OVERALL OPINION OF NEIGHBORHOOD									
1 (worst)	801	320	481	96	37	59	79	51	28
2	695	310	384	89	44	46	42	32	10
3	1,213	548	665	136	67	69	121	79	43
4	1,801	871	930	201	97	104	160	98	63
5	7,013	3,693	3,320	772	382	390	651	435	217
6	5,999	3,372	2,627	593	301	292	694	455	239
7	14,439	8,969	5,470	1,267	699	568	1,951	1,451	500
8	27,900	19,725	8,175	2,213	1,394	819	4,322	3,437	885
9	16,008	11,844	4,164	1,093	733	360	3,124	2,591	533
10 (best)	26,137	19,623	6,514	1,801	1,200	601	5,259	4,434	826
No neighborhood	321	221	100	54	39	14	48	43	4
Not reported	3,934	2,767	1,166	316	203	113	663	560	103
STREET NOISE OR TRAFFIC									
Street noise or traffic present	29,889	17,572	12,318	3,755	2,071	1,684	2,951	2,077	873
Condition not bothersome	18,064	10,571	7,493	2,376	1,340	1,037	1,751	1,172	579
Condition bothersome	11,757	6,981	4,776	1,369	729	640	1,196	903	292
So bothered they want to move	4,457	2,235	2,222	521	244	277	431	299	132
Not reported	15	8	7	2	...	2	...	...	...
Bothersome not reported	69	21	48	10	2	7	4	2	2
Not reported	1,269	924	345	108	79	28	178	137	42

See footnotes at end of table.

Table A2.
Characteristics of Occupied Units by Year Built: 2001 — Con.

(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
NEIGHBORHOOD CRIME									
Neighborhood crime present	15,948	8,657	7,291	1,799	943	857	1,440	984	456
Condition not bothersome	6,675	3,746	2,928	728	368	360	638	437	201
Condition bothersome	9,215	4,888	4,327	1,067	572	494	796	547	249
So bothered they want to move	3,934	1,538	2,397	460	201	259	264	147	117
Not reported	25	12	13	...	...	...	...	...	—
Bothersome not reported	59	22	36	5	2	3	6	...	6
Not reported	2,082	1,256	825	186	97	89	263	190	73
ODORS									
Odors present	6,462	3,771	2,691	780	434	346	737	565	172
Condition not bothersome	2,314	1,385	929	314	171	143	243	181	62
Condition bothersome	4,139	2,386	1,754	466	264	203	493	384	110
So bothered they want to move	1,635	723	912	166	79	87	140	101	39
Not reported	15	6	10	...	...	...	...	...	...
Bothersome not reported	9	...	9	...	...	...	...	...	...
Not reported	1,305	945	361	115	80	36	183	149	34
OTHER BOTHERSOME NEIGHBORHOOD CONDITIONS									
No other problems	89,679	61,184	28,496	7,114	4,262	2,851	14,660	11,708	2,953
With other problems ³	14,971	9,975	4,996	1,368	840	527	2,203	1,761	443
Noise	2,652	1,554	1,098	276	154	122	279	189	89
Litter or housing deterioration	1,980	1,324	656	258	183	75	144	116	28
Poor city or county services	929	605	323	108	79	29	119	93	26
Undesirable commercial, institutional, industrial	826	552	274	123	78	45	99	80	19
People	4,075	2,410	1,665	437	235	202	436	317	119
Other	8,193	5,628	2,565	679	414	264	1,421	1,181	240
No problem	155	95	59	11	6	4	29	19	10
Type of problem not reported	342	233	108	33	20	13	41	37	4
Other problems not reported	1,611	1,106	505	148	93	56	251	197	55
PUBLIC ELEMENTARY SCHOOL³									
Households with children aged 5–15									
Attend public school (K–12)	27,641	19,350	8,291	2,069	1,269	800	5,571	4,805	766
Attend private school (K–12)	23,704	16,265	7,440	1,754	1,041	713	4,783	4,101	682
Attend ungraded school, preschool, etc	3,112	2,567	545	232	189	42	623	559	64
Home schooled	287	170	117	21	9	12	77	58	19
Not in school	366	292	74	48	31	17	79	79	...
Not reported	479	265	213	52	18	34	101	77	23
Not reported	657	486	170	49	33	15	138	125	13
Households with any children aged 0–13									
Satisfactory public elementary school	31,381	21,003	10,379	2,346	1,329	1,017	6,515	5,536	979
Unsatisfactory public elementary school	24,482	16,889	7,593	1,799	1,037	762	5,191	4,483	708
So bothered they want to move	2,130	1,481	649	200	129	71	387	327	60
Not reported	893	510	384	84	45	38	132	91	42
Not reported or don't know	15	7	8	3	3	...	2	2	...
Public elementary school less than 1 mile	4,769	2,633	2,137	347	162	184	938	727	211
Public elementary school 1 mile or more	17,830	11,112	6,719	1,508	792	716	2,609	2,132	477
Not reported	12,450	9,280	3,170	780	501	279	3,702	3,243	459
Not reported	1,100	611	489	57	35	22	205	161	43

See footnotes at end of table.

Table A2.

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Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
BUILDING NEIGHBOR NOISE⁶									
Neighbor noise present	18,409	3,119	15,290	1,834	316	1,518	2,233	479	1,754
Loudness bothersome	5,382	606	4,775	509	54	455	544	72	472
Loudness not bothersome	13,001	2,510	10,491	1,314	262	1,053	1,688	407	1,280
Loudness bothersome not reported	26	2	24	10	...	10	2	...	2
Time of noise bothersome	5,507	629	4,878	524	60	464	584	82	502
Time of noise not bothersome ...	12,876	2,490	10,386	1,300	256	1,044	1,645	397	1,248
Time bothersome not reported ...	26	...	26	10	...	10	4	...	4
Neighbor noise not present	12,865	3,758	9,108	1,248	337	911	1,706	748	958
Not reported	640	148	492	61	20	41	55	9	45
PUBLIC TRANSPORTATION									
With public transportation	58,642	34,434	24,208	5,257	2,656	2,601	6,199	4,275	1,925
Household uses it at least weekly	11,609	4,291	7,317	1,672	573	1,098	684	356	328
Satisfactory public transportation	10,817	3,956	6,860	1,596	537	1,060	629	328	301
Unsatisfactory public transportation	639	234	405	66	28	38	36	9	27
Not reported	153	101	52	9	9	...	20	20	...
Household uses it less than weekly	9,366	5,485	3,880	907	473	434	822	541	281
Satisfactory public transportation	8,189	4,707	3,482	805	416	389	668	442	227
Unsatisfactory public transportation	634	419	215	56	29	27	91	58	33
Not reported	543	360	183	46	28	18	63	42	21
Household does not use	36,699	24,167	12,532	2,576	1,567	1,009	4,588	3,319	1,269
Not reported	969	490	478	103	43	60	105	57	48
No public transportation	44,409	35,683	8,726	3,178	2,420	758	10,179	8,843	1,336
Not reported	3,210	2,148	1,062	194	119	76	737	547	189
NEIGHBORHOOD SHOPPING									
Satisfactory neighborhood shopping	87,388	57,899	29,489	6,780	3,892	2,888	13,554	10,551	3,003
Less than 1 mile	66,423	40,628	25,795	5,599	3,011	2,587	8,382	5,870	2,513
1 mile or more	20,802	17,174	3,628	1,169	870	299	5,147	4,663	484
Not reported	163	97	66	12	10	2	24	18	6
Unsatisfactory neighborhood shopping	17,090	13,114	3,976	1,657	1,177	480	3,274	2,884	390
Not reported or don't know	1,783	1,252	531	193	126	66	287	231	57
POLICE PROTECTION									
Satisfactory police protection	95,179	64,906	30,273	7,646	4,582	3,064	15,228	12,162	3,067
Unsatisfactory police protection	7,594	5,146	2,448	693	435	258	1,267	1,036	231
Not reported	3,488	2,213	1,275	291	178	113	620	468	153

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
DESCRIPTION OF AREA WITHIN 300 FEET³									
Single-family detached houses	83,966	61,052	22,914	6,695	4,236	2,459	13,160	11,167	1,993
Single-family attached	13,297	6,604	6,693	1,175	533	642	2,043	1,246	797
1-to 3-story multiunit	25,204	7,630	17,574	2,813	1,137	1,677	2,685	695	1,990
4-to 6-story multiunit	5,725	1,456	4,269	1,070	226	844	324	102	222
7-or-more story multiunit	2,845	692	2,153	356	67	289	201	62	139
Manufactured/mobile homes	12,525	9,784	2,741	640	497	143	2,935	2,516	418
Commercial or institutional	27,415	12,126	15,290	3,560	1,608	1,952	2,707	1,365	1,342
Industrial or factories	3,752	1,713	2,038	617	317	300	342	196	146
Open space, park, woods, farm, or ranch	38,267	27,745	10,523	3,093	2,059	1,034	8,007	6,730	1,277
4-or-more lane highway, railroad or airport	13,239	6,703	6,536	1,218	627	591	1,709	950	758
Not reported	2,004	1,637	368	150	112	38	359	330	30
AGE OF OTHER RESIDENTIAL BUILDINGS WITHIN 300 FEET									
Older	12,448	7,340	5,108	2,409	1,517	892	631	447	184
About the same	68,250	46,863	21,386	4,510	2,558	1,952	9,576	7,659	1,917
Newer	9,333	6,699	2,634	150	92	58	4,345	3,379	966
Very mixed	6,481	4,267	2,214	478	278	199	842	695	147
No other residential buildings	6,848	5,151	1,697	848	617	230	1,324	1,136	188
Not reported	2,901	1,945	956	236	134	103	397	348	49
OTHER BUILDINGS VANDALIZED OR WITH INTERIOR EXPOSED WITHIN 300 FEET									
None	92,438	62,871	29,567	6,818	4,024	2,795	15,106	11,951	3,155
1 building	2,641	1,551	1,090	392	220	172	234	171	63
More than 1 building	2,370	1,026	1,344	451	238	214	129	87	42
No buildings	6,076	4,901	1,176	736	582	155	1,241	1,111	130
Not reported	2,736	1,915	821	231	132	99	404	345	59
BARS ON WINDOWS OF BUILDINGS WITHIN 300 FEET									
No bars on windows	87,918	60,706	27,212	6,538	4,024	2,515	14,863	11,837	3,026
1 building with bars	1,844	1,203	641	178	101	77	204	144	60
2 or more buildings with bars	6,123	2,843	3,280	783	294	489	290	175	115
No buildings	6,076	4,901	1,176	736	582	155	1,241	1,111	130
Not reported	4,300	2,612	1,688	394	195	199	517	398	119
CONDITION OF STREETS WITHIN 300 FEET									
No repairs needed	65,940	46,119	19,820	4,865	3,087	1,778	11,683	9,297	2,386
Minor repairs needed	30,513	19,289	11,223	2,876	1,561	1,314	3,850	3,034	816
Major repairs needed	5,991	3,914	2,077	575	334	241	838	660	178
No streets	1,180	957	223	108	83	25	310	282	28
Not reported	2,638	1,986	652	205	130	76	434	392	42
TRASH, LITTER, OR JUNK ON STREETS OR ANY PROPERTIES WITHIN 300 FEET									
None	94,194	65,592	28,602	7,204	4,493	2,711	15,823	12,653	3,170
Minor accumulation	6,931	3,422	3,509	894	414	480	662	474	188
Major accumulation	2,815	1,470	1,345	345	164	181	252	200	52
Not reported	2,321	1,781	540	187	124	62	378	338	40

See footnotes at end of table.

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Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
RACE									
White	85,292	62,465	22,826	7,066	4,642	2,424	14,336	11,742	2,593
Non-Hispanic.....	78,784	58,907	19,877	6,710	4,503	2,208	13,568	11,204	2,364
Hispanic	6,508	3,559	2,949	356	139	217	768	538	230
Black	13,292	6,318	6,974	1,042	428	614	1,583	1,095	488
American Indian, Eskimo, and Aleut	618	301	318	32	12	21	48	36	11
Asian and Pacific Islander.....	3,331	1,810	1,521	160	45	114	674	497	177
Other	3,728	1,371	2,357	330	69	261	474	295	179
Total Hispanic ⁷	9,814	4,731	5,083	642	196	446	1,143	760	383
PERSONS									
1 person	28,149	15,398	12,751	2,641	1,265	1,377	3,247	1,970	1,277
2 persons	34,653	25,448	9,204	2,623	1,765	857	5,627	4,610	1,017
3 persons	17,178	11,971	5,207	1,371	875	496	3,112	2,559	553
4 persons	15,619	11,762	3,856	1,142	770	372	3,186	2,828	358
5 persons	6,846	5,058	1,788	475	290	185	1,342	1,170	172
6 persons or more	3,816	2,627	1,189	378	231	148	600	527	73
NUMBER OF SINGLE CHILDREN UNDER 18 YEARS									
None	67,579	45,994	21,585	5,690	3,466	2,224	9,362	7,089	2,273
1	16,535	11,019	5,515	1,257	745	513	3,135	2,617	518
2	14,284	10,159	4,125	1,017	621	396	3,075	2,674	401
3	5,440	3,664	1,776	420	253	167	1,135	928	208
4	1,636	960	676	173	77	96	277	250	27
5	484	271	212	38	18	20	77	53	24
6 or more	303	197	107	34	15	19	54	54	...
PERSONS 65 YEARS OLD AND OVER									
None	82,031	52,745	29,285	6,552	3,547	3,005	14,580	11,606	2,974
1 person	16,383	12,382	4,002	1,470	1,109	361	1,657	1,279	378
2 persons or more	7,847	7,138	709	607	540	68	878	780	98
AGE OF HOUSEHOLDER									
Under 25 years	6,206	1,320	4,886	525	79	446	1,018	344	673
25 to 34	18,597	8,967	9,630	1,559	595	964	3,766	2,707	1,059
35 to 44	23,882	16,359	7,524	1,856	1,054	802	5,001	4,288	713
45 to 54	21,646	16,650	4,996	1,729	1,206	523	3,365	2,994	370
55 to 64	14,117	11,456	2,661	1,072	764	308	1,893	1,685	208
65 to 74	10,755	8,856	1,898	827	632	196	1,234	1,068	167
75 years and over.....	11,057	8,657	2,401	1,062	866	196	837	578	259
Median	47	51	38	47	52	39	43	44	35

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
HOUSEHOLD COMPOSITION BY AGE OF HOUSEHOLDER									
2-or-more-person households	78,113	56,867	21,246	5,989	3,931	2,058	13,868	11,695	2,173
Married-couple families, no nonrelatives	53,710	44,618	9,092	3,775	2,919	856	10,718	9,658	1,060
Under 25 years	1,297	490	807	84	22	62	281	159	122
25 to 29 years	3,378	2,039	1,338	233	109	124	793	638	155
30 to 34 years	5,413	3,744	1,668	407	245	162	1,525	1,308	217
35 to 44 years	13,575	11,182	2,392	903	673	230	3,497	3,233	263
45 to 64 years	20,867	18,681	2,186	1,474	1,260	214	3,531	3,337	193
65 years and over	9,182	8,482	700	674	610	64	1,092	982	110
Other male householder	8,581	4,419	4,161	786	405	381	1,118	710	408
Under 45 years	5,772	2,377	3,395	527	214	313	850	467	383
45 to 64 years	2,116	1,505	611	186	130	55	228	205	23
65 years and over	692	537	155	73	61	13	40	38	2
Other female householder	15,821	7,829	7,992	1,428	607	821	2,032	1,327	704
Under 45 years	9,421	3,290	6,131	839	232	608	1,384	785	599
45 to 64 years	4,400	2,927	1,473	409	245	164	482	394	89
65 years and over	2,000	1,612	388	180	129	50	165	148	17
1-person households	28,149	15,398	12,751	2,641	1,264	1,377	3,247	1,970	1,277
Male householder	12,146	5,950	6,195	1,207	470	737	1,380	818	562
Under 45 years	5,903	2,228	3,676	599	169	430	798	428	370
45 to 64 years	3,809	2,103	1,707	364	146	218	418	288	130
65 years and over	2,433	1,620	813	244	155	89	163	102	61
Female householder	16,003	9,448	6,555	1,434	795	639	1,868	1,152	715
Under 45 years	3,928	1,295	2,632	348	64	284	657	321	336
45 to 64 years	4,570	2,890	1,680	368	188	180	598	456	143
65 years and over	7,505	5,262	2,243	718	542	176	612	376	236
ADULTS AND SINGLE CHILDREN UNDER 18 YEARS OLD									
Total households with children	38,682	26,271	12,411	2,940	1,729	1,210	7,753	6,576	1,177
Married couples	26,036	20,609	5,428	1,802	1,293	509	6,031	5,466	565
One child under 6 only	3,608	2,516	1,092	238	139	99	917	788	129
One under 6, one or more									
6 to 17	4,493	3,467	1,026	342	239	103	1,121	1,025	96
Two or more under 6 only	2,422	1,749	673	164	101	62	616	558	58
Two or more under 6, one or more 6 to 17	1,245	867	378	81	47	34	313	276	37
One or more 6 to 17 only	14,269	12,010	2,259	978	767	211	3,063	2,817	246
Other households with two or more adults	5,416	2,821	2,596	539	236	302	665	489	176
One child under 6 only	929	393	536	86	37	49	105	71	34
One under 6, one or more									
6 to 17	779	366	413	64	16	48	92	62	30
Two or more under 6 only	348	141	207	34	10	24	23	13	10
Two or more under 6, one or more 6 to 17	265	121	144	22	12	10	27	15	12
One or more 6 to 17 only	3,094	1,800	1,294	333	162	171	418	328	90
Households with one adult or none	7,230	2,842	4,388	599	200	399	1,057	622	435
One child under 6 only	844	226	618	72	13	59	105	50	55
One under 6, one or more									
6 to 17	889	241	648	67	18	50	129	52	76
Two or more under 6 only	342	58	284	28	4	24	56	13	43
Two or more under 6, one or more 6 to 17	225	50	176	20	7	13	27	9	18
One or more 6 to 17 only	4,929	2,266	2,663	412	158	254	740	498	243

See footnotes at end of table.

Table A2.
Characteristics of Occupied Units by Year Built: 2001 — Con.

(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
ADULTS AND SINGLE CHILDREN UNDER 18 YEARS OLD—Con.									
Total households with no children	67,579	45,994	21,585	5,690	3,466	2,224	9,362	7,089	2,273
Married couples	28,484	24,588	3,896	2,045	1,680	364	4,832	4,320	512
Other households with two or more adults	11,355	6,159	5,196	1,041	531	509	1,364	837	528
Households with one adult	27,739	15,246	12,493	2,605	1,254	1,350	3,166	1,932	1,234
EDUCATIONAL ATTAINMENT OF THE HOUSEHOLDER									
Less than 9th grade	6,540	3,864	2,675	589	313	277	569	367	202
9th to 12th grade, no diploma	13,185	7,696	5,489	1,331	733	598	1,517	1,118	400
High school graduate (includes equivalency)	33,049	22,969	10,080	3,029	1,930	1,099	4,726	3,803	923
Additional vocational training	3,399	2,457	943	284	189	95	557	474	83
Some college, no degree	19,078	12,355	6,723	1,286	759	528	3,342	2,520	822
Associate degree	6,996	4,963	2,033	476	274	202	1,287	1,061	226
Bachelor's degree	17,719	12,827	4,892	1,163	687	477	3,829	3,207	622
Graduate or professional degree	9,695	7,590	2,105	755	501	253	1,845	1,589	256
Percent high school graduate or higher	81.4	84.0	76.0	77.7	79.9	74.5	87.8	89.1	82.6
Percent bachelor's degree or higher	25.8	28.3	20.6	22.2	22.9	21.2	33.1	35.1	25.5
CITIZENSHIP OF HOUSEHOLDER									
Citizen of the United States	100,628	70,244	30,384	8,169	5,100	3,069	16,475	13,275	3,200
Naturalized citizen of the United States	5,574	3,687	1,887	318	170	148	845	691	154
YEAR HOUSEHOLDER MOVED INTO UNIT									
2000 to 2001	24,496	9,100	15,396	1,702	419	1,283	5,643	3,456	2,187
1995 to 1999	33,150	20,975	12,175	2,371	1,139	1,232	8,251	7,167	1,084
1990 to 1994	14,930	11,824	3,105	1,118	719	399	3,221	3,042	179
1980 to 1989	14,723	12,664	2,057	1,265	977	288	—	—	—
1970 to 1979	9,801	9,070	733	825	713	112	—	—	—
1960 to 1969	5,050	4,728	322	517	460	56	—	—	—
1950 to 1959	2,904	2,791	112	401	385	16	—	—	—
1940 to 1949	893	830	63	296	263	34	—	—	—
1939 or earlier	314	282	32	135	121	14	—	—	—
Median	1996	1992	1999	1994	1987	1998	1998	1998	2000
HOUSEHOLD INCOME									
Less than \$5,000	6,095	3,130	2,965	556	295	261	770	537	233
\$5,000 to \$9,999	6,252	2,754	3,498	726	298	428	552	281	271
\$10,000 to \$14,999	7,054	3,695	3,359	678	320	358	648	354	293
\$15,000 to \$19,999	6,786	3,731	3,055	641	335	306	694	432	262
\$20,000 to \$24,999	7,017	3,917	3,100	690	356	335	844	543	300
\$25,000 to \$29,999	6,969	4,206	2,762	568	316	251	928	643	286
\$30,000 to \$34,999	7,028	4,265	2,763	578	300	278	1,028	749	279
\$35,000 to \$39,999	5,629	3,486	2,143	437	235	202	803	586	217
\$40,000 to \$49,999	9,853	6,634	3,219	808	510	298	1,571	1,176	395
\$50,000 to \$59,999	8,378	6,197	2,180	655	450	205	1,506	1,248	258
\$60,000 to \$79,999	13,004	10,343	2,661	935	674	261	2,480	2,187	292
\$80,000 to \$99,999	8,004	7,003	1,001	510	408	102	1,774	1,653	121
\$100,000 to \$119,999	4,815	4,317	498	294	229	64	1,087	1,004	82
\$120,000 or more	9,378	8,586	792	553	468	86	2,432	2,271	160
Median	40,305	50,505	26,848	33,940	42,784	25,588	54,784	62,588	31,425

See footnotes at end of table.

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Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
HOUSEHOLD INCOME—Con.									
As percent of poverty level:									
Less than 50 percent	6,986	3,388	3,598	671	319	352	872	598	275
50 to 99 percent	7,616	3,325	4,291	832	338	494	682	363	318
100 to 149 percent	9,974	5,370	4,604	913	481	432	1,124	668	456
150 to 199 percent	9,532	5,628	3,904	900	480	420	1,091	794	296
200 percent or more	72,153	54,554	17,599	5,315	3,578	1,736	13,346	11,241	2,105
INCOME SOURCES OF FAMILIES AND PRIMARY INDIVIDUALS³									
Wages and salaries	83,633	56,542	27,092	6,692	3,903	2,789	14,644	11,851	2,793
Wages and salaries were majority of income	76,014	50,623	25,391	6,046	3,456	2,590	13,650	10,986	2,665
2 or more people each earned over 20 percent of wages and salaries	27,882	22,071	5,811	2,013	1,448	565	5,569	4,972	597
Business, farm, or ranch	10,436	9,033	1,403	1,057	871	186	1,960	1,810	150
Social Security or pensions	28,816	23,027	5,789	2,358	1,835	523	3,170	2,600	571
Interest	34,150	28,953	5,197	2,486	1,952	534	5,993	5,299	694
Stock dividend(s)	18,229	15,934	2,295	1,183	964	219	3,319	2,988	331
Rental income with lodger(s)	6,128	5,652	477	797	751	46	970	889	81
Welfare or SSI	5,121	1,894	3,227	507	143	364	532	341	190
Alimony or child support	4,966	2,872	2,093	391	185	206	875	638	237
Other	9,944	7,020	2,924	818	536	282	1,516	1,239	276
RENT REDUCTIONS									
No subsidy	27,423	—	27,423	3,070	—	3,070	2,710	—	2,710
Rent control	710	—	710	144	—	144	33	—	33
No rent control	26,329	—	26,329	2,883	—	2,883	2,645	—	2,645
Reduced by owner	1,877	—	1,877	328	—	328	130	—	130
Not reduced by owner	24,322	—	24,322	2,540	—	2,540	2,504	—	2,504
Owner reduction not reported ..	130	—	130	15	—	15	11	—	11
Rent control not reported	383	—	383	43	—	43	32	—	32
Owned by public housing authority ..	1,861	—	1,861	27	—	27	104	—	104
Government subsidy	2,105	—	2,105	187	—	187	210	—	210
Other, income verification	2,343	—	2,343	126	—	126	403	—	403
Subsidy not reported	265	—	265	24	—	24	23	—	23
MONTHLY HOUSING COSTS									
Less than \$100	1,448	995	453	87	68	19	197	147	50
\$100 to \$199	7,330	6,058	1,272	604	506	97	802	719	83
\$200 to \$249	5,252	4,448	804	432	343	89	579	540	39
\$250 to \$299	4,973	4,132	841	413	319	94	542	473	69
\$300 to \$349	4,806	3,749	1,057	427	295	132	468	422	46
\$350 to \$399	4,486	3,101	1,385	417	244	172	458	370	88
\$400 to \$449	4,429	2,570	1,859	477	226	250	491	391	99
\$450 to \$499	4,627	2,576	2,052	436	217	219	490	375	114
\$500 to \$599	9,542	4,856	4,686	1,030	500	530	1,084	702	383
\$600 to \$699	8,820	4,261	4,559	865	376	489	1,171	674	496
\$700 to \$799	7,793	4,110	3,682	565	267	298	1,140	693	447
\$800 to \$999	12,339	7,813	4,526	927	593	334	2,196	1,627	569
\$1,000 to \$1,249	9,577	7,214	2,363	580	402	178	2,073	1,680	393
\$1,250 to \$1,499	6,292	5,245	1,046	363	281	82	1,613	1,438	175
\$1,500 or more	12,346	11,137	1,209	700	559	141	3,627	3,413	214
No cash rent	2,201	—	2,201	308	—	308	184	—	184
Median (excludes no cash rent)	658	686	633	584	576	592	895	963	737

See footnotes at end of table.

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Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
MONTHLY HOUSING COSTS AS PERCENT OF CURRENT INCOME									
Less than 5 percent	5,217	4,906	311	380	348	31	894	855	39
5 to 9 percent	12,267	11,131	1,136	946	797	150	1,791	1,673	118
10 to 14 percent	15,166	12,316	2,850	1,059	768	291	2,396	2,119	277
15 to 19 percent	14,879	10,913	3,966	1,146	733	413	2,592	2,196	395
20 to 24 percent	12,616	8,544	4,072	971	622	348	2,287	1,864	423
25 to 29 percent	9,555	5,932	3,623	736	453	283	1,664	1,281	383
30 to 34 percent	6,840	4,181	2,659	524	273	251	1,270	908	362
35 to 39 percent	4,758	2,728	2,030	383	194	189	844	613	232
40 to 49 percent	5,882	3,160	2,722	548	271	276	915	670	245
50 to 59 percent	3,595	1,864	1,731	308	145	163	510	332	178
60 to 69 percent	2,228	1,057	1,171	234	84	150	298	204	95
70 to 99 percent	3,098	1,443	1,655	316	135	182	383	260	123
100 percent or more ⁸	5,068	2,533	2,536	511	235	276	662	400	261
Zero or negative income	2,889	1,555	1,334	261	137	123	424	290	134
No cash rent	2,201	—	2,201	308	—	308	184	—	184
Median (excludes 2 previous lines) ..	21	18	29	23	19	30	21	20	29
MONTHLY COST PAID FOR ELECTRICITY									
Electricity used	106,193	72,218	33,975	8,608	5,185	3,423	17,105	13,656	3,448
Less than \$25	10,982	4,690	6,292	1,235	476	758	1,264	633	632
\$25 to \$49	29,610	19,290	10,320	2,920	1,816	1,104	4,203	3,190	1,013
\$50 to \$74	24,191	18,431	5,761	1,788	1,319	469	4,122	3,364	758
\$75 to \$99	13,713	10,887	2,825	842	636	206	2,647	2,334	313
\$100 to \$149	13,030	10,891	2,139	693	577	116	2,816	2,555	261
\$150 to \$199	4,021	3,413	609	147	115	32	799	744	55
\$200 or more	3,027	2,608	420	142	118	25	561	516	45
Median	59	65	44	48	54	39	67	71	47
Included in rent, other fee, or obtained free	7,618	2,008	5,610	841	129	712	692	321	371
MONTHLY COST PAID FOR PIPED GAS									
Piped gas used	64,949	44,195	20,754	6,106	3,459	2,647	8,941	7,384	1,558
Less than \$25	8,500	4,344	4,156	605	232	373	1,262	841	421
\$25 to \$49	16,201	11,715	4,486	1,004	548	456	2,546	2,118	428
\$50 to \$74	12,068	9,926	2,142	936	644	293	1,909	1,728	181
\$75 to \$99	7,889	6,823	1,066	867	652	215	1,089	1,028	60
\$100 to \$149	5,676	4,862	813	791	597	195	777	736	41
\$150 to \$199	2,211	1,860	351	378	294	84	251	239	12
\$200 or more	2,092	1,685	408	347	283	64	281	257	24
Median	55	61	39	73	83	51	53	57	34
Included in rent, other fee, or obtained free	10,313	2,980	7,332	1,177	209	968	827	436	391

See footnotes at end of table.

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Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
AVERAGE MONTHLY COST PAID FOR FUEL OIL									
Fuel oil used.....	15,125	9,572	5,554	2,454	1,298	1,157	1,165	895	270
Less than \$25	679	512	167	104	66	38	54	44	10
\$25 to \$49.....	1,506	1,248	258	208	150	58	98	88	9
\$50 to \$74.....	2,059	1,770	289	314	220	94	127	114	14
\$75 to \$99.....	1,511	1,368	143	239	207	32	128	123	5
\$100 to \$149	1,820	1,683	137	386	345	41	100	90	10
\$150 to \$199	564	518	47	108	99	9	54	52	2
\$200 or more	385	350	34	96	76	19	14	14	...
Median.....	75	79	60	86	93	63	77	78	61
Included in rent, other fee, or obtained free	6,602	2,123	4,479	1,000	135	865	589	369	221
MONTHLY COST PAID FOR SELECTED UTILITIES AND FUELS									
Water paid separately.....	57,609	49,909	7,700	4,081	3,457	623	10,319	9,220	1,098
Median.....	30	31	23	30	31	23	32	33	20
Trash paid separately.....	42,719	38,043	4,677	3,029	2,569	460	8,102	7,549	553
Median.....	17	17	15	16	16	14	17	17	15
Bottled gas paid separately.....	8,849	7,734	1,115	967	819	149	1,864	1,767	96
Median.....	68	69	57	74	74	75	70	72	45
Other fuel paid separately.....	7,412	6,390	1,022	676	551	125	982	915	66
Median.....	15	15	15	21	20	35	10	10	11
MONTHLY PAYMENT FOR PRINCIPAL AND INTEREST									
One or more regular mortgages.....	—	43,378	—	—	2,826	—	—	10,090	—
Less than \$100	—	954	—	—	88	—	—	191	—
\$100 to \$199	—	1,602	—	—	114	—	—	190	—
\$200 to \$249	—	1,416	—	—	148	—	—	240	—
\$250 to \$299	—	1,679	—	—	181	—	—	252	—
\$300 to \$349	—	1,986	—	—	223	—	—	274	—
\$350 to \$399	—	2,091	—	—	184	—	—	420	—
\$400 to \$449	—	2,194	—	—	188	—	—	306	—
\$450 to \$499	—	2,065	—	—	152	—	—	345	—
\$500 to \$599	—	4,583	—	—	292	—	—	793	—
\$600 to \$699	—	4,119	—	—	244	—	—	977	—
\$700 to \$799	—	3,397	—	—	164	—	—	828	—
\$800 to \$999	—	5,349	—	—	283	—	—	1,514	—
\$1,000 to \$1,249	—	4,792	—	—	224	—	—	1,434	—
\$1,250 to \$1,499	—	2,702	—	—	118	—	—	852	—
\$1,500 or more	—	4,449	—	—	222	—	—	1,475	—
Median.....	—	676	—	—	546	—	—	830	—
AVERAGE MONTHLY COST PAID FOR REAL ESTATE TAXES									
Less than \$25	—	10,458	—	—	655	—	—	2,059	—
\$25 to \$49.....	—	9,308	—	—	788	—	—	1,404	—
\$50 to \$74.....	—	9,327	—	—	805	—	—	1,546	—
\$75 to \$99.....	—	7,113	—	—	589	—	—	1,163	—
\$100 to \$149	—	12,054	—	—	743	—	—	2,129	—
\$150 to \$199	—	7,960	—	—	552	—	—	1,623	—
\$200 or more	—	16,046	—	—	1,064	—	—	3,740	—
Median.....	—	100	—	—	90	—	—	116	—

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
ANNUAL TAXES PAID PER \$1,000 VALUE									
Less than \$5.....	—	13,820	—	—	861	—	—	2,675	—
\$5 to \$9.....	—	22,087	—	—	1,468	—	—	4,389	—
\$10 to \$14.....	—	16,754	—	—	1,221	—	—	3,333	—
\$15 to \$19.....	—	8,755	—	—	640	—	—	1,457	—
\$20 to \$24.....	—	4,570	—	—	403	—	—	731	—
\$25 or more.....	—	6,278	—	—	603	—	—	1,081	—
Median.....	—	10	—	—	11	—	—	10	—
ROUTINE MAINTENANCE IN LAST YEAR									
\$0.....	—	14,061	—	—	795	—	—	4,504	—
\$1 to \$24 per month.....	—	19,120	—	—	1,338	—	—	3,547	—
\$25 to \$49.....	—	15,735	—	—	1,049	—	—	2,377	—
\$50 to \$74.....	—	2,418	—	—	163	—	—	345	—
\$75 to \$99.....	—	5,693	—	—	486	—	—	667	—
\$100 to \$149.....	—	1,771	—	—	134	—	—	193	—
\$150 to \$199.....	—	2,216	—	—	189	—	—	302	—
\$200 or more per month.....	—	2,513	—	—	305	—	—	302	—
Not reported.....	—	8,738	—	—	736	—	—	1,427	—
Median.....	—	-25	—	—	27	—	—	-25	—
VALUE									
Less than \$10,000.....	—	1,613	—	—	56	—	—	269	—
\$10,000 to \$19,999.....	—	1,502	—	—	63	—	—	438	—
\$20,000 to \$29,999.....	—	1,721	—	—	173	—	—	381	—
\$30,000 to \$39,999.....	—	1,821	—	—	245	—	—	322	—
\$40,000 to \$49,999.....	—	2,355	—	—	288	—	—	312	—
\$50,000 to \$59,999.....	—	2,886	—	—	330	—	—	319	—
\$60,000 to \$69,999.....	—	3,762	—	—	346	—	—	413	—
\$70,000 to \$79,999.....	—	4,282	—	—	388	—	—	444	—
\$80,000 to \$99,999.....	—	8,501	—	—	754	—	—	980	—
\$100,000 to \$119,999.....	—	6,511	—	—	381	—	—	1,016	—
\$120,000 to \$149,999.....	—	9,104	—	—	511	—	—	1,742	—
\$150,000 to \$199,999.....	—	10,169	—	—	611	—	—	2,380	—
\$200,000 to \$249,999.....	—	5,743	—	—	315	—	—	1,541	—
\$250,000 to \$299,999.....	—	3,749	—	—	192	—	—	1,041	—
\$300,000 or more.....	—	8,546	—	—	542	—	—	2,067	—
Median.....	—	123,887	—	—	98,793	—	—	154,233	—
RATIO OF VALUE TO CURRENT INCOME									
Less than 1.5.....	—	18,499	—	—	1,374	—	—	3,316	—
1.5 to 1.9.....	—	9,848	—	—	686	—	—	2,136	—
2.0 to 2.4.....	—	8,096	—	—	531	—	—	1,721	—
2.5 to 2.9.....	—	6,502	—	—	391	—	—	1,437	—
3.0 to 3.9.....	—	8,564	—	—	542	—	—	1,760	—
4.0 to 4.9.....	—	4,810	—	—	363	—	—	890	—
5.0 or more.....	—	14,392	—	—	1,172	—	—	2,114	—
Zero or negative income.....	—	1,555	—	—	137	—	—	290	—
Median.....	—	2.4	—	—	2.4	—	—	2.4	—

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
MORTGAGES CURRENTLY ON PROPERTY⁹									
None, owned free and clear	—	25,675	—	—	2,099	—	—	3,092	—
Reverse mortgage	—	37	—	—	—	—	—	2	—
Regular and home equity mortgage ³	—	44,970	—	—	2,987	—	—	10,275	—
Regular mortgage	—	41,717	—	—	2,681	—	—	9,844	—
Home-equity lump-sum mortgage ..	—	4,752	—	—	364	—	—	902	—
Home-equity line of credit	—	6,481	—	—	471	—	—	1,178	—
Line of credit not reported, no regular or lump sum	—	1,583	—	—	109	—	—	296	—
NUMBER OF REGULAR MORTGAGES AND HOME EQUITY MORTGAGES⁹									
1 mortgage	—	32,721	—	—	2,173	—	—	7,687	—
2 mortgages	—	8,470	—	—	536	—	—	1,848	—
3 mortgages or more	—	1,008	—	—	62	—	—	194	—
Number not reported	—	4,355	—	—	325	—	—	843	—
TYPE OF PRIMARY MORTGAGE									
FHA	—	6,110	—	—	255	—	—	1,280	—
VA	—	2,177	—	—	85	—	—	531	—
RHS/RD	—	318	—	—	32	—	—	82	—
Other types	—	31,796	—	—	2,237	—	—	7,601	—
Don't know	—	140	—	—	10	—	—	32	—
Not reported	—	2,837	—	—	208	—	—	565	—
CURRENT TOTAL LOAN AS PERCENT OF VALUE									
Less than 20 percent	—	6,960	—	—	599	—	—	576	—
20 to 39	—	6,785	—	—	493	—	—	1,051	—
40 to 59	—	9,669	—	—	648	—	—	2,237	—
60 to 79	—	10,974	—	—	593	—	—	3,290	—
80 to 89	—	4,264	—	—	218	—	—	1,387	—
90 to 99	—	2,920	—	—	121	—	—	990	—
100 percent or more	—	1,806	—	—	154	—	—	559	—
Median	—	56.4	—	—	49.9	—	—	67.2	—
REMAINING YEARS MORTGAGED									
Less than 8 year	—	6,894	—	—	574	—	—	656	—
8 to 12	—	4,719	—	—	323	—	—	800	—
13 to 17	—	5,278	—	—	404	—	—	911	—
18 to 22	—	4,728	—	—	313	—	—	987	—
23 to 27	—	9,579	—	—	541	—	—	2,823	—
28 to 32	—	10,957	—	—	572	—	—	3,681	—
33 years or more	—	56	—	—	3	—	—	14	—
Variable	—	1,168	—	—	97	—	—	218	—
Median	—	22	—	—	19	—	—	26	—

See footnotes at end of table.

Table A2.

Characteristics of Occupied Units by Year Built: 2001 — Con.

(In thousands. Data for occupied housing units. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	Occupied housing units			Built before 1920			Built 1990 or later		
	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied	Total	Owner occupied	Renter occupied
MAJOR SOURCE OF DOWN PAYMENT									
Home purchased or built	—	68,664	—	—	4,628	—	—	13,194	—
Sale of previous home	—	21,331	—	—	930	—	—	5,333	—
Savings or cash on hand	—	32,862	—	—	2,421	—	—	5,248	—
Sale of other investment	—	655	—	—	55	—	—	105	—
Borrowing, other than mortgage on this property	—	2,437	—	—	259	—	—	376	—
Inheritance or gift	—	1,677	—	—	232	—	—	225	—
Land where building built used for financing	—	511	—	—	5	—	—	212	—
Other	—	2,761	—	—	188	—	—	566	—
No down payment	—	4,785	—	—	433	—	—	793	—
Not reported	—	1,646	—	—	106	—	—	335	—

— Not applicable.

... Zero or rounds to zero.

¹Figures exclude manufactured/mobile homes.

²Does not include cooperatives or condominiums.

³Figure may not add to total, because more than one category may apply to a unit.

⁴Excludes units where primary source of water is commercial bottled water.

⁵Other causes and equipment breakdowns may not add to total, as both may be reported.

⁶Limited to single attached and multiunits.

⁷Because Hispanics may be of any race, data can overlap slightly with other groups. Most Hispanics report themselves as White, but some report themselves as Black or in other categories.

⁸May reflect a temporary situation, living off savings, or response error.

⁹Regular mortgages include all mortgages not classified as home equity or reverse.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

Table A3.

Characteristics of Housing Units by Structure Type and Year Built: 2001(In thousands. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	1-unit detached			1-unit attached			Unit in multiunit building			Manufactured housing	
	All housing units	Built before 1920	Built 1990 or later	All housing units	Built before 1920	Built 1990 or later	All housing units	Built before 1920	Built 1990 or later	All housing units	Built 1990 or later
STATUS											
Total housing units.....	73,427	6,190	11,118	8,428	683	1,667	28,386	2,954	3,232	8,876	3,187
Seasonal units.....	1,900	184	215	167	8	31	385	12	85	626	112
Year round units.....	71,527	6,006	10,903	8,261	675	1,636	28,001	2,942	3,147	8,249	3,075
Occupied.....	67,129	5,487	10,301	7,305	586	1,427	24,609	2,556	2,567	7,219	2,820
Vacant.....	4,399	519	602	956	88	209	3,392	385	580	1,030	254
For rent.....	526	68	41	334	17	74	1,892	192	338	165	18
For sale only.....	858	94	164	78	4	31	142	10	42	165	61
Rented or sold.....	364	32	92	72	11	25	225	24	19	71	34
Occasional use\URE.....	1,268	111	209	250	15	44	731	66	167	345	63
Other vacant.....	1,384	214	96	222	41	35	402	96	15	285	78
DURATION OF VACANCY											
Seasonal and year round vacant units¹.....	5,250	600	667	1,007	84	220	3,333	365	548	1,424	272
Less than 1 month vacant.....	763	37	125	192	6	48	879	51	176	217	75
1 month up to 2 months.....	358	28	58	50	3	11	309	18	35	67	...
2 months up to 6 months.....	797	74	113	180	2	51	800	81	130	301	69
6 months up to 1 year.....	450	57	48	85	13	14	223	43	37	178	20
1 year up to 2 years.....	385	48	29	75	21	10	150	29	11	104	22
2 years or more.....	1,132	237	26	141	26	12	316	92	14	258	14
Never occupied.....	315	4	136	59	...	52	89	2	68	25	...
Don't know.....	1,049	113	131	225	13	21	567	49	76	273	71
METROPOLITAN/NONMETROPOLITAN AREAS											
Inside metropolitan statistical areas.....	55,079	3,597	9,025	7,722	619	1,468	25,471	2,578	2,828	4,786	1,636
In central cities of MSAs.....	17,070	1,399	1,763	3,464	449	383	13,868	1,923	1,052	674	205
Suburbs.....	38,010	2,198	7,261	4,258	170	1,085	11,603	656	1,776	4,112	1,431
Outside metropolitan statistical areas.....	18,348	2,593	2,093	706	63	199	2,915	376	404	4,090	1,551
REGIONS											
Northeast.....	12,202	1,931	1,083	2,129	470	235	7,327	1,863	252	690	176
Midwest.....	18,915	2,591	2,391	1,355	67	378	5,931	698	695	1,546	553
South.....	27,011	1,076	4,980	3,074	119	636	8,492	201	1,371	4,994	2,011
West.....	15,300	592	2,663	1,869	26	419	6,636	193	914	1,645	446
ROOMS											
1 room.....	55	4	6	34	4	3	522	149	26	11	3
2 rooms.....	230	11	14	131	7	2	972	153	54	72	16
3 rooms.....	1,334	98	89	961	60	146	7,982	833	699	421	72
4 rooms.....	6,692	580	506	2,217	133	424	11,088	871	1,353	3,084	616
5 rooms.....	16,894	1,226	2,135	2,214	142	527	5,557	549	788	3,231	1,354
6 rooms.....	19,726	1,623	2,711	1,815	187	326	1,777	300	279	1,319	672
7 rooms.....	13,205	1,246	2,073	646	75	129	348	66	30	512	303
8 rooms.....	8,061	694	1,726	201	24	61	52	14	...	135	84
9 rooms.....	3,780	349	974	67	16	11	24	5	...	28	24
10 rooms or more.....	3,450	359	885	142	33	38	62	15	4	63	43
COMPLETE BATHROOMS											
None.....	1,333	235	74	122	28	9	458	163	11	313	55
1.....	21,867	2,860	705	3,349	406	334	20,189	2,544	1,390	3,060	523
1 and one-half.....	12,699	1,347	594	1,659	144	251	2,532	85	302	867	226
2 or more.....	37,529	1,748	9,745	3,299	105	1,073	5,207	162	1,528	4,635	2,383

See footnotes at end of table.

Table A3.

Characteristics of Housing Units by Structure Type and Year Built: 2001 — Con.(In thousands. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	1-unit detached			1-unit attached			Unit in multiunit building			Manufactured housing	
	All housing units	Built before 1920	Built 1990 or later	All housing units	Built before 1920	Built 1990 or later	All housing units	Built before 1920	Built 1990 or later	All housing units	Built 1990 or later
MAIN HEATING EQUIPMENT											
Warm-air furnace	46,869	3,654	7,723	5,037	319	1,169	13,199	970	1,789	6,699	2,441
Steam or hot water system	7,271	1,254	514	983	265	57	6,138	1,477	171	29	7
Electric heat pump or built-in electric units	10,063	236	2,404	1,579	25	359	5,747	168	1,089	1,232	629
Other	8,688	957	446	723	66	69	3,051	322	176	791	96
None	536	90	32	107	8	12	250	16	7	124	13
PLUMBING											
With all plumbing facilities	72,023	5,967	11,052	8,304	664	1,660	27,677	2,815	3,204	8,585	3,139
Lacking some or all plumbing facilities ²	1,404	223	66	124	18	7	709	138	28	291	48
No hot piped water	792	156	18	43	6	6	224	69	23	239	3
No bathtub and no shower	629	111	25	39	6	6	227	88	19	126	37
No flush toilet	587	92	21	32	3	6	233	91	19	124	37
No exclusive use	534	59	14	75	10	6	427	43	19	54	3
MAIN HOUSE HEATING FUEL											
Housing units with heating fuel											
Electricity	72,843	6,097	11,086	8,316	672	1,655	28,135	2,938	3,225	8,736	3,174
Gas	17,418	458	3,806	3,337	77	738	12,829	342	2,120	4,031	1,931
Fuel oil	46,004	4,043	6,717	4,387	400	893	12,192	1,779	1,035	3,876	1,123
Other	6,786	1,162	386	552	185	24	2,904	786	55	290	36
Other	2,636	433	178	40	10	...	210	30	16	538	84
TENURE											
Occupied units											
Owner occupied	67,129	5,487	10,301	7,305	586	1,427	24,609	2,556	2,567	7,219	2,820
Percent of all occupied	59,239	4,523	9,888	3,722	313	869	3,303	359	368	6,001	2,541
Renter occupied	88.2	82.4	96.0	51.0	53.4	60.9	13.4	14.0	14.3	83.1	90.1
Percent of all occupied	7,890	964	414	3,583	273	558	21,306	2,197	2,199	1,218	279
WATER LEAKAGE DURING LAST 12 MONTHS											
Occupied units											
No leakage from inside structure	67,129	5,487	10,301	7,305	586	1,427	24,609	2,556	2,567	7,219	2,820
With leakage from inside structure ²	60,892	4,912	9,526	6,521	509	1,331	21,166	2,162	2,344	6,341	2,584
Fixtures backed up or overflowed	5,378	483	656	693	73	76	3,116	366	195	798	219
Pipes leaked	1,781	187	199	213	33	24	860	87	39	204	42
Broken water heater	2,128	218	257	342	34	28	1,576	192	95	394	79
Other or unknown (includes not reported)	590	32	64	75	8	14	234	13	7	146	52
Interior leakage not reported	1,277	83	172	148	6	20	747	97	60	163	64
No leakage from outside structure	859	92	120	91	5	20	327	29	28	80	17
With leakage from outside structure ²	57,475	4,216	9,303	6,434	455	1,325	22,141	2,210	2,386	6,323	2,590
Roof	8,794	1,183	876	780	127	84	2,143	315	149	818	213
Basement	4,321	571	396	408	76	38	1,120	181	59	581	130
Walls, closed windows, or doors	3,505	635	248	197	42	17	154	30	8	5	...
Other or unknown (includes not reported)	1,371	121	214	183	26	29	793	93	68	204	61
Exterior leakage not reported	758	58	125	86	4	6	351	42	20	123	41
Exterior leakage not reported	860	88	122	90	5	18	325	32	31	78	17

See footnotes at end of table.

Table A3.

Characteristics of Housing Units by Structure Type and Year Built: 2001 — Con.(In thousands. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see www.census.gov/hhes/www/ahs.html)

Characteristic	1-unit detached			1-unit attached			Unit in multiunit building			Manufactured housing	
	All housing units	Built before 1920	Built 1990 or later	All housing units	Built before 1920	Built 1990 or later	All housing units	Built before 1920	Built 1990 or later	All housing units	Built 1990 or later
SELECTED PHYSICAL PROBLEMS											
Occupied units.....	67,129	5,487	10,301	7,305	586	1,427	24,609	2,557	2,567	7,219	2,820
Severe physical problems ²	964	129	63	138	21	6	907	175	34	117	7
Plumbing.....	672	80	26	86	7	4	539	97	19	80	3
Heating.....	218	23	31	36	3	2	326	60	13	34	3
Electric.....	52	15	13	3	3	...	18	10	...	7	...
Upkeep.....	43	13	...	19	9	...	43	18	3	6	3
Hallways.....	...	...	...	...	...	...	7	...	...	...	...
Moderate physical problems ²	2,201	295	91	173	31	10	1,886	330	120	278	51
Plumbing.....	108	7	5	29	7	2	97	17	...	27	11
Heating.....	1,233	114	23	29	2	...	137	21	...	114	6
Upkeep.....	747	169	36	98	22	6	471	97	18	138	31
Hallways.....	...	...	...	...	...	...	98	15	6	...	...
Kitchen.....	219	34	28	26	...	2	1,182	208	99	15	3

– Not applicable.

... Zero or rounds to zero.

¹Excludes Usual Residence Elsewhere units.²Figure may not add to total, because more than one category may apply to unit.

Source: U.S. Census Bureau, 2001 American Housing Survey, National sample.

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