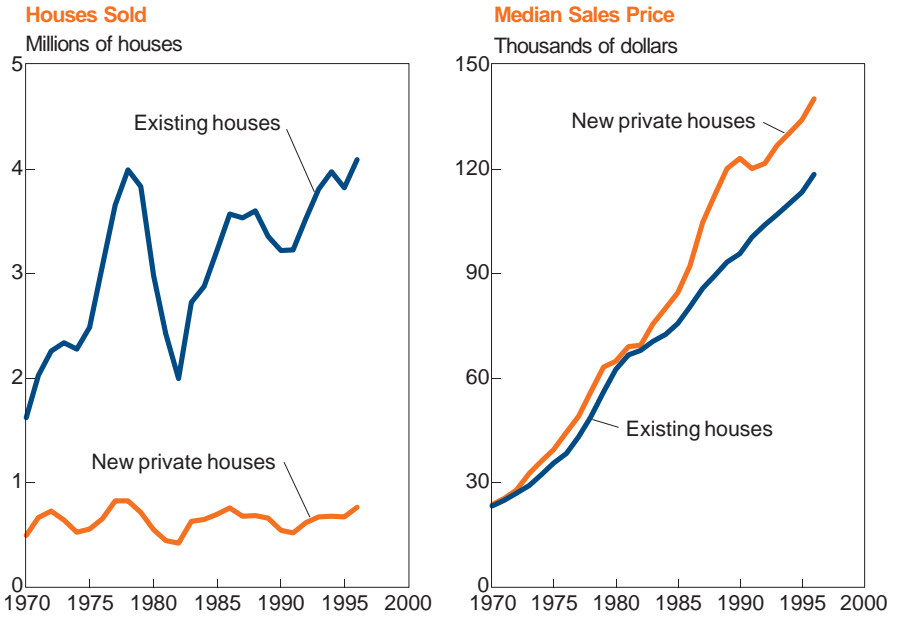
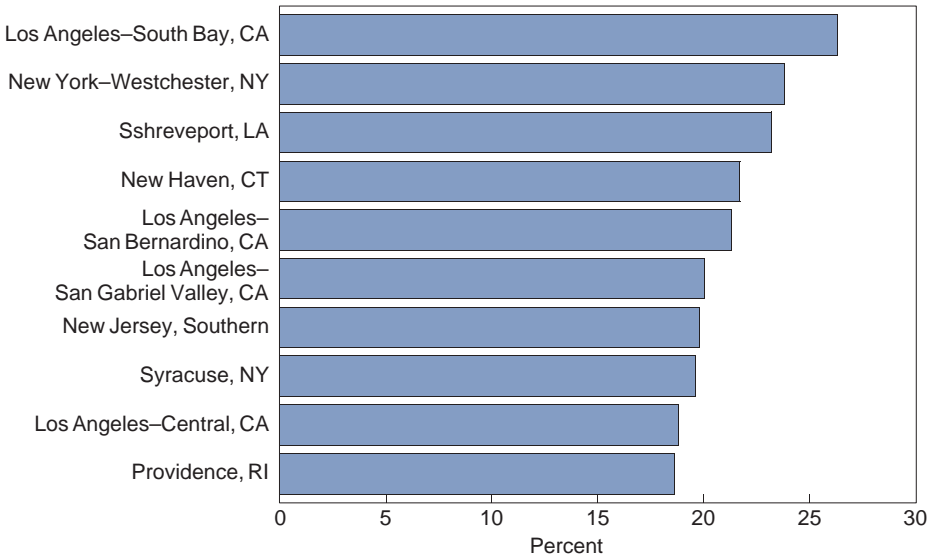


Figure 25.1
Single-Family Houses Sold and Sales Price: 1970 to 1996



Source: Chart prepared by U.S. Bureau of the Census. For data, see tables 1188, 1189, and 1191.

Figure 25.2
Commercial Office Space—Ten Highest Vacancy Rates for Market Areas: 1996



Source: Chart prepared by U.S. Bureau of the Census. For data, see table 1213.

Construction and Housing

This section presents data on the construction industry and on various indicators of its activity and costs; on housing units and their characteristics and occupants; and on the characteristics and vacancy rates for commercial buildings. There are new data from the 1995 American Housing Survey and the Property Owners and Managers Survey.

The principal source of these data is the U.S. Bureau of the Census, which issues a variety of current publications. Construction statistics compiled by the Bureau appear in its monthly *Current Construction Reports* series with various quarterly or annual supplements; *Housing Starts* and *Housing Completions* present data by type of structure and by four major census regions; *New One-Family Houses Sold and For Sale* also provides statistics annually on physical and financial characteristics for all new housing by the four major census regions; *Price Index of New One-Family Houses Sold* presents quarterly figures and annual regional data; and *Housing Units Authorized by Building Permits* covers approximately 19,000 permit-issuing jurisdictions in the United States (prior to 1995, 17,000 places). Statistics on expenditures by owners of residential properties are issued quarterly and annually in *Expenditures for Residential Upkeep and Improvements*. *Value of New Construction Put in Place* presents data on all types of construction and includes monthly composite cost indexes. Reports of the censuses of construction industries (see below) are also issued on various topics.

Other Census Bureau publications include the *Current Housing Reports* series, which comprises the quarterly *Housing Vacancies*, the quarterly *Market Absorption of Apartments*, the American Housing Survey (formerly Annual Housing Survey) and reports of the censuses of housing and of construction industries. *Construction Review*, published quarterly by the International Trade Administration, U.S. Department of Commerce, contains many of the census series and other construction statistics series from the Federal Government and private agencies.

In Brief

Value of new construction in constant (1992) dollars reached \$496 billion in 1996, its highest level since 1988.

Sales of existing one-family homes increased 7.2% between 1995 and 1996 to just under 4.1 million units.

In 1995, there were 63.5 million owner-occupied housing units. Of these, 61.2% were mortgaged.

Other sources include the monthly *Dodge Construction Potentials* of F. W. Dodge Division, McGraw-Hill Information Systems Company, New York, NY, which presents national and State data on construction contracts; the National Association of Home Builders with—State-level data on housing starts; the NATIONAL ASSOCIATION OF REALTORS, which presents data on existing home sales; the Society of Industrial and Office Realtors and Oncor International on commercial 2nd industrial office space; and the U.S. Energy Information Administration, which provides data on commercial buildings through its periodic sample surveys.

Censuses and surveys—Censuses of the construction industry were first conducted by the Bureau of the Census for 1929, 1935, and 1939; beginning in 1967, a census has been taken every five years (for years ending in “2” and “7”). The latest reports are for 1992.

The 1992 Census of Construction Industries, in accordance with the 1987 *Standard Industrial Classification Manual* (see text, section 13), covers all employer establishments primarily engaged in (1) building construction by general contractors or operative builders; (2) heavy (nonbuilding) construction by general contractors; and (3) construction by special trade contractors.

From 1850 through 1930, the Bureau of the Census collected some housing data as part of its censuses of population and agriculture. Beginning in 1940, separate

censuses of housing have been taken at 10-year intervals. For the 1970 and 1980 censuses, data on year-round housing units were collected and issued on occupancy and structural characteristics, plumbing facilities, value, and rent; for 1990 such characteristics were presented for all housing units.

The American Housing Survey (*Current Housing Reports* series H-150 and H-170), which began in 1973, provided an annual and ongoing series of data on selected housing and demographic characteristics until 1983. In 1984 the name of the survey was changed from the Annual Housing Survey. It is currently based on a biennial national sample and on 11 annual MSA samples. All samples represent a cross section of the housing stock in their respective areas. Estimates are subject to both sampling and non-sampling errors; caution should therefore, be used in making comparisons with 1970 and 1980 census data.

Data on residential mortgages were collected continuously from 1890 to 1970,

except 1930, as part of the decennial census by the Bureau of the Census. Since 1973, mortgage status data, limited to single family homes on less than ten acres with no business on the property, have been presented in the American Housing Survey. Data on mortgage activity are covered in section 16.

Housing units—In general, a housing unit is a group of rooms or a single room occupied or intended for occupancy as separate living quarters; that is, the occupants do not live and eat with any other persons in the structure and there is direct access from the outside or through a common hall. Transient accommodations, barracks for workers, and institutional-type quarters are not counted as housing units.

Statistical reliability—For a discussion of statistical collection and estimation, sampling procedures, and measures of statistical reliability applicable to Census Bureau data, see Appendix III.

No. 1176. Construction Industries—Summary, by Industry: 1992

[Based on a probability sample of about 167,000 construction establishments with payroll in 1992; see Appendix III.
N.e.c.= Not elsewhere classified]

INDUSTRY	1987 SIC ¹ code	Estab- lish- ments with payroll (1,000)	EMPLOYEES (1,000)		PAYROLL (mil. dol.)		VALUE OF CONSTRUCTION WORK (mil. dol.)		Value added ³ (mil. dol.)
			Total	Con- struction workers	Total	Con- struction workers	Total	Net ²	
All industries, total	(X)	572.9	4,668	3,596	117,730	83,048	528,106	391,190	234,618
General building contractors	15	168.4	1,097	759	27,078	16,125	215,629	114,722	63,117
Single-family houses	1521	107.5	404	296	7,278	4,869	48,633	33,660	17,183
Other residential buildings	1522	6.5	49	35	1,161	718	7,835	4,338	2,454
Operative builders	1531	17.0	114	50	3,359	1,045	44,588	26,843	15,289
Industrial buildings and warehouses	1541	7.7	123	92	3,476	2,310	20,586	10,967	6,438
Nonresidential buildings, n.e.c	1542	29.7	407	286	11,804	7,183	93,987	38,913	21,754
Heavy construction contractors	16	37.2	799	647	23,728	17,622	95,571	77,526	49,165
Highway and street construction	1611	10.1	257	211	7,358	5,457	35,332	27,863	15,711
Bridge, tunnel, and elevated highway	1622	1.0	44	36	1,485	1,125	7,198	5,316	3,078
Water, sewer, and utility lines	1623	10.2	194	160	5,624	4,252	20,205	17,587	11,734
Heavy construction, n.e.c	1629	15.8	304	240	9,261	6,788	32,837	26,760	18,642
Special trade contractors	17	367.3	2,772	2,190	66,924	49,302	216,905	198,942	122,336
Plumbing, heating, air-conditioning	1711	75.4	613	455	16,613	11,781	56,902	50,756	29,432
Painting and paperhanging	1721	32.0	163	136	3,164	2,470	8,690	8,095	5,855
Electrical work	1731	54.0	487	379	13,624	10,039	40,259	38,541	23,548
Masonry and other stonework	1741	22.6	148	130	2,883	2,366	8,458	7,956	5,146
Plastering, drywall, insulation	1742	18.6	207	173	4,910	3,826	14,056	12,824	8,143
Terrazzo, tile, marble, and mosaic work	1743	6.5	34	27	775	568	2,439	2,323	1,358
Carpentry	1751	38.2	178	145	3,489	2,683	12,852	11,334	6,760
Flooring and other floor work	1752	10.2	49	36	1,065	724	4,428	4,032	2,166
Roofing, siding, and sheet metal work	1761	27.6	216	169	4,623	3,230	16,788	15,590	8,906
Concrete work	1771	26.1	193	161	4,038	3,093	14,423	13,179	7,703
Water well drilling	1781	3.6	19	15	444	323	1,727	1,676	995
Structural steel erection	1791	3.8	58	47	1,629	1,227	4,952	4,487	3,021
Glass and glazing work	1793	4.6	32	21	796	495	2,724	2,634	1,424
Excavation work	1794	13.9	77	62	1,817	1,401	6,870	6,129	4,340
Wrecking and demolition work	1795	1.0	13	10	296	215	1,059	928	775
Installing building equipment, n.e.c	1796	3.9	83	64	2,324	1,742	6,611	6,132	4,494
Special trade contractors, n.e.c	1799	25.3	204	157	4,435	3,120	13,667	12,325	8,270

X Not applicable. ¹ Based on the 1987 Standard Industrial Classification code; see text, section 13. ² Value of construction work less payments for construction work subcontracted to others, not shown separately. ³ Dollar value of business done less (a) payments for materials, components, and supplies, and (b) payments for construction work subcontracted to others. Source: U.S. Bureau of the Census, *Census of Construction Industries, 1992*, series CC92-1-1(P) through CC92-1-27(P).

No. 1177. Construction Materials—Producer Price Indexes: 1980 to 1996

[1982=100, except as noted. For discussion of producer price index, see text, section 15. This index, more formally known as the special commodity grouping index for construction materials, covers materials incorporated as integral part of a building or normally installed during construction and not readily removable. Excludes consumer durables such as kitchen ranges, refrigerators, etc. This index is not the same as the stage-of-processing index of intermediate materials and components for construction]

COMMODITY	1980	1985	1989	1990	1991	1992	1993	1994	1995	1996 ¹
Construction materials	92.5	107.6	119.5	119.6	120.4	122.5	128.6	133.8	138.8	139.6
Interior solvent based paint	91.3	107.3	128.8	133.0	140.2	141.7	142.9	148.1	164.5	175.6
Plastic construction products	103.9	108.6	120.1	117.2	115.1	112.7	116.6	122.9	133.8	130.7
Douglas fir, dressed	132.6	126.5	151.6	138.4	139.6	169.5	237.6	236.2	198.8	229.3
Southern pine, dressed	104.0	105.2	108.0	111.2	111.0	130.6	168.8	182.6	166.9	177.7
Millwork	93.2	111.7	127.3	130.4	135.5	143.3	156.6	162.4	163.8	166.6
Softwood plywood	109.5	107.4	124.2	119.6	120.8	142.7	169.7	176.8	188.1	174.0
Hardwood plywood and related products	97.5	89.9	99.8	102.7	102.8	109.6	115.4	122.3	122.2	125.0
Softwood plywood veneer, ex. reinforced/backed	126.0	100.1	142.1	142.3	138.5	168.3	216.0	207.8	203.5	189.5
Building paper and building board mill products	86.1	107.4	115.6	112.2	111.8	119.6	132.9	144.1	144.9	137.2
Builders hardware	84.9	113.5	127.8	133.0	138.1	141.4	144.9	148.0	153.2	156.5
Plumbing fixtures and brass fittings	88.5	111.9	137.7	144.3	149.7	153.1	155.9	159.6	166.0	171.1
Heating equipment	87.0	109.5	125.1	131.6	134.1	137.3	140.4	142.5	147.5	151.2
Metal doors, sash, and trim	87.8	107.3	130.0	131.4	134.6	135.0	136.6	142.0	156.5	159.3
Siding, aluminum ²	(NA)	110.1	(NA)	(NA)	(NA)	116.7	117.2	119.3	132.4	(NA)
Incandescent outdoor lighting fixtures	82.7	109.2	128.0	137.3	136.5	139.1	138.5	141.5	151.8	152.9
Bright nails	90.9	100.2	110.4	(NA)	(NA)	115.1	115.9	118.0	119.8	119.5
Welded steel wire fabric for concrete reinforcing	98.9	101.3	108.6	109.7	100.0	101.3	104.5	108.7	109.0	108.8
Elevators, escalators, and other lifts	87.3	97.7	107.1	110.1	108.7	109.4	110.7	112.4	113.0	113.7
Stamped metal outlet box	82.7	119.7	171.7	179.4	179.7	187.2	195.7	179.1	183.5	186.3
Concrete ingredients and related products	88.4	108.5	113.2	115.3	118.4	119.4	123.4	128.7	134.7	138.7
Concrete products	92.0	107.5	111.2	113.5	116.6	117.2	120.2	124.6	129.4	133.3
Clay construction products exc. refractories	88.8	113.5	127.0	129.9	130.2	132.0	135.1	138.3	141.3	144.4
Prep. asphalt and tar roofing and siding products	105.5	100.5	95.6	95.8	96.2	94.3	94.9	92.9	97.8	97.5
Gypsum products	100.1	132.3	110.0	105.2	99.3	99.9	108.3	136.1	154.5	154.2
Insulation materials	80.7	105.2	106.7	108.4	110.8	102.3	105.8	111.9	118.8	119.0
Paving mixtures and blocks	83.7	111.6	101.0	101.2	103.2	102.0	103.2	105.8	105.8	107.6

NA Not available. ¹ Preliminary. ² December 1982=100.
Source: U.S. Bureau of Labor Statistics, *Producer Price Indexes*, monthly and annual.

No. 1178. Price and Cost Indexes for Construction: 1980 to 1996

[1992=100. Excludes Alaska and Hawaii. Indexes of certain of these sources are published on bases different from those shown here]

NAME OF INDEX	1980	1985	1990	1991	1992	1993	1994	1995	1996
Bureau of the Census:									
Composite fixed-weighted ¹	68.6	82.9	98.5	99.3	100.0	103.7	108.0	112.4	114.4
Implicit price deflator ²	67.8	81.8	97.8	98.7	100.0	103.8	108.1	112.4	114.6
Bureau of the Census houses under construction: ³									
Fixed-weighted	67.6	81.4	98.6	98.9	100.0	104.9	109.7	114.3	115.5
Price deflator	66.4	79.6	97.2	98.0	100.0	104.8	109.5	114.0	115.5
Federal Highway Administration, composite ⁴	92.5	97.1	103.2	102.3	100.0	103.0	109.5	116.2	116.0
Bureau of Reclamation composite ⁵	70	84	96	99	100	103	106	110	112
Turner Construction Co.: Building construction ⁶	61	83	98	100	100	102	105	109	112
E. H. Boeckh, building cost index:									
Residences	(NA)	82.4	94.2	96.8	100.0	103.9	107.4	111.0	112.9
Apartments, hotels, and office buildings	(NA)	83.8	94.9	97.5	100.0	102.8	105.6	109.0	111.1
Commercial and factory buildings	(NA)	82.3	94.4	97.3	100.0	102.6	105.7	108.3	110.7
Engineering News-Record: ⁹									
Buildings	68.5	85.7	95.4	97.1	100.0	105.7	109.8	109.8	112.9
Construction	64.9	84.2	94.9	97.0	100.0	104.5	108.5	109.8	112.7
Handy-Whitman public utility: ⁹									
Buildings	78	90	101	98	100	105	112	115	118
Electric ¹⁰	68	83	97	99	100	103	107	111	112
Gas	67	85	96	98	100	103	109	111	112
Water ¹¹	73	88	98	98	100	104	109	112	114
C. A. Turner Telephone Plant ¹²	90	89	99	100	100	102	103	109	114

NA Not available. ¹ Weighted average of the various indexes used to deflate the Construction Put in Place series. In calculating the index, the weights (i.e., the composition of current dollar estimates in 1992 by category) are held constant. ² Derived ratio of total current to constant dollar Construction Put in Place (multiplied by 100). ³ Excludes value of site. ⁴ Based on average contract unit bid prices for composite mile (involving specific average amounts of excavation, paving, reinforcing steel, structural steel, and structural concrete). ⁵ Derived from the four quarterly indexes which are weighted averages of costs of labor, materials, and equipment for the construction of dams and reclamation projects. ⁶ Based on firm's cost experience with respect to labor rates, materials prices, competitive conditions, efficiency of plant and management, and productivity. ⁷ Average of 20 cities for types shown. Weights based on surveys of building costs. Wage rates used for both common and skilled labor. ⁸ Building construction index computed on the basis of a hypothetical unit of construction requiring 6 bbl. of portland cement, 1,088 M bd. ft. of 2" x 4" lumber, 2,500 lb. of structural steel, and 68.38 hours of skilled labor. General construction index based on same materials components combined with 200 hours of common labor. ⁹ Based on data covering public utility construction costs in six geographic regions. Covers skilled and common labor. ¹⁰ As derived by U.S. Bureau of the Census. Covers steam generation plants only. ¹¹ As derived by U.S. Bureau of the Census. Reflects costs for structures and improvements at water pumping and treatment plants. ¹² Computed by the Census Bureau by averaging the weighted component indexes published for six geographic regions.

Source: U.S. Bureau of the Census. In U.S. Department of Commerce, International Trade Administration, *Construction Review*, quarterly.

No. 1179. Value of New Construction Put in Place: 1964 to 1996

[In millions of dollars. Represents value of construction put in place during year; differs from building permit and construction contract data in timing and coverage. Includes installed cost of normal building service equipment and selected types of industrial production equipment (largely site fabricated). Excludes cost of shipbuilding, land, and most types of machinery and equipment. For methodology, see Appendix III]

YEAR	CURRENT DOLLARS					CURRENT (1992) DOLLARS				
	Total	Private			Public	Total	Private			Public
		Total ¹	Residential buildings	Nonresidential buildings			Total ¹	Residential buildings	Nonresidential buildings	
1964	75,097	54,893	30,526	17,385	20,203	351,300	259,680	145,486	84,232	91,620
1970	105,890	77,982	35,863	28,171	27,908	372,274	279,212	133,133	100,780	93,062
1975	152,635	109,342	51,581	35,409	43,293	351,973	259,048	128,254	84,282	92,925
1976	172,132	128,153	68,273	34,628	43,980	378,691	288,446	159,545	79,058	90,245
1977	200,501	157,418	92,004	38,245	43,083	408,528	324,777	193,479	81,170	83,751
1978	239,867	189,721	109,838	48,824	50,146	439,075	350,182	203,568	93,436	88,893
1979	272,873	216,228	116,444	64,765	56,646	446,503	357,949	192,873	111,235	88,554
1980	273,936	210,290	100,381	72,480	63,646	403,900	315,821	150,943	112,874	88,079
1981	289,070	224,378	99,241	85,569	64,691	396,267	313,358	139,656	122,748	82,910
1982	279,332	216,268	84,676	92,690	63,064	369,135	290,057	115,525	126,705	79,077
1983	311,576	248,126	125,521	87,069	63,450	403,929	324,785	166,981	114,716	79,144
1984	369,025	298,787	153,849	107,680	70,238	463,057	377,445	197,126	135,650	85,612
1985	401,370	323,555	158,474	127,466	77,815	490,943	399,530	199,105	156,349	91,413
1986	429,924	345,342	187,148	120,917	84,582	507,275	411,174	224,557	143,070	96,101
1987	441,647	350,989	194,656	123,247	90,648	502,468	401,642	223,516	140,110	100,826
1988	455,618	360,883	198,101	130,854	94,735	499,621	397,693	218,972	143,467	101,928
1989	469,797	371,623	196,551	139,953	98,174	495,387	393,262	208,748	147,825	102,124
1990	468,532	361,054	182,856	143,506	107,478	479,016	370,102	188,045	146,661	108,914
1991	424,176	314,067	157,835	116,570	110,109	429,592	319,248	160,989	118,266	110,345
1992	452,086	336,239	187,819	105,646	115,847	451,998	336,126	187,687	105,615	115,872
1993	482,737	362,587	210,455	110,635	120,150	464,985	347,754	200,502	106,729	117,231
1994	527,063	400,008	238,874	120,285	127,055	487,644	367,898	217,996	111,416	119,747
1995	547,079	410,196	236,597	133,949	136,883	486,666	363,086	207,392	119,835	123,579
1996, prel.	568,908	427,776	246,899	140,692	141,132	496,299	372,453	213,619	123,361	123,846

¹ Includes other types of private construction, not shown separately.

Source: U.S. Bureau of the Census, *Current Construction Reports*, series C30, *Value of New Construction*, monthly.

No. 1180. Value of New Construction Put in Place: 1990 to 1995

[In millions of dollars. Represents value of construction put in place during year; differs from building permit and construction contract data in timing and coverage. Includes installed cost of normal building service equipment and selected types of industrial production equipment (largely site fabricated). Excludes cost of shipbuilding, land, and most types of machinery and equipment. For methodology, see Appendix III]

TYPE OF CONSTRUCTION	CURRENT DOLLARS					CONSTANT (1992) DOLLARS				
	1990	1993	1994	1995	1996, prel. ¹	1990	1993	1994	1995	1996, prel. ¹
Total new construction	468,532	482,737	527,063	547,079	568,908	479,016	464,985	487,644	486,666	496,299
Private construction	361,054	362,587	400,008	410,196	427,776	370,102	347,754	367,898	363,086	372,453
Residential buildings	182,856	210,455	238,874	236,597	246,899	188,045	200,502	217,996	207,392	213,619
New housing units	127,987	144,071	167,919	162,898	176,378	131,632	137,243	153,250	142,790	152,606
1 unit	108,737	133,282	153,838	145,009	156,510	111,832	126,960	140,416	127,108	135,411
2 or more units	19,250	10,788	14,081	17,889	19,868	19,800	10,283	12,833	15,682	17,196
Improvements	54,869	66,384	70,955	73,699	(NA)	56,414	63,259	64,746	64,601	(NA)
Nonresidential buildings	143,506	110,635	120,285	133,949	140,692	146,661	106,729	111,416	119,835	123,361
Industrial	33,636	26,482	28,947	32,301	30,068	34,373	25,554	26,803	28,902	26,372
Office	35,055	20,920	22,178	25,254	25,191	35,838	20,197	20,553	22,603	22,083
Hotels, motels	10,679	4,565	4,648	7,201	11,147	10,917	4,405	4,308	6,438	9,775
Other commercial	40,047	32,453	37,551	42,272	44,966	40,922	31,292	34,756	37,809	39,423
Religious	3,566	3,887	3,869	4,318	4,490	3,642	3,748	3,584	3,862	3,936
Educational	4,616	4,649	4,822	5,493	6,211	4,715	4,484	4,471	4,915	5,442
Hospital and institutional	10,868	12,492	12,268	11,173	11,346	11,103	12,050	11,377	9,998	9,949
Miscellaneous ²	5,040	5,188	6,002	5,937	7,273	5,151	5,000	5,565	5,309	6,379
Farm nonresidential	2,801	3,291	3,246	3,473	(NA)	2,862	3,174	3,007	3,107	(NA)
Public utilities	28,933	34,925	34,713	33,348	(NA)	29,537	34,120	32,717	30,169	(NA)
Telecommunications	9,803	9,619	10,157	10,747	11,162	9,891	9,468	9,875	9,798	9,781
Other public utilities	19,130	25,306	24,556	22,601	(NA)	19,646	24,652	22,842	20,372	(NA)
Railroads	2,600	3,108	3,340	3,341	(NA)	2,633	3,056	3,186	3,046	(NA)
Electric light and power	11,299	15,567	14,918	13,126	(NA)	11,572	15,096	13,877	11,825	(NA)
Gas	4,820	5,645	5,300	5,205	(NA)	5,013	5,536	4,861	4,667	(NA)
Petroleum pipelines	411	986	998	929	(NA)	428	965	918	834	(NA)
All other private ³	2,957	3,281	2,890	2,829	2,458	2,997	3,229	2,763	2,583	2,170
Public construction	107,478	120,150	127,055	136,883	141,132	108,914	117,231	119,747	123,579	123,846
Buildings	43,615	52,071	53,930	59,783	63,418	44,583	50,167	49,882	53,373	55,541
Housing and redevelopment	3,808	4,855	5,247	6,156	5,417	3,914	4,629	4,788	5,397	4,688
Industrial	1,434	1,718	1,465	1,510	1,414	1,465	1,658	1,358	1,351	1,241
Educational	16,055	22,103	23,457	25,608	28,185	16,398	21,314	21,731	22,905	24,709
Hospital	2,860	3,666	3,940	4,345	4,674	2,924	3,537	3,652	3,888	4,100
Other ⁴	19,458	19,730	19,821	22,164	23,729	19,882	19,029	18,353	19,832	20,803
Highways and streets	32,105	34,341	37,671	38,159	39,406	31,777	34,205	36,463	34,931	34,480
Military facilities	2,665	2,453	2,318	(NA)	2,878	2,683	2,405	2,196	2,721	2,529
Conservation and development	4,686	5,909	6,370	6,389	5,753	4,870	5,745	6,002	5,798	5,109
Sewer systems	10,276	9,354	10,081	10,869	11,256	10,670	9,095	9,499	9,859	9,993
Water supply facilities	4,909	5,373	5,388	6,085	6,421	4,987	5,143	4,911	5,407	5,602
Miscellaneous public ⁵	9,223	10,649	11,298	12,597	12,000	9,344	10,470	10,793	11,491	10,592

NA Not available. ¹ Includes estimates for types of construction indicated as (NA). ² Includes amusement and recreational buildings, bus and airline terminals, animal hospitals and shelters, etc. ³ Includes privately owned streets and bridges, parking areas, sewer and water facilities, parks and playgrounds, golf courses, airfields, etc. ⁴ Includes federal administrative buildings, prisons, police and fire stations, courthouses, civic centers, passenger terminals, space facilities, postal facilities, etc. ⁵ Includes open amusement and recreational facilities, power generating facilities, transit systems, airfields, open parking facilities, etc.

Source: U.S. Bureau of the Census, *Current Construction Reports*, series C30, *Value of New Construction*, monthly.

No. 1181. Value of Privately Owned Nonresidential Building Projects, by Construction Status, 1987 to 1995, and by Type of Project, 1995

[In billions of dollars. Series discontinued]

CONSTRUCTION STATUS	1987	1988	1989	1990	1991	1992	1993	1994	1995						
									Total	Industrial	Office building	Other commercial	Other ¹		
Value of projects—															
Started	95.7	107.7	109.9	89.5	72.9	81.3	81.3	98.7	113.2	19.5	19.8	40.0	33.9		
Completed	91.4	101.6	107.7	114.0	109.5	100.1	94.8	104.7	102.5	23.4	18.1	32.7	28.4		

¹ Privately owned hotels and motels, religious, educational, hospital and institutional, and miscellaneous nonresidential building projects.

Source: U.S. Bureau of the Census, *Current Construction Reports*, series C30, *Value of New Construction*, monthly.

No. 1182. Construction Contracts—Value of Construction and Floor Space of Buildings, by Class of Construction: 1980 to 1996

[Building construction includes new structures and additions; nonbuilding construction; and major alterations to existing structures which affect only valuation, since no additional floor area is created by "alteration"]

YEAR	Total	Residential buildings	NONRESIDENTIAL BUILDINGS									Non-building construction	
			Total	Commercial ¹	Manufacturing	Educational ²	Hospital	Public buildings	Religious	Social and recreational	Miscellaneous		
VALUE (bil. dol.)													
1980	151.8	60.4	56.9	27.7	9.2	7.4	5.4	1.6	1.2	2.7	1.7	34.5	
1985	235.6	102.1	92.1	54.6	8.1	10.0	7.8	3.1	2.0	4.0	2.5	41.4	
1986	249.3	115.6	91.6	52.4	7.3	11.7	7.9	3.2	2.1	4.2	2.8	42.1	
1987	259.0	114.1	98.8	53.7	8.6	13.2	9.0	4.7	2.1	4.3	3.2	46.1	
1988	262.2	116.2	97.9	51.6	9.5	14.1	8.2	4.4	2.2	4.7	3.2	48.1	
1989	271.3	116.2	106.1	53.6	12.7	15.9	8.8	5.2	2.0	5.0	2.9	49.0	
1990	246.0	100.9	95.4	44.8	8.4	16.6	9.2	5.7	2.2	5.3	3.1	49.7	
1991	230.8	94.4	86.2	32.7	8.3	19.0	9.6	6.2	2.4	5.1	3.0	50.2	
1992	252.2	110.6	87.0	32.8	8.9	17.6	10.9	5.8	2.5	5.5	3.1	54.6	
1993	271.5	123.9	88.8	34.2	9.0	19.3	10.5	3.9	2.4	6.8	2.6	58.9	
1994	296.2	133.6	101.0	40.9	10.7	21.0	10.5	6.1	2.5	6.5	3.0	61.6	
1995	305.5	127.9	113.6	46.6	13.3	23.0	10.8	6.1	2.8	7.1	3.8	64.0	
1996	330.1	146.2	119.1	51.3	12.8	22.8	10.9	6.3	2.9	8.1	4.0	64.8	
FLOOR SPACE (mil. sq. ft.)													
1980	3,102	1,839	1,263	738	220	103	55	18	28	49	52	(X)	
1985	3,853	2,324	1,529	1,039	165	111	73	28	32	44	38	(X)	
1986	3,935	2,481	1,454	960	148	129	73	30	32	44	39	(X)	
1987	3,756	2,288	1,469	933	160	139	78	42	32	46	38	(X)	
1988	3,594	2,181	1,413	883	162	142	71	38	32	49	37	(X)	
1989	3,516	2,115	1,400	867	158	151	72	41	27	48	35	(X)	
1990	3,020	1,817	1,203	694	128	152	69	47	29	51	32	(X)	
1991	2,634	1,653	981	476	100	177	72	50	29	45	33	(X)	
1992	2,799	1,864	936	462	95	156	77	41	30	42	32	(X)	
1993	3,062	2,091	971	481	110	165	75	30	30	51	29	(X)	
1994	3,410	2,266	1,144	601	142	172	72	45	30	51	31	(X)	
1995	3,452	2,172	1,280	700	163	186	70	39	33	56	33	(X)	
1996	3,757	2,474	1,283	715	152	176	76	41	32	60	32	(X)	

X Not applicable. ¹ Includes nonindustrial warehouses. ² Includes science.

Source: F.W. Dodge, a Division of the McGraw-Hill Companies, New York, NY (copyright).

No. 1183. Construction Contracts—Value, by State: 1990 to 1996

[In millions of dollars. Represents value of construction in States in which work was actually done. See headnote, table 1182]

STATE	1990	1995	1996			STATE	1990	1995	1996		
			Total ¹	Residential	Non-residential				Total ¹	Residential	Non-residential
U.S.	246,022	305,464	330,073	146,212	119,078	MO	3,833	6,440	6,050	2,653	2,229
AL	2,939	4,311	4,794	2,092	1,768	MT	332	865	916	372	247
AK	1,919	1,660	983	392	239	NE	1,318	1,694	1,870	709	643
AZ	4,553	8,787	9,795	5,902	2,561	NV	3,334	5,555	7,026	2,700	3,424
AR	1,438	2,903	2,795	1,347	873	NH	1,021	1,039	1,211	532	461
CA	37,318	28,919	31,758	13,211	11,360	NJ	6,141	6,457	7,134	2,324	2,963
CO	3,235	6,476	7,973	4,601	2,540	NM	1,124	2,108	2,227	813	796
CT	3,058	3,124	3,414	1,078	1,678	NY	14,137	13,456	13,891	3,574	6,549
DE	787	871	800	386	297	NC	6,614	10,574	12,448	6,518	3,944
DC	795	656	1,162	44	836	ND	506	791	656	202	213
FL	16,975	21,534	22,323	12,248	6,617	OH	9,885	12,407	14,021	5,827	5,487
GA	7,120	12,161	12,320	6,850	3,771	OK	2,164	2,967	3,184	1,466	868
HI	2,831	2,273	1,805	758	680	OR	3,101	4,965	5,411	2,643	1,838
ID	986	1,864	1,879	1,068	530	PA	10,117	9,326	9,406	3,429	3,819
IL	10,796	11,736	12,614	5,316	4,496	RI	594	465	658	288	168
IN	6,350	7,896	8,927	4,293	3,296	SC	3,664	4,580	5,457	2,559	2,037
IA	2,034	2,883	2,795	1,036	971	SD	468	706	814	258	249
KS	2,193	3,264	3,770	1,591	1,074	TN	4,388	7,167	8,273	4,124	2,955
KY	3,174	4,457	4,702	2,100	1,555	TX	13,197	22,988	25,017	11,799	8,707
LA	3,191	4,354	4,874	1,532	2,151	UT	1,884	3,725	3,756	1,952	1,313
ME	897	1,076	983	450	318	VT	515	484	588	238	236
MD	6,056	6,299	6,480	2,537	2,473	VA	7,180	8,794	9,213	4,096	3,583
MA	5,135	7,179	7,679	2,424	3,033	WA	6,185	7,330	8,539	3,836	3,130
MI	7,646	9,946	10,796	5,224	3,856	WV	1,253	1,215	1,258	230	481
MN	4,953	5,607	5,429	2,724	1,729	WI	4,654	5,649	5,994	2,732	2,079
MS	1,569	2,718	3,563	924	1,817	WY	462	532	642	210	139

¹ Includes nonbuilding construction, not shown separately.

Source: F.W. Dodge, a Division of the McGraw-Hill Companies, New York, NY (copyright).

No. 1184. New Privately-Owned Housing Units Authorized, by State: 1995 and 1996

[Based on about 19,000 places in United States having building permit systems]

STATE	HOUSING UNITS (1,000)			VALUATION (mil. dol.)			STATE	HOUSING UNITS (1,000)			VALUATION (mil. dol.)		
	1995	1996		1995	1996			1995	1996	1995	1996		
		Total	1 unit		Total	1 unit					Total	1 unit	
U.S.	1,332.5	1,425.6	1,069.5	120,811	134,176	116,535	MO	24.3	26.3	20.1	2,033	2,276	2,008
AL	20.1	19.9	14.6	1,429	1,509	1,301	MT	3.1	2.7	1.5	224	209	150
AK	2.2	2.6	1.8	257	316	249	NE	8.2	10.1	5.7	570	681	541
AZ	52.7	53.7	41.3	5,133	5,449	4,760	NV	32.8	37.2	23.8	2,738	2,854	2,259
AR	11.7	11.1	7.7	766	777	674	NH	4.4	4.9	4.2	464	517	474
CA	83.9	92.1	73.5	10,836	12,472	11,131	NJ	21.5	24.2	20.9	1,947	2,134	1,986
CO	38.6	41.1	30.4	3,859	4,275	3,622	NM	11.0	10.2	8.8	899	1,084	1,029
CT	8.6	8.5	7.6	956	987	941	NY	28.1	34.9	20.2	2,616	3,110	2,381
DE	4.6	4.4	4.2	332	352	343	NC	60.9	67.0	51.8	5,275	6,043	5,418
DC	(Z)	-	-	5	-	-	ND	3.2	2.3	1.5	201	181	148
FL	122.9	125.0	91.0	10,827	11,472	9,361	OH	44.8	49.3	35.7	4,375	5,001	4,431
GA	72.2	74.9	59.4	5,581	6,075	5,429	OK	10.1	10.6	8.8	878	981	907
HI	6.6	3.9	2.7	752	486	374	OR	26.2	27.8	17.2	2,492	2,760	2,226
ID	10.7	10.8	9.2	944	1,059	983	PA	36.3	37.9	32.4	3,318	3,550	3,299
IL	47.5	49.6	35.9	4,844	5,199	4,423	RI	2.3	2.5	2.1	214	220	202
IN	35.7	37.2	29.9	3,378	3,719	3,429	SC	24.0	29.4	22.5	1,984	2,464	2,146
IA	11.3	12.0	7.9	976	1,051	863	SD	3.8	3.6	2.4	258	279	220
KS	12.7	14.7	10.1	1,175	1,322	1,124	TN	35.1	40.5	28.2	2,838	3,334	2,739
LA	17.6	18.8	14.1	1,276	1,484	1,314	TX	105.1	118.8	83.1	8,324	9,935	8,481
KY	14.7	18.0	14.4	1,141	1,436	1,308	UT	20.9	23.5	16.7	1,870	2,111	1,749
ME	4.4	4.7	4.5	391	436	426	VT	2.3	2.1	1.9	205	201	191
MD	26.6	25.1	22.6	2,293	2,284	2,171	VA	43.1	45.9	35.2	3,658	3,947	3,534
MA	16.4	17.3	15.1	1,895	2,055	1,928	WA	38.2	39.6	27.0	3,578	3,773	3,020
MI	47.2	52.4	43.4	4,411	5,179	4,734	WV	3.7	3.6	2.9	261	276	247
MN	25.5	27.0	22.1	2,590	2,903	2,582	WI	32.4	33.3	21.8	2,727	3,047	2,472
MS	10.8	10.4	8.1	651	710	634	WY	1.7	2.2	1.6	168	201	175

- Represents zero. Z Less than 50 units.

Source: U.S. Bureau of the Census, *Construction Reports*, series C40, *Building Permits*, monthly.

No. 1185. New Privately-Owned Housing Units Started—Selected Characteristics: 1970 to 1996

[In thousands. For composition of regions, see table 26]

YEAR	Total units	STRUCTURES WITH—			REGION				CONDOMINIUM UNITS ¹		
		One unit	2 to 4 units	5 or more units	North-east	Mid-west	South	West	Total	Single-family	Multi-family
1970	1,434	813	85	536	218	294	612	311	(NA)	(NA)	(NA)
1971	2,052	1,151	120	781	264	434	869	486	(NA)	(NA)	(NA)
1972	2,357	1,309	141	906	330	443	1,057	527	(NA)	(NA)	(NA)
1973	2,045	1,132	118	795	277	440	899	429	241	69	172
1974	1,338	888	68	382	183	317	553	285	175	46	130
1975	1,160	892	64	204	149	294	442	275	65	20	45
1976	1,538	1,162	86	289	169	400	569	400	95	30	64
1977	1,987	1,451	122	414	202	465	783	538	118	41	77
1978	2,020	1,433	125	462	200	451	824	545	156	42	114
1979	1,745	1,194	122	429	178	349	748	470	198	43	156
1980	1,292	852	110	331	125	218	643	306	186	35	150
1981	1,084	705	91	288	117	165	562	240	181	36	145
1982	1,062	663	80	320	117	149	591	205	170	40	130
1983	1,703	1,068	113	522	168	218	935	382	276	77	199
1984	1,750	1,084	121	544	204	243	866	436	291	96	194
1985	1,742	1,072	93	576	252	240	782	468	225	79	146
1986	1,805	1,179	84	542	294	296	733	483	214	80	134
1987	1,621	1,146	65	409	269	298	634	420	196	73	123
1988	1,488	1,081	59	348	235	274	575	404	148	53	95
1989	1,376	1,003	55	318	179	266	536	396	118	37	82
1990	1,193	895	37	260	131	253	479	329	75	22	53
1991	1,014	840	36	138	113	233	414	254	60	21	39
1992	1,200	1,030	31	139	127	288	497	288	74	35	40
1993	1,288	1,126	29	133	126	298	562	302	86	45	41
1994	1,457	1,198	35	224	138	329	639	351	96	48	48
1995	1,354	1,076	34	244	118	290	615	331	93	47	47
1996	1,477	1,161	45	271	132	322	662	361	(NA)	(NA)	(NA)

NA Not available. ¹ Type of ownership under which the owners of the individual housing units are also joint owners of the common areas of the building or community. Includes a small number of cooperatively-owned units.

Source: U.S. Bureau of the Census, *Current Construction Reports*, series C20, *Housing Starts*, monthly.

No. 1186. New Privately-Owned Housing Units Started, by State: 1993 to 1996

[In thousands of units]

REGION, DIVISION, AND STATE	1993	1994	1995	1996, est.		REGION, DIVISION, AND STATE	1993	1994	1995	1996, est.	
				Total units	Single-family units					Total units	Single-family units
U.S.	1,199.0	1,457.0	1,354.0	1,451.0	1,147.0	VA.	46.9	47.4	45.2	48.7	37.6
Northeast	125.0	138.0	118.0	127.0	107.0	WV	4.4	5.3	4.8	4.6	4.1
N.E.	38.9	42.6	38.2	40.2	37.3	NC	60.8	66.9	64.4	67.6	54.9
ME	4.4	4.9	4.2	4.6	4.4	SC	23.4	25.6	26.1	30.3	23.3
NH	4.2	4.6	4.3	4.5	3.7	GA	57.3	69.4	77.2	79.8	65.8
VT	2.5	2.5	2.0	2.1	1.9	FL	115.1	131.0	123.4	122.8	91.2
MA	16.7	18.3	16.3	16.6	15.6	E.S.C.	87.2	93.9	88.6	95.9	75.5
RI	2.5	2.6	2.5	2.6	2.4	KY	20.7	21.5	18.9	20.2	16.8
CT	8.5	9.7	9.1	9.8	9.3	TN	33.6	35.5	36.4	40.3	31.0
M.A.	86.1	95.4	79.8	86.6	69.6	AL	21.9	23.7	21.2	21.9	17.7
NY	24.9	29.1	23.4	28.6	17.9	MS	11.1	13.2	12.2	13.6	10.0
NJ	22.5	25.5	25.3	25.8	23.3	W.S.C.	130.1	162.8	151.0	165.3	130.3
PA	38.7	40.7	31.1	32.2	28.5	AR	13.0	15.1	12.2	13.2	10.2
Midwest	297.9	329.0	290.0	318.0	255.0	LA	14.3	16.4	14.4	16.5	14.1
E.N.C.	205.2	225.6	203.9	222.7	181.5	OK	12.9	12.7	11.8	13.4	10.9
OH	48.8	50.4	43.6	49.0	39.7	TX	89.9	118.6	112.5	122.2	95.1
IN	35.7	38.1	36.8	40.3	35.1	West	301.8	351.0	331.0	358.0	273.0
IL	45.9	53.7	48.8	49.9	40.8	Mountain	140.7	176.4	171.8	185.8	139.0
MI	41.6	49.2	47.6	53.7	45.2	MT	3.7	3.9	3.1	2.8	1.8
WI	33.1	34.1	27.7	29.7	20.7	ID	13.1	13.3	9.5	9.4	8.2
W.N.C.	92.7	103.4	86.1	94.9	73.2	WY	2.1	2.8	1.9	2.5	2.0
MN	26.6	27.6	25.0	24.7	21.6	CO	32.4	41.6	39.7	41.7	32.0
IA	12.2	13.3	9.4	11.0	7.7	NM	7.8	9.3	9.7	9.2	7.3
MO	24.9	30.9	25.6	28.6	24.0	UT	38.7	52.9	53.5	57.7	45.3
ND	3.3	3.8	3.2	2.0	1.6	AZ	19.3	21.6	20.7	21.6	15.7
SD	4.3	4.7	3.9	4.3	2.8	NV	23.6	31.1	33.8	41.0	26.8
NE	8.8	8.5	8.0	9.7	5.9	Pacific	161.1	174.6	159.2	172.1	133.6
KS	12.5	14.6	11.0	14.6	9.7	WA	41.1	43.7	37.9	43.4	31.7
South	562.8	639.0	615.0	648.0	512.0	OR	21.6	24.6	25.0	26.9	18.5
S.A.	345.5	382.3	375.4	386.4	306.6	CA	90.3	97.6	86.9	95.3	78.9
DE	5.8	5.7	5.3	4.9	4.7	AK	2.1	2.2	2.5	2.7	1.8
MD	31.3	30.8	28.9	27.7	24.9	HI	6.0	6.6	6.9	3.9	2.6
DC	0.3	0.2	0.1	0.0	0.0						

Source: National Association of Home Builders, Economics Division, Washington, DC. Data provided by the Econometric Forecasting Service.

No. 1187. Characteristics of New Privately Owned One-Family Houses Completed: 1970 to 1995

[Percent distribution, except as indicated. Data beginning 1980 show percent distribution of characteristics for all houses completed (includes new houses completed, houses built for sale completed, contractor-built and owner-built houses completed, and houses completed for rent). Data for 1970 cover contractor-built, owner-built, and houses for rent for year construction started and houses sold for year of sale. Percents exclude houses for which characteristics specified were not reported]

CHARACTERISTIC	1970	1980	1990	1995	1996	CHARACTERISTIC	1970	1980	1990	1995	1996
Total houses (1,000)	793	957	966	1,066	1,129	Bedrooms	100	100	100	100	100
Financing	100	100	100	100	100	2 or less	13	17	15	13	13
Mortgage	84	82	82	88	87	3	63	63	57	57	56
FHA-insured	30	16	14	8	9	4 or more	24	20	29	30	31
VA-guaranteed	7	8	4	5	5	Bathrooms	100	100	100	100	100
Conventional	47	55	62	74	74	1 1/2 or less	52	27	13	11	9
Rural Housing Service ¹	(2)	3	2	1	1	2	32	48	42	41	41
Cash or equivalent	16	18	18	12	11	2 1/2 or more	16	25	45	48	49
Floor area	100	100	100	100	100	Heating fuel	100	100	100	100	100
Under 1,200 sq. ft.	36	21	11	10	9	Electricity	28	50	33	28	26
1,200 to 1,599 sq. ft.	28	29	22	22	21	Gas	62	41	59	67	69
1,600 to 1,999 sq. ft.	16	22	22	23	23	Oil	8	3	5	3	3
2,000 to 2,399 sq. ft.	21	22	22	23	23	Other	1	5	3	1	1
2,400 sq. ft. and over	(3)	15	29	28	30	Heating system	100	100	100	100	100
Average (sq. ft.)	1,500	1,740	2,080	2,095	2,120	Warm air furnace	71	57	65	67	70
Median (sq. ft.)	1,385	1,595	1,905	1,920	1,950	Electric heat pump	(NA)	24	23	25	23
Number of stories	100	100	100	100	100	Other	29	19	12	9	7
1	74	60	46	49	49	Central air-conditioning	100	100	100	100	100
2 or more	17	31	49	48	47	With	34	63	76	80	81
Split level	10	8	4	3	3	Without	66	37	24	20	19
Foundation	100	100	100	100	100	Fireplaces	100	100	100	100	100
Full or partial basement	37	36	38	39	37	No fireplace	65	43	34	37	38
Slab	36	45	40	42	44	1 or more	35	56	66	63	62
Crawl space	27	19	21	19	19	Parking facilities	100	100	100	100	100
						Garage	58	69	82	84	86
						Carport	17	7	2	2	1
						No garage or carport	25	24	16	14	13

¹ NA Not available. ² Prior to 1996, Farmers Home Administration. ³ Included with floor area of 2,000 to 2,399 square feet.

Source: U.S. Bureau of the Census and U.S. Dept. of Housing and Urban Development, *Current Construction Reports*, series C25, *New One-Family Houses Sold*, monthly, and *Characteristics of New Housing*, annual.

No. 1188. New Privately Owned One-Family Houses Sold, by Region and Type of Financing, 1980 to 1996, and by Sales-Price Group, 1996

[In thousands. Based on a national probability sample of monthly interviews with builders or owners of 1-family houses for which building permits have been issued or, for nonpermit areas, on which construction has started. For details, see source. For composition of regions, see table 26]

YEAR AND SALES-PRICE GROUP	Total sales	REGION				FINANCING TYPE			
		North-east	Midwest	South	West	Conven-tional	FHA and VA	Rural Housing Service ¹	Cash
1980	545	50	81	267	145	302	196	14	32
1985	688	112	82	323	170	403	208	11	64
1986	750	136	96	322	196	411	268	12	59
1987	671	117	97	271	186	408	190	8	64
1988	676	101	97	276	202	437	171	6	62
1989	650	86	102	260	202	416	162	14	58
1990	534	71	89	225	149	337	138	10	50
1991	509	57	93	215	144	329	128	9	43
1992	610	65	116	259	170	428	134	7	41
1993	666	60	123	295	188	476	147	6	37
1994	670	61	123	295	191	490	130	9	41
1995	667	55	125	300	187	490	129	9	39
1996	757	74	137	337	209	570	140	9	38
Under \$70,000	26	(B)	(B)	21	(B)	11	11	3	(B)
\$70,000 to \$79,999	33	(B)	4	24	4	15	16	(B)	(B)
\$80,000 to \$99,999	104	5	21	63	16	56	42	(B)	4
\$100,000 to \$119,999	101	5	20	45	30	65	29	(B)	6
\$120,000 to \$149,999	159	11	32	69	47	121	27	(B)	10
\$150,000 to \$199,999	160	18	29	61	51	137	14	(B)	8
\$200,000 to \$249,999	79	14	14	27	23	74	(B)	(B)	4
\$250,000 to \$299,999	40	5	6	13	15	38	(B)	(B)	(B)
\$300,000 and over	56	13	8	14	21	54	(B)	(B)	3

B Withheld because estimate did not meet publication standards on the basis of sample size. ¹ Formerly, the Farmers Home Administration.

Source: U.S. Bureau of the Census and U.S. Dept. of Housing and Urban Development, *Current Construction Reports*, series C25, *Characteristics of New Housing*, annual; and *New One-Family Houses Sold*, monthly.

No. 1189. Median Sales Price of New Privately Owned One-Family Houses Sold, by Region: 1980 to 1996

[In dollars. For definition of median, see Guide to Tabular Presentation. For composition of regions, see table 26]

YEAR	U.S.	North-east	Midwest	South	West	YEAR	U.S.	North-east	Midwest	South	West
1980	64,600	69,500	63,400	59,600	72,300	1989	120,000	159,600	108,800	96,400	139,000
1982	69,300	78,200	68,900	66,100	75,000	1990	122,900	159,000	107,900	99,000	147,500
1983	75,300	82,200	79,500	70,900	80,100	1991	120,000	155,900	110,000	100,000	141,100
1984	79,900	88,600	85,400	72,000	87,300	1992	121,500	169,000	115,600	105,500	130,400
1985	84,300	103,300	80,300	75,000	92,600	1993	126,500	162,600	125,000	115,000	135,000
1986	92,000	125,000	88,300	80,200	95,700	1994	130,000	169,000	132,900	116,900	140,400
1987	104,500	140,000	95,000	88,000	111,000	1995	133,900	180,000	134,000	124,500	141,400
1988	112,500	149,000	101,600	92,000	126,500	1996	140,000	186,000	138,000	126,200	153,900

Source: U.S. Bureau of the Census and U.S. Dept. of Housing and Urban Development, *Current Construction Reports*, series C25, *Characteristics of New Housing*, annual; and *New One-Family Houses Sold*, monthly.

No. 1190. New Mobile Homes Placed for Residential Use and Average Sales Price, by Region: 1980 to 1996

[A mobile home is a moveable dwelling, 10 feet or more wide and 35 feet or more long, designed to be towed on its own chassis and without need of permanent foundation. Excluded are travel trailers, motor homes, and modular housing. Data are based on a probability sample and subject to sampling variability; see source. For composition of regions, see table 26]

YEAR	UNITS PLACED (1,000)					AVERAGE SALES PRICE (dol.)				
	Total	North-east	Mid-west	South	West	U.S.	North-east	Mid-west	South	West
1980	233.7	12.3	32.3	140.3	48.7	19,800	18,500	18,600	18,200	25,400
1985	283.4	20.2	38.6	187.6	36.9	21,800	22,700	21,500	20,400	28,700
1986	256.1	21.2	37.2	162.3	35.4	22,400	24,400	21,800	20,700	29,900
1987	239.2	23.6	40.0	145.5	30.1	23,700	25,600	23,700	21,900	31,000
1988	224.3	22.7	39.1	130.7	31.8	25,100	27,000	24,600	22,700	33,900
1989	202.8	20.2	39.1	112.8	30.6	27,200	30,200	26,700	24,100	37,800
1990	195.4	18.8	37.7	108.4	30.6	27,800	30,000	27,000	24,500	39,300
1991	174.3	14.3	35.4	97.6	27.0	27,700	30,400	27,600	24,500	38,600
1992	212.0	15.0	42.2	124.4	30.4	28,400	30,900	28,800	25,400	39,000
1993	242.5	15.4	44.5	146.7	35.9	30,500	32,000	31,400	27,700	40,500
1994	286.1	16.2	53.0	174.4	42.5	33,500	33,900	34,600	30,500	44,600
1995	310.7	14.6	56.0	198.3	41.8	36,300	36,600	36,600	34,000	46,800
1996	319.7	15.4	56.6	205.1	42.6	38,400	40,200	39,600	36,100	47,700

Source: U.S. Bureau of the Census, *Current Construction Reports*, series C20, *Housing Starts*, monthly.

No. 1191. Existing One-Family Houses Sold and Price, by Region: 1970 to 1996

[Based on data (adjusted and aggregated to regional and national totals) reported by participating real estate multiple listing services. For definition of median, see Guide to Tabular Presentation. For composition of regions, see table 26]

YEAR	HOUSES SOLD (1,000)					MEDIAN SALES PRICE (dol.)				
	Total	North-east	Mid-west	South	West	Total	North-east	Mid-west	South	West
1970	1,612	251	501	568	292	23,000	25,200	20,100	22,200	24,300
1971	2,018	311	583	735	389	24,800	27,100	22,100	24,300	26,500
1972	2,252	361	630	788	473	26,700	29,800	23,900	26,400	28,400
1973	2,334	367	674	847	446	28,900	32,800	25,300	29,000	31,000
1974	2,272	354	645	839	434	32,000	35,800	27,700	32,300	34,800
1975	2,476	370	701	862	543	35,300	39,300	30,100	34,800	39,600
1976	3,064	439	881	1,033	712	38,100	41,800	32,900	36,500	46,100
1977	3,650	515	1,101	1,231	803	42,900	44,400	36,700	39,800	57,300
1978	3,986	516	1,144	1,416	911	48,700	47,900	42,200	45,100	66,700
1979	3,827	526	1,061	1,353	887	55,000	53,600	47,800	51,300	77,400
1980	2,973	403	806	1,092	672	62,200	60,800	51,900	58,300	89,300
1981	2,419	353	632	917	516	66,400	63,700	54,300	64,400	96,200
1982	1,990	354	490	780	366	67,800	63,500	55,100	67,100	98,900
1983	2,697	477	692	1,004	524	70,300	72,200	56,600	69,200	94,900
1984	2,829	478	720	1,006	624	72,400	78,700	57,100	71,300	95,800
1985	3,134	561	806	1,063	704	75,500	88,900	58,900	75,200	95,400
1986	3,474	635	922	1,145	773	80,300	104,800	63,500	78,200	100,900
1987	3,436	618	892	1,163	763	85,600	133,300	66,000	80,400	113,200
1988	3,513	606	865	1,224	817	89,300	143,000	68,400	82,200	124,900
1989	3,346	531	855	1,185	775	93,100	145,200	71,300	84,500	139,900
1990	3,211	469	831	1,202	709	95,500	141,200	74,000	85,900	139,600
1991	3,220	479	840	1,199	702	100,300	141,900	77,800	88,900	147,200
1992	3,520	534	939	1,292	755	103,700	140,000	81,700	92,100	143,800
1993	3,802	571	1,007	1,416	808	106,800	139,500	85,200	95,000	142,600
1994	3,967	595	1,038	1,469	865	109,900	139,100	87,900	96,000	147,000
1995	3,812	577	992	1,431	813	113,100	136,900	93,600	97,800	148,300
1996	4,087	611	1,048	1,516	912	118,200	140,900	99,800	102,800	152,900

Source: NATIONAL ASSOCIATION OF REALTORS, Washington, DC, prior to 1990, *Home Sales*, monthly, and *Home Sales Yearbook: 1990*; (copyright); thereafter, *Real Estate Outlook; Market Trends & Insights*, monthly, (copyright).

No. 1192. Median Sales Price of Existing One-Family Homes, by Selected Metropolitan Area: 1993 to 1996

[In thousands of dollars. For the top 60 areas in sales price in 1996. Areas are metropolitan statistical areas (MSA's) except as indicated; for definitions and components, see Appendix II]

METROPOLITAN AREA	1993	1994	1995	1996	METROPOLITAN AREA	1993	1994	1995	1996
U.S., all areas	106.8	109.9	113.1	118.2	Madison, WI	104.6	116.0	124.5	122.2
Akron, OH	83.2	84.9	92.1	98.8	Miami-Hialeah, FL PMSA	98.8	103.2	107.1	113.2
Albany-Schenectady-Troy, NY	112.3	112.0	105.9	106.9	Milwaukee, WI PMSA	104.1	109.0	114.7	119.4
Albuquerque, NM	100.4	110.0	117.0	122.3	Minneapolis-St. Paul, MN-WI	98.2	101.5	106.8	113.9
Anaheim-Santa Ana, CA MSA	217.2	211.0	208.4	213.9	Nashville, TN	90.4	96.5	107.3	112.7
Atlanta, GA	91.8	93.6	97.5	100.7	New Haven-Meriden, CT	142.5	139.6	135.1	133.3
Atlantic City, NJ	106.7	107.6	107.0	108.0	New York-Northern New Jersey-Long Island, NY-NJ-CT CMSA	173.2	173.2	169.7	174.5
Aurora-Elgin, IL	121.7	124.4	131.6	137.0	Norfolk-Virginia Beach-Newport News, VA	98.2	103.8	104.4	110.2
Austin-San Marcos, TX	91.3	96.2	101.4	108.1	Phoenix, AZ	89.1	91.4	96.8	105.3
Baltimore, MD	115.7	115.4	111.3	113.0	Portland, OR PMSA	106.0	116.9	128.4	147.5
Birmingham, AL	96.5	100.2	103.6	114.1	Providence, RI PMSA	116.3	116.4	115.6	118.1
Boise City, ID	91.4	99.0	98.9	101.2	Reno, NV	126.3	133.6	137.1	140.0
Boston, MA PMSA	173.2	179.3	179.0	189.3	Richland-Kennewick-Pasco, WA	101.9	111.3	100.9	101.3
Charlotte-Gastonia-Rock Hill, NC-SC	106.1	106.5	107.8	116.8	Richmond-Petersburg VA	94.1	95.4	103.1	108.7
Chicago, IL PMSA	142.0	144.1	147.9	153.2	Riverside/San Bernardino, CA PMSA	134.4	129.1	120.9	115.2
Cincinnati, OH-KY-IN PMSA	91.4	96.5	100.4	104.8	Sacramento, CA	129.2	124.5	119.5	115.2
Cleveland, OH PMSA	95.0	98.5	104.7	111.9	Salt Lake City-Ogden, UT	84.9	98.0	113.7	122.7
Colorado Springs, CO	93.7	104.2	114.7	126.6	San Diego, CA	176.9	176.0	171.6	174.5
Columbus, OH	91.8	94.8	99.1	108.2	San Francisco, CA PMSA	254.4	255.6	254.4	266.4
Dallas, TX PMSA	94.5	95.0	96.4	103.5	Sarasota-Bradenton, FL	94.1	97.0	104.5	107.7
Denver, CO PMSA	104.7	116.8	127.3	133.4	Seattle-Tacoma, WA CMSA	150.2	155.9	159.0	164.6
Detroit, MI PMSA	86.0	87.0	98.2	111.4	Spokane, WA	85.5	94.6	98.4	101.2
Eugene-Springfield, OR	84.4	96.2	104.9	116.2	Springfield, MA	112.4	107.7	106.1	105.7
Ft. Lauderdale-Hollywood-Pompano Beach, FL PMSA	103.1	103.1	105.9	112.3	Tacoma, WA	113.5	118.9	121.4	125.4
Greensboro-Winston-Salem-High Point, NC	94.7	96.6	102.5	112.7	Tallahassee, FL	92.5	97.8	99.8	109.8
Greenville-Spartanburg, SC	84.9	87.4	92.4	105.5	Trenton, NJ	133.4	131.3	129.0	136.4
Hartford, CT PMSA	135.3	133.4	133.4	139.2	Tucson, AZ	88.2	95.4	100.5	105.5
Honolulu, HI	358.5	360.0	349.0	335.0	Washington, DC-MD-VA	158.3	157.9	156.5	160.7
Kansas City, MO-KS	83.6	87.1	91.7	98.8	West Palm Beach-Boca Raton-Delray Beach, FL	114.6	117.6	121.3	126.6
Lake County, IL	130.1	130.8	136.2	144.7	Worcester, MA MSA	129.0	130.6	130.1	131.2
Las Vegas, NV	108.2	110.5	113.5	118.5					

Source: National Association of REALTORS, Washington, DC, *Real Estate Outlook: Market Trends & Insights*, monthly, (copyright).

No. 1193. Existing Home Sales, by State: 1990 to 1996

[In thousands]

STATE	1990	1993	1994	1995	1996	STATE	1990	1993	1994	1995	1996
United States¹	3,211	4,203	4,404	4,240	4,559	Missouri	84.1	106.4	110.2	108.3	114.0
Alabama	61.1	77.9	77.4	74.6	78.5	Montana	12.7	16.2	15.6	14.8	15.8
Alaska	(NA)	(NA)	(NA)	(NA)	(NA)	Nebraska	19.3	23.2	23.3	21.0	20.1
Arizona	86.3	107.9	123.8	122.0	133.1	Nevada	26.2	30.5	32.9	31.9	35.4
Arkansas	44.8	52.8	52.3	55.3	58.5	New Hampshire	7.9	13.6	16.2	(NA)	17.7
California ²	452.1	435.0	482.5	425.4	505.2	New Jersey	114.8	139.0	145.4	138.3	147.9
Colorado	54.2	82.1	80.6	76.9	84.3	New Mexico	23.6	31.0	30.4	28.0	27.4
Connecticut	34.3	45.9	49.8	51.4	49.2	New York	125.5	143.0	156.3	150.4	165.8
Delaware	9.7	9.4	10.4	10.3	(NA)	North Carolina	135.9	185.0	204.1	200.1	219.7
District of Columbia	13.1	12.3	12.3	11.7	11.1	North Dakota	10.4	11.8	10.9	10.6	12.0
Florida	183.3	208.9	229.7	220.8	229.7	Ohio	151.6	179.1	186.4	181.4	190.9
Georgia	73.2	(NA)	(NA)	(NA)	(NA)	Oklahoma	53.4	61.5	59.7	58.1	62.0
Hawaii	19.2	12.5	13.1	10.0	10.1	Oregon	56.6	58.8	58.1	57.7	60.6
Idaho	18.1	23.4	23.1	22.8	23.4	Pennsylvania	182.7	216.1	216.4	217.2	222.8
Illinois	160.9	193.9	188.4	181.2	189.8	Rhode Island	7.8	11.0	11.6	11.9	13.2
Indiana	80.1	100.8	103.3	100.3	103.0	South Carolina	57.8	62.2	67.3	69.1	76.2
Iowa	51.9	53.5	54.3	51.3	55.3	South Dakota	11.6	13.7	13.2	13.2	14.5
Kansas	38.8	53.7	55.7	54.2	57.9	Tennessee	92.7	120.5	129.8	133.2	145.3
Kentucky	66.4	83.3	81.1	78.2	80.2	Texas	240.0	258.8	266.9	260.2	284.4
Louisiana	41.6	49.3	51.4	50.1	51.9	Utah	22.1	31.2	32.4	33.8	37.1
Maine	(NA)	11.6	13.0	(NA)	(NA)	Vermont	6.1	11.0	10.9	9.0	8.5
Maryland	67.1	73.4	69.5	59.2	61.6	Virginia	96.9	104.2	99.5	94.0	95.8
Massachusetts	44.0	66.0	68.7	68.1	82.2	Washington	87.7	97.0	101.2	95.5	101.7
Michigan	145.0	170.6	184.2	176.3	182.5	West Virginia	42.0	45.7	45.8	44.5	44.5
Minnesota	64.8	81.8	82.1	78.5	88.4	Wisconsin	71.7	94.6	94.3	93.2	97.4
Mississippi	34.7	43.6	43.5	43.8	45.0	Wyoming	7.4	10.9	11.0	10.5	10.5

NA Not available. ¹ U.S. totals are derived independently and therefore are not equal to the sum of the States. ² Provided by the California Association of Realtors.

Source: National Association of REALTORS, Washington, DC, *Real Estate Outlook: Market Trends & Insights*, monthly, (copyright).

No. 1194. New Apartments Completed and Rented in 3 Months, by Region: 1980 to 1995

[Structures with five or more units, privately financed, nonsubsidized, unfurnished rental apartments. Based on sample and subject to sampling variability; see source for details. For composition of regions, see table 26]

YEAR AND RENT	NUMBER (1,000)					PERCENT RENTED IN 3 MONTHS				
	U.S.	North-east	Mid-west	South	West	U.S.	North-east	Mid-west	South	West
1980	196.1	14.2	43.8	91.5	46.6	75	77	77	74	75
1981	135.3	4.9	36.9	68.4	25.1	80	85	86	78	75
1982	117.0	4.6	21.9	66.8	23.7	72	74	79	70	72
1983	191.5	3.5	41.1	115.1	31.8	69	73	86	63	69
1984	313.2	3.8	41.2	194.4	73.9	67	64	79	63	70
1985	365.2	8.1	54.0	166.1	137.0	65	69	72	59	68
1986	407.6	16.9	64.5	171.7	154.5	66	70	70	62	67
1987	345.6	11.3	66.0	124.5	143.9	63	73	65	59	64
1988	284.5	8.7	60.4	91.7	123.8	66	52	73	58	69
1989	247.8	13.4	45.8	86.3	102.3	70	74	74	68	69
1990 ^f	214.3	12.7	44.3	77.2	80.0	67	66	75	64	65
1991	165.3	6.8	37.9	63.6	57.0	70	83	78	65	68
1992	110.2	10.9	34.0	37.4	28.0	74	75	80	72	70
1993	77.2	3.7	25.3	27.7	20.5	75	37	81	76	73
1994	104.0	3.7	32.2	44.5	23.6	80	96	78	78	85
1995	155.0	7.1	31.7	78.5	37.7	73	74	75	72	73
Less than \$350	9.3	(Z)	0.7	7.4	1.2	71	(Z)	88	68	79
\$350-\$549	38.7	0.4	16.4	15.9	6.2	71	91	70	76	62
\$350-\$449	12.0	0.2	5.4	4.9	1.6	68	100	70	71	47
\$450-\$549	26.7	0.2	11.0	11.0	4.6	73	84	70	78	68
\$550-\$749	55.6	1.6	11.4	27.1	15.4	75	92	84	72	73
\$550-\$649	28.0	0.8	6.3	13.4	7.5	73	94	83	68	69
\$650-\$749	27.6	0.8	5.1	13.7	7.9	78	90	85	75	77
\$750 or more	51.4	5.1	3.2	28.2	14.9	73	68	67	72	78
Median monthly asking rent	\$654	\$750	\$538	\$669	\$700	(X)	(X)	(X)	(X)	(X)

X Not applicable. Z Fewer than 50 units and less than .5 percent. ¹ Due to revised estimation procedures, data beginning 1990 not strictly comparable with prior years.

Source: U.S. Bureau of the Census, *Current Housing Reports*, series H130, *Market Absorption of Apartments*, and unpublished data.

No. 1195. Total Housing Inventory for the United States: 1970 to 1996

[In thousands. Based on the Current Population Survey and the Housing Vacancy Survey and subject to sampling error; see source for details]

ITEM	1970	1975	1980	1985	1990	1991	1992	1993	1994	1995	1996
All housing units	69,778	78,821	87,739	97,333	106,283	107,276	108,316	109,611	110,952	112,655	114,139
Vacant	6,137	6,896	8,101	9,446	12,059	12,023	11,926	11,894	12,257	12,669	13,155
Year-round vacant	4,391	5,202	5,996	7,400	9,128	9,137	8,932	8,937	9,229	9,570	9,945
For rent	1,299	1,647	1,575	2,221	2,662	2,780	2,769	2,809	2,858	2,946	3,008
For sale only	427	591	734	1,006	1,064	1,070	970	894	953	1,022	1,082
Rented or sold	427	536	623	664	660	602	628	625	772	810	834
Held off market	2,238	2,429	3,064	3,510	4,742	4,686	4,564	4,609	4,646	4,793	5,022
Occasional use	615	649	814	977	1,485	1,494	1,443	1,508	1,612	1,667	1,709
Usual residence elsewhere	429	470	568	659	1,068	1,084	1,011	994	815	801	852
Other	1,195	1,309	1,683	1,875	2,189	2,107	2,111	2,108	2,219	2,325	2,461
Seasonal ¹	1,746	1,694	2,106	2,046	2,931	2,886	2,994	2,957	3,028	3,099	3,209
Total occupied	63,640	71,925	79,638	87,887	94,224	95,253	96,391	97,717	98,695	99,985	100,984
Owner	40,834	46,463	52,223	56,152	60,248	61,010	61,823	62,533	63,136	64,739	66,041
Renter	22,806	25,462	27,415	31,736	33,976	34,242	34,568	35,184	35,558	35,246	34,943
Percent distribution:											
All housing units	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0	100.0
Vacant	8.8	8.7	9.2	9.7	11.3	11.2	11.0	10.9	11.0	11.2	11.5
Total occupied	91.2	91.3	90.8	90.3	88.7	88.8	89.0	89.1	89.0	88.8	88.5
Owner	58.5	58.9	59.5	57.7	56.7	56.9	57.1	57.0	56.9	57.5	57.9
Renter	32.7	32.3	31.2	32.6	32.0	31.9	31.9	32.1	32.0	31.3	30.6

¹ Beginning 1990 includes vacant seasonal mobile homes. For years shown, seasonal vacant housing units were underreported prior to 1990.

Source: U.S. Bureau of the Census, Internet site <<http://www.census.gov/hhes/www/housing/hvs/historic/index.html>> (accessed 23 April 1997).

No. 1196. Housing Units—Current Trends for Selected Characteristics: 1991 to 1995

[As of s of Oct. 1. Based on the American Housing Survey and subject to sampling error. See Appendix III]

CHARACTERISTIC	NUMBER OF UNITS (1,000)			PERCENT DISTRIBUTION		
	1991	1993	1995	1991	1993	1995
UNITS IN STRUCTURE						
All housing units	104,592	106,611	109,457	100.0	100.0	100.0
1 detached	62,646	64,283	66,169	59.9	60.3	60.5
1 attached	6,156	6,079	6,213	5.9	5.7	5.7
3 or 4	10,890	10,732	10,700	10.4	10.1	9.8
5 or more	17,918	18,444	18,727	17.1	17.3	17.1
5 to 9	5,368	5,521	5,594	5.1	5.2	5.1
10 to 49	8,477	8,851	8,993	8.1	8.3	8.2
50 or more	4,073	4,072	4,140	3.9	3.8	3.8
Mobile home or trailer	6,983	7,072	7,647	6.7	6.6	7.0
PLUMBING FACILITIES						
All housing units	104,592	106,611	109,457	100.0	100.0	100.0
Complete plumbing facilities	101,197	104,302	106,942	96.8	97.8	97.7
Lacking complete plumbing facilities	3,394	2,309	2,515	3.2	2.2	2.3
VEHICLES KEPT AT HOME						
Occupied housing units	93,147	94,724	97,693	100.0	100.0	100.0
None	10,148	9,793	9,583	10.9	10.3	9.8
1	31,280	31,662	32,731	33.6	33.4	33.5
2	35,290	36,673	38,173	37.9	38.7	39.1
3 or more	16,428	16,596	17,206	17.6	17.5	17.6
TELEPHONE AVAILABLE						
Occupied housing units	93,147	94,724	97,693	100.0	100.0	100.0
With telephone	87,291	88,442	91,544	93.7	93.4	93.7
No telephone	5,856	6,282	6,149	6.3	6.6	6.3

Source: U.S. Bureau of the Census, *Current Housing Reports*, series H150/91, H150/93, and H150/95 *American Housing Survey in the United States*.

No. 1197. Housing Units—Characteristics, by Tenure and Region: 1995

[In thousands of units, except as indicated. As of Oct. 1. Based on the American Housing Survey; see Appendix III. For composition of regions, see table 26]

CHARACTERISTIC	Total housing units	Seasonal	YEAR-ROUND UNITS							Vacant
			Occupied							
			Total	Owner	Renter	North-east	Mid-west	South	West	
Total units	109,457	3,054	97,693	63,544	34,150	19,200	23,662	34,236	20,596	8,710
Percent distribution	100.0	2.8	89.3	58.1	31.2	17.5	21.6	31.3	18.8	8.0
Units in structure:										
Single family detached	66,169	1,804	60,826	52,257	8,569	9,818	16,175	22,406	12,427	3,539
Single family attached	6,213	41	5,545	2,936	2,609	1,571	1,053	1,867	1,055	627
2 to 4 units	10,700	124	9,299	1,734	7,565	3,126	2,168	2,083	1,922	1,277
5 to 9 units	5,594	102	4,803	520	4,283	970	1,023	1,592	1,218	690
10 to 19 units	5,092	93	4,342	368	3,974	791	880	1,575	1,096	657
20 to 49 units	3,901	74	3,244	342	2,903	896	559	856	933	583
50 or more units	4,140	55	3,470	550	2,920	1,470	668	641	691	615
Mobile home or trailer	7,647	761	6,164	4,837	1,328	557	1,136	3,216	1,254	722
Stories in structure: ¹										
One story	3,065	35	2,678	279	2,399	158	374	1,204	942	352
2 stories	10,828	149	9,318	1,055	8,263	1,065	1,321	3,594	3,338	1,361
3 stories	8,268	152	7,056	1,179	5,877	2,363	2,451	1,249	992	1,060
4 to 6 stories	4,652	79	3,904	591	3,312	2,287	793	395	429	670
7 or more stories	2,627	32	2,213	415	1,799	1,382	359	312	160	381
Foundation: ²										
Full or partial basement	32,423	367	30,635	27,080	3,554	9,859	13,077	4,894	2,803	1,420
Crawlspace	18,891	762	16,727	13,155	3,572	573	2,413	9,007	4,735	1,402
Concrete slab	19,255	358	17,722	13,988	3,734	855	1,556	9,610	5,702	1,175
Other	1,813	358	1,287	970	317	101	181	762	243	168
Year structure built:										
1939 and earlier	22,116	544	19,308	11,068	8,239	7,162	6,228	3,574	2,345	2,263
1940 to 1949	8,400	228	7,487	4,671	2,817	1,680	1,750	2,500	1,558	685
1950 to 1959	15,569	371	12,398	8,798	3,600	2,546	3,245	3,936	2,670	800
1960 to 1969	15,806	472	14,267	9,349	4,918	2,415	3,266	5,286	3,300	1,068
1970 to 1979	23,717	784	21,033	13,347	7,685	2,716	4,872	8,358	5,086	1,899
1980 or later	25,849	654	23,201	16,311	6,890	2,679	4,301	10,582	5,639	1,994
Median year	1967	1968	1967	1968	1965	1953	1962	1972	1971	1966
Main heating equipment:										
Warm-air furnace	57,840	838	53,165	38,301	14,863	6,881	17,711	17,212	11,361	3,837
Electric heat pump	10,614	311	9,406	7,027	2,379	433	692	7,003	1,278	897
Steam or hot water system	14,895	87	13,669	7,323	6,345	9,503	2,587	834	745	1,139
Floor, wall, or pipeless furnace	5,674	128	4,963	2,148	2,815	234	389	1,534	2,806	583
Built-in electric units	8,344	422	7,035	2,870	4,166	1,303	1,342	2,286	2,104	887
Room heaters with flue	2,083	178	1,620	869	752	187	245	864	324	285
Room heaters without flue	1,886	49	1,642	964	678	43	31	1,500	69	194
Stoves	2,877	339	2,320	1,735	585	360	379	962	619	218
Fireplaces	1,066	141	850	661	187	37	81	385	347	75
None	1,795	359	1,044	463	581	38	31	457	518	393
Portable electric heaters	950	78	809	413	395	19	18	576	195	63
Other	1,432	124	1,171	768	403	162	156	623	231	137
Kitchen equipment:										
Lacking complete facilities	3,629	391	1,075	461	614	241	281	302	252	2,163
With complete facilities	105,827	2,662	96,618	63,083	33,536	18,959	23,382	33,934	20,344	6,546
Kitchen sink	108,395	2,903	97,034	63,231	33,803	19,033	23,484	34,065	20,452	8,458
Refrigerator	106,872	2,739	97,433	63,469	33,964	19,133	23,597	34,180	20,523	6,701
Burners and oven	107,394	2,795	97,207	63,443	33,764	19,093	23,528	34,113	20,473	7,392
Burners only	151	21	105	31	74	28	17	40	20	25
Oven only	119	4	99	32	68	14	44	19	22	16
Dishwasher	56,635	818	52,508	40,236	12,272	9,084	11,160	19,210	13,054	3,309
Washing machine	79,403	1,129	75,745	60,034	15,711	13,526	18,804	28,015	15,399	2,530
Clothes dryer	74,165	1,062	70,756	57,184	13,571	12,150	18,341	25,694	14,571	2,347
Disposal in kitchen sink	46,353	717	42,451	28,793	13,659	4,159	10,301	14,086	13,906	3,185
Air conditioning: Central	50,824	780	46,577	34,161	12,415	3,856	11,694	23,772	7,255	3,467
Percent of total units	46.4	25.5	47.7	53.8	36.4	20.1	49.4	69.4	35.2	39.8
One or more room units	29,141	530	27,181	16,126	11,054	8,732	7,107	8,361	2,982	1,431
Source of water:										
Public system or private company	94,108	1,767	84,818	52,643	32,175	16,307	19,749	29,445	19,318	7,523
Percent of total units	86.0	57.9	86.8	82.8	94.2	84.9	83.5	86.0	93.8	86.4
Well serving 1 to 5 units	14,265	955	12,270	10,463	1,807	2,783	3,778	4,498	1,211	1,041
Other	1,083	332	606	438	167	110	136	293	67	146
Means of sewage disposal:										
Public sewer	83,308	1,222	75,282	44,527	30,755	14,859	18,618	24,111	17,694	6,804
Percent of total units	76.1	40.0	77.1	70.1	90.1	77.4	78.7	70.4	85.9	78.1
Septic tank, cesspool, chemical toilet	25,635	1,521	22,296	18,937	3,359	4,335	5,029	10,041	2,891	1,819
Other	513	311	116	80	36	6	15	83	11	87

¹ Limited to multiunit structures. ² Limited to single-family units.

Source: U.S. Bureau of the Census, *Current Housing Reports*, series H-150-95, *American Housing Survey in the United States*.

No. 1198. Housing Units—Size of Units and Lot: 1995

[In thousands, except as indicated. As of Oct. 1. Based on the American Housing Survey; see Appendix III]

ITEM	Total housing units	Seasonal	YEAR-ROUND UNITS							Vacant
			Occupied							
			Total	Owner	Renter	North-east	Mid-west	South	West	
Total units	109,457	3,054	97,693	63,544	34,150	19,200	23,662	34,236	20,596	8,710
Rooms:										
1 room	862	104	550	22	528	246	109	72	123	208
2 rooms	1,422	215	958	60	898	279	139	235	305	249
3 rooms	10,166	484	8,311	859	7,452	2,299	1,691	2,240	2,081	1,371
4 rooms	20,789	1,070	17,062	6,069	10,993	3,124	3,858	6,135	3,945	2,656
5 rooms	24,328	660	21,600	13,895	7,705	3,749	5,292	8,380	4,178	2,068
6 rooms	22,151	327	20,700	16,686	4,014	3,797	5,122	7,725	4,055	1,125
7 rooms	14,183	88	13,560	12,007	1,554	2,606	3,467	4,781	2,706	536
8 rooms or more	15,555	106	14,952	13,946	1,006	3,100	3,985	4,667	3,202	496
Median number of rooms	5.4	4.2	5.5	6.2	4.2	5.5	5.6	5.5	5.4	4.5
Complete bathrooms:										
No bathrooms	1,201	468	465	195	270	133	116	159	57	268
1 bathroom	50,700	1,703	43,777	19,069	24,709	10,472	11,456	13,627	8,221	5,219
1 and one-half bathrooms	15,887	237	14,780	11,319	3,461	3,610	4,889	4,008	2,273	870
2 or more bathrooms	41,669	645	38,671	32,961	5,710	4,984	7,201	16,442	10,044	2,353
Square footage of unit:										
Single detached and mobile homes ¹	73,816	2,564	66,990	57,094	9,897	10,375	17,312	25,622	13,682	4,261
Less than 500	1,242	360	667	379	288	59	107	295	206	216
500 to 749	3,293	483	2,356	1,386	969	244	521	1,166	424	455
750 to 999	6,676	393	5,697	4,126	1,571	521	1,400	2,675	1,101	586
1,000 to 1,499	16,741	406	15,450	12,697	2,753	1,408	3,327	7,147	3,568	885
1,500 to 1,999	14,576	202	13,785	12,218	1,567	1,839	3,288	5,343	3,314	589
2,000 to 2,499	10,344	69	9,943	9,211	732	1,913	2,960	3,124	1,947	333
2,500 to 2,999	5,739	39	5,486	5,147	339	1,265	1,689	1,590	942	214
3,000 to 3,999	5,178	55	4,956	4,737	219	1,214	1,532	1,449	761	167
4,000 or more	2,938	31	2,785	2,597	189	739	814	879	353	121
Other ²	7,089	527	5,867	4,596	1,271	1,174	1,673	1,953	1,066	695
Median square footage	1,686	862	1,732	1,814	1,270	2,139	1,875	1,552	1,652	1,297
Lot size:										
Single detached and attached units and mobile homes	(NA)	(NA)	72,522	60,020	12,500	11,943	18,364	27,480	14,735	(NA)
Less than one-eighth acre	(NA)	(NA)	6,292	5,367	924	1,324	1,528	1,710	1,730	(NA)
One-eighth to one-quarter acre	(NA)	(NA)	12,184	11,077	1,107	1,777	3,212	3,725	3,470	(NA)
One-quarter to one-half acre	(NA)	(NA)	10,077	9,303	774	1,707	2,643	3,741	1,986	(NA)
One-half up to one acre	(NA)	(NA)	7,394	6,656	738	1,537	1,635	3,275	947	(NA)
1 to 4 acres	(NA)	(NA)	10,450	9,398	1,051	2,138	2,188	4,990	1,134	(NA)
5 to 9 acres	(NA)	(NA)	1,713	1,574	139	225	477	768	244	(NA)
10 acres or more	(NA)	(NA)	3,670	3,185	485	452	1,258	1,529	431	(NA)
Other ²	(NA)	(NA)	20,742	13,460	7,282	2,783	5,423	7,742	4,793	(NA)
Median acreage	(NA)	(NA)	0.43	0.43	0.44	0.47	0.41	0.61	0.24	(NA)

NA Not available. ¹ Does not include selected vacant units. ² Represents units not reported or size unknown.Source: U.S. Bureau of the Census, *Current Housing Reports*, series H150/95, *American Housing Survey in the United States*.

No. 1199. Occupied Housing Units—Tenure, by Race of Householder: 1991 to 1995

[In thousands, except percent. As of fall. Based on the American Housing Survey; see Appendix III]

RACE OF HOUSEHOLDER AND TENURE	1991	1993	1995
ALL RACES			
Occupied units, total	93,147	94,724	97,693
Owner occupied	59,796	61,252	63,544
Percent of occupied	64.2	64.7	65.0
Renter occupied	33,351	33,472	34,150
WHITE			
Occupied units, total	79,140	80,029	81,611
Owner occupied	53,749	54,878	56,507
Percent of occupied	67.9	68.6	69.2
Renter occupied	25,391	25,151	25,104
BLACK			
Occupied units, total	10,832	11,128	11,773
Owner occupied	4,635	4,788	5,137
Percent of occupied	42.8	43.0	43.6
Renter occupied	6,197	6,340	6,637
HISPANIC ORIGIN¹			
Occupied units, total	6,239	6,614	7,757
Owner occupied	2,423	2,788	3,245
Percent of occupied	38.8	42.2	41.8
Renter occupied	3,816	3,826	4,512

¹ Persons of Hispanic origin may be of any race.Source: U.S. Bureau of the Census, *Current Housing Reports*, series H150/91, H150/93, and H150/95, *American Housing Survey in the United States*.

No. 1200. Homeownership Rates, by Age of Householder: 1985 to 1996

[In percent. Represents the proportion of owner households to the total number of occupied households. Based on the Current Population Survey/Housing Vacancy Survey; see source for details]

AGE OF HOUSEHOLDER	1985	1987	1988	1989	1990	1991	1992	1993 ¹	1994	1995	1996
United States	63.9	64.0	63.8	63.9	63.9	64.1	64.1	64.0	64.0	64.7	65.4
Less than 35 years old	39.9	39.5	39.3	39.1	38.5	37.8	37.6	37.3	37.3	38.6	39.1
Less than 25 years old	17.2	16.0	15.8	16.6	15.7	15.3	14.9	14.8	14.9	15.9	18.0
25 to 29 years old	37.7	36.4	35.9	35.3	35.2	33.8	33.6	33.6	34.1	34.4	34.7
30 to 34 years old	54.0	53.5	53.2	53.2	51.8	51.2	50.5	50.8	50.6	53.1	53.0
35 to 44 years old	68.1	67.2	66.9	66.6	66.3	65.8	65.1	65.1	64.5	65.2	65.5
35 to 39 years old	65.4	64.1	63.6	63.4	63.0	62.2	61.4	61.8	61.2	62.1	62.1
40 to 44 years old	71.4	70.8	70.7	70.2	69.8	69.5	69.1	68.6	68.2	68.6	69.0
45 to 54 years old	75.9	76.1	75.6	75.5	75.2	74.8	75.1	75.3	75.2	75.2	75.6
45 to 49 years old	74.3	74.6	74.4	74.1	73.9	73.7	74.2	73.7	73.8	73.7	74.4
50 to 54 years old	77.5	77.8	77.1	77.2	76.8	76.1	76.2	77.2	76.8	77.0	77.2
55 to 64 years old	79.5	80.2	79.5	79.6	79.3	80.0	80.2	79.9	79.3	79.5	80.0
55 to 59 years old	79.2	80.0	79.3	79.1	78.8	79.5	79.3	78.9	78.4	78.8	79.4
60 to 64 years old	79.9	80.4	79.8	80.1	79.8	80.5	81.2	80.9	80.1	80.3	80.7
65 years and over	74.8	75.5	75.6	75.8	76.3	77.2	77.1	77.3	77.4	78.1	78.9
65 to 69 years old	79.5	79.5	80.0	80.0	80.0	81.4	80.8	80.7	80.6	81.0	82.4
70 to 74 years old	76.8	77.7	77.7	77.8	78.4	78.8	79.0	79.9	80.1	80.9	81.4
75 years old and over	69.8	70.8	70.8	71.2	72.3	73.1	73.3	73.4	73.5	74.6	75.3

¹ Based on 1990 census controls.

Source: Bureau of the Census, Internet site <<http://www.census.gov/ftp/pub/hhes/www/hvs.html>> (accessed 29 July 1997)

No. 1201. Homeownership Rates, by State: 1985 to 1996

[In percent. See headnote, table 1200]

STATE	1985	1990	1993 ¹	1994	1995	1996	STATE	1985	1990	1993 ¹	1994	1995	1996
United States	63.9	63.9	64.0	64.0	64.7	65.4	Missouri	69.2	64.0	66.4	68.4	69.4	70.2
Alabama	70.4	68.4	70.2	68.5	70.1	71.0	Montana	66.5	69.1	69.7	68.8	68.7	68.6
Alaska	61.2	58.4	55.4	58.8	60.9	62.9	Nebraska	68.5	67.3	67.7	68.0	67.1	66.8
Arizona	64.7	64.5	69.1	67.7	62.9	62.0	Nevada	57.0	55.8	55.8	55.8	58.6	61.1
Arkansas	66.6	67.8	70.5	68.1	67.2	66.6	New Hampshire	65.5	65.0	65.4	65.1	66.0	65.0
California	54.2	53.8	56.0	55.5	55.4	55.0	New Jersey	62.3	65.0	64.5	64.1	64.9	64.6
Colorado	63.6	59.0	61.8	62.9	64.6	64.5	New Mexico	68.2	68.6	69.1	66.8	67.0	67.1
Connecticut	69.0	67.9	64.5	63.8	68.2	69.0	New York	50.3	53.3	52.8	52.5	52.7	52.7
Delaware	70.3	67.7	74.1	70.5	71.7	71.5	North Carolina	68.0	69.0	68.8	68.7	70.1	70.4
Dist of Columbia	37.4	36.4	35.7	37.8	39.2	40.4	North Dakota	69.9	67.2	62.7	63.3	67.3	68.2
Florida	67.2	65.1	65.5	65.7	66.6	67.1	Ohio	67.9	68.7	68.5	67.4	67.9	69.2
Georgia	62.7	64.3	66.5	63.4	66.6	69.3	Oklahoma	70.5	70.3	70.3	68.5	69.8	68.4
Hawaii	51.0	55.5	52.8	52.3	50.2	50.6	Oregon	61.5	64.4	63.8	63.9	63.2	63.1
Idaho	71.0	69.4	72.1	70.7	72.0	71.4	Pennsylvania	71.6	73.8	72.0	71.8	71.5	71.7
Illinois	60.6	63.0	61.8	64.2	66.4	68.2	Rhode Island	61.4	58.5	57.6	56.5	57.9	56.6
Indiana	67.6	67.0	68.7	68.4	71.0	74.2	South Carolina	72.0	71.4	71.1	72.0	71.3	72.9
Iowa	69.9	70.7	68.2	70.1	71.4	72.8	South Dakota	67.6	66.2	65.6	66.4	67.5	67.8
Kansas	68.3	69.0	68.9	69.0	67.5	67.5	Tennessee	67.6	68.3	64.1	65.2	67.0	68.8
Kentucky	68.5	65.8	68.8	70.6	71.2	73.2	Texas	60.5	59.7	58.7	59.7	61.4	61.8
Louisiana	70.2	67.8	65.4	65.8	65.3	64.9	Utah	71.5	70.1	68.9	69.3	71.5	72.7
Maine	73.7	74.2	71.9	72.6	76.7	76.5	Vermont	69.5	72.6	68.5	69.4	70.4	70.3
Maryland	65.6	64.9	65.5	64.1	65.8	66.9	Virginia	68.5	69.8	68.5	69.3	68.1	68.5
Massachusetts	60.5	58.6	60.7	60.6	60.2	61.7	Washington	66.8	61.8	63.1	62.4	61.6	63.1
Michigan	70.7	72.3	72.3	72.0	72.2	73.3	West Virginia	75.9	72.0	73.3	73.7	73.1	74.3
Minnesota	70.0	68.0	65.8	68.9	73.3	75.4	Wisconsin	63.8	68.3	65.7	64.2	67.5	68.2
Mississippi	69.6	69.4	69.7	69.2	71.1	73.0	Wyoming	73.2	68.9	67.1	65.8	69.0	68.0

¹ Based on 1990 population controls.

Source: U.S. Bureau of the Census, Internet site <<http://www.census.gov/ftp/pub/hhes/www/hvs.html>> (accessed 29 July 1997).

No. 1202. Occupied Housing Units—Costs and Value, by Region: 1995

[As of fall. Specified owner-occupied units are limited to one-unit structures on less than 10 acres and no business on property. Specified renter-occupied units exclude one-unit structures on 10 acres or more. See headnote table 1203 for an explanation of housing costs. Based on the American Housing Survey; see Appendix III]

CATEGORY	NUMBER (1,000)					PERCENT DISTRIBUTION				
	Total units	North-east	Mid-west	South	West	Total units	North-east	Mid-west	South	West
OWNER OCCUPIED UNITS										
Total	63,544	11,861	16,567	22,959	12,157	100.0	100.0	100.0	100.0	100.0
Monthly housing costs:										
Less than \$300	17,027	1,694	4,633	8,008	2,692	26.8	14.3	27.9	34.9	22.1
\$300 to \$399	6,360	1,341	1,838	2,144	1,036	10.0	11.3	11.1	9.4	8.5
\$400 to \$499	5,268	1,143	1,594	1,801	730	8.3	9.6	9.6	7.8	6.0
\$500 to \$599	4,921	914	1,452	1,811	744	7.7	7.7	8.8	7.9	6.1
\$600 to \$699	4,356	838	1,267	1,572	679	6.9	7.1	7.6	6.8	5.6
\$700 to \$799	4,142	751	1,180	1,459	753	6.5	6.3	7.1	6.4	6.2
\$800 to \$999	6,684	1,373	1,717	2,337	1,257	10.5	11.6	10.4	10.2	10.3
\$1,000 to \$1,249	5,477	1,253	1,293	1,650	1,280	8.6	10.6	7.8	7.2	10.5
\$1,250 to \$1,499	3,518	939	685	848	1,047	5.5	7.9	4.1	3.7	8.6
\$1,500 or more	5,791	1,616	908	1,328	1,939	9.1	13.6	5.5	5.8	15.9
Median (dol.) ¹	563	700	515	474	726	(X)	(X)	(X)	(X)	(X)
RENTER OCCUPIED UNITS										
Total	34,150	7,338	7,096	11,277	8,439	100.0	100.0	100.0	100.0	100.0
Monthly housing costs:										
Less than \$300	4,815	1,003	1,318	1,766	729	14.1	13.7	18.6	15.7	8.6
\$300 to \$399	4,285	669	1,265	1,722	629	12.5	9.1	17.8	15.3	7.5
\$400 to \$499	5,645	956	1,455	2,029	1,206	16.5	13.0	20.5	18.0	14.3
\$500 to \$599	5,076	1,106	1,070	1,609	1,292	14.9	15.1	15.1	14.3	15.3
\$600 to \$699	4,188	1,024	730	1,199	1,235	12.3	14.0	10.3	10.6	14.6
\$700 to \$799	2,910	726	372	846	966	8.5	9.9	5.2	7.5	11.4
\$800 to \$999	2,856	788	292	694	1,081	8.4	10.7	4.1	6.2	12.8
\$1,000 to \$1,249	1,244	380	97	239	528	3.6	5.2	1.4	2.1	6.3
\$1,250 to \$1,499	420	122	25	88	185	1.2	1.7	0.4	0.8	2.2
\$1,500 or more	365	114	30	68	152	1.1	1.6	0.4	0.6	1.8
No cash rent	2,344	451	442	1,017	435	6.9	6.1	6.2	9.0	5.2
Median (dol.) ¹	523	574	451	479	612	(X)	(X)	(X)	(X)	(X)

X Not applicable. ¹ For explanation of median, see Guide to Tabular Presentation.

No. 1203. Occupied Housing Units—Financial Summary, by Selected Characteristics of the Householder: 1995

[In thousands of units, except as indicated. As of fall. Housing costs include real estate taxes, property insurance, utilities, fuel, water, garbage collection, and mortgage. Based on the American Housing Survey; see Appendix III]

CHARACTERISTIC	Total occupied units	TENURE		BLACK		HISPANIC ORIGIN ¹		ELDERLY ²		HOUSEHOLDS BELOW POVERTY LEVEL	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Total units ³	97,693	63,544	34,150	5,137	6,637	3,245	4,512	16,299	4,542	6,034	8,661
Monthly housing costs:											
Less than \$300	21,844	17,027	4,815	1,721	1,423	883	549	8,833	1,364	3,015	2,682
\$300-\$399	10,644	6,360	4,285	555	1,004	287	529	2,560	558	710	1,305
\$400-\$499	10,913	5,268	5,645	444	1,182	249	762	1,479	583	510	1,345
\$500-\$599	9,997	4,921	5,076	430	928	227	797	947	485	389	904
\$600-\$699	8,544	4,356	4,188	381	698	219	652	585	389	258	621
\$700-\$799	7,052	4,142	2,910	323	409	209	388	455	240	227	420
\$800-\$999	9,540	6,684	2,856	496	417	296	369	582	245	282	309
\$1,000 or more	16,815	14,786	2,029	786	167	877	201	855	196	644	166
Median amount (dol.) ⁴	543	563	523	465	459	590	535	282	418	300	391
Monthly housing costs as percent of income: ⁴											
Less than 5 percent	3,036	2,845	191	174	16	104	19	669	14	17	15
5 to 9 percent	10,508	9,570	938	677	121	455	88	2,749	67	88	55
10 to 14 percent	14,002	11,260	2,741	827	446	444	216	3,222	129	223	116
15 to 19 percent	14,673	10,637	4,035	755	727	470	424	2,382	192	296	194
20 to 24 percent	12,318	8,174	4,144	668	796	397	482	1,724	381	348	297
25 to 29 percent	9,519	5,523	3,996	405	758	293	517	1,196	556	319	578
30 to 34 percent	6,514	3,586	2,928	298	540	205	410	866	485	338	472
35 to 39 percent	4,703	2,402	2,301	227	421	164	370	662	325	262	418
40 percent or more	18,234	8,377	9,857	964	2,219	649	1,639	2,515	1,826	3,007	4,999
Median amount (percent)	22	19	29	20	31	21	34	18	38	52	62
Median monthly costs (dol.) ⁴ :											
Electricity	63	69	48	71	52	64	44	59	40	62	46
Piped gas	38	42	29	46	35	29	25	41	26	38	30
Fuel oil	59	61	52	57	54	60	43	61	54	53	52

¹ Persons of Hispanic origin may be of any race. ² Householders 65 years old and over. ³ Includes units with mortgage payment not reported and no cash rent not shown separately. ⁴ For explanation of median, see Guide to Tabular Presentation.

⁵ Money income before taxes.

Source of tables 1202 and 1203: U.S. Bureau of the Census, *Current Housing Reports*, series H-150/95RV, *American Housing Survey in the United States (Revised)*. Internet site <<http://www.census.gov/prod/2/constr/h150/h15095rv.pdf>> (accessed 25 August 1997).

No. 1204. Owner Occupied Housing Units—Mortgage Characteristics, by Region: 1995

[As of fall. Based on the American Housing Survey; see Appendix III]

CHARACTERISTIC	NUMBER (1,000)					PERCENT DISTRIBUTION				
	Total units	North-east	Mid-west	South	West	Total units	North-east	Mid-west	South	West
ALL OWNERS										
Total units	63,544	11,861	16,567	22,959	12,157	100.0	100.0	100.0	100.0	100.0
Mortgages currently on property:										
None, owned free and clear	24,518	4,607	6,479	9,666	3,765	38.6	38.8	39.1	42.1	31.0
Mortgaged	39,026	7,254	10,088	13,292	8,392	61.4	61.2	60.9	57.9	69.0
One mortgage or land contract	34,730	6,326	8,913	12,183	7,307	54.7	53.3	53.8	53.1	60.1
Two mortgages	4,244	914	1,167	1,102	1,062	6.7	7.7	7.0	4.8	8.7
Three mortgages or more	52	14	7	7	23	0.1	0.1	0.0	0.0	0.2
OWNERS WITH MORTGAGES										
Total units	39,026	7,254	10,088	13,292	8,392	100.0	100.0	100.0	100.0	100.0
Type of primary mortgage:										
FHA	5,172	514	1,182	2,252	1,225	13.3	7.1	11.7	16.9	14.6
VA	2,356	170	467	1,086	632	6.0	2.3	4.6	8.2	7.5
Farmers Home Administration	381	47	114	158	62	1.0	0.6	1.1	1.2	0.7
Other types	27,906	5,732	7,793	8,583	5,798	71.5	79.0	77.3	64.6	69.1
Don't know	1,336	265	202	585	284	3.4	3.7	2.0	4.4	3.4
Not reported	1,875	527	330	628	390	4.8	7.3	3.3	4.7	4.6
Payment plan of primary mortgage:										
Fixed payment, self amortizing	30,002	5,392	7,925	10,519	6,166	76.9	74.3	78.6	79.1	73.5
Adjustable rate mortgage	4,473	900	1,116	1,233	1,224	11.5	12.4	11.1	9.3	14.6
Graduated payment mortgage	370	67	79	114	109	0.9	0.9	0.8	0.9	1.3
Balloon	586	53	244	178	112	1.5	0.7	2.4	1.3	1.3
Other	567	102	144	200	121	1.5	1.4	1.4	1.5	1.4
Combination	336	71	93	103	69	0.9	1.0	0.9	0.8	0.8
Not reported	2,691	669	486	946	590	6.9	9.2	4.8	7.1	7.0
Home equity loan:										
With a home equity loan	8,474	1,771	2,271	2,384	2,048	21.7	24.4	22.5	17.9	24.4
No home equity loan	27,696	4,906	7,243	9,776	5,770	71.0	67.6	71.8	73.5	68.8
Not reported	2,857	576	574	1,132	574	7.3	7.9	5.7	8.5	6.8

¹ Due to a reorganization, now the Rural Housing Service handles these mortgage functions.Source: U.S. Bureau of the Census, *Current Housing Reports*, series H-150/95, *American Housing Survey in the United States*.**No. 1205. Heating Equipment and Fuels for Occupied Units: 1991 to 1995**

[As of fall. Based on American Housing Survey. See Appendix III]

TYPE OF EQUIPMENT OR FUEL	NUMBER (1,000)			PERCENT DISTRIBUTION		
	1991	1993	1995	1991	1993	1995
Occupied units, total	93,147	94,724	97,692	100.0	100.0	100.0
Heating equipment:						
Warm air furnace	49,423	51,248	53,165	53.1	54.1	54.4
Heat pumps	7,638	8,422	9,406	8.2	8.9	9.6
Steam or hot water	13,929	13,657	13,669	15.0	14.4	14.0
Floor, wall, or pipeless furnace	4,291	4,746	4,963	4.6	5.0	5.1
Built-in electric units	6,755	6,722	7,035	7.3	7.1	7.2
Room heaters with flue	2,549	1,766	1,620	2.7	1.9	1.7
Room heaters without flue	2,111	1,597	1,642	2.3	1.7	1.7
Fireplaces, stoves, portable heaters or other	5,590	5,654	5,150	6.0	6.0	5.3
None	861	911	1,044	0.9	1.0	1.1
House main heating fuel:						
Utility gas	47,018	47,669	49,203	50.5	50.3	50.4
Fuel oil, kerosene, etc	12,462	12,189	12,029	13.4	12.9	12.3
Electricity	23,714	25,107	26,771	25.5	26.5	27.4
Bottled, tank, or LP gas	3,882	3,922	4,251	4.2	4.1	4.4
Coal or coke	319	297	210	0.3	0.3	0.2
Wood and other fuel	4,890	4,630	4,186	5.2	4.9	4.3
None	862	910	1,043	0.9	1.0	1.1
Cooking fuel:						
Electricity	54,232	55,887	57,621	58.2	59.0	59.0
Gas ¹	38,119	37,996	39,218	40.9	40.1	40.1
Other fuel	424	479	566	0.5	0.5	0.6
None	372	362	287	0.4	0.4	0.3

¹ Includes utility, bottled, tank, and LP gas.Source: U.S. Bureau of the Census, *Current Housing Reports*, series H150/91, H150/93, and H150/95, *American Housing Survey in the United States*.

No. 1206. Occupied Housing Units—Housing Indicators, by Selected Characteristics of the Householder: 1995

[In thousands of units. As of fall. Based on the American Housing Survey. See Appendix III]

CHARACTERISTIC	Total occupied units	TENURE		BLACK		HISPANIC ORIGIN ¹		ELDERLY ²		HOUSEHOLDS BELOW POVERTY LEVEL	
		Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter	Owner	Renter
Total units	97,693	63,544	34,150	5,137	6,637	3,245	4,512	16,299	4,542	6,034	8,661
Amenities:											
Porch, deck, balcony or patio	75,657	54,319	21,338	4,052	3,873	2,597	2,408	13,572	2,492	4,804	4,841
Usable fireplace	31,734	27,280	4,454	1,438	554	992	430	5,611	354	1,661	596
Separate dining room	46,657	36,374	10,283	2,934	2,074	1,652	1,155	8,293	1,028	2,800	2,140
With 2 or more living rooms or recreation rooms	28,941	26,179	2,762	1,659	355	197	5,680	277	1,578	428	428
Garage or carport with home	57,352	46,906	10,446	2,804	1,171	925	1,363	12,268	1,190	3,598	1,880
Cars and trucks available:											
No cars, trucks, or vans	9,583	2,491	7,092	538	2,375	125	1,202	1,745	2,100	881	3,565
Other households without cars	7,006	4,669	2,337	201	165	347	355	758	108	549	444
1 car with or without trucks or vans	48,263	30,648	17,615	2,399	3,176	1,464	2,100	9,870	2,074	3,180	3,869
2 cars	26,149	19,986	6,163	1,544	819	996	721	3,397	228	1,147	678
3 or more cars	6,692	5,750	942	455	102	314	133	529	33	276	106
With cars, no trucks or vans	52,068	32,256	19,812	3,093	3,702	1,557	2,282	9,950	2,153	3,035	4,092
1 truck or van with or without cars	28,423	22,304	6,119	1,276	523	1,168	875	3,848	269	1,650	880
2 or more trucks or vans	7,619	6,493	1,126	230	37	396	153	756	20	467	125
Internal deficiencies:											
Signs of rats in last 3 months	2,708	1,219	1,489	230	555	193	463	263	132	235	637
Holes in floors	1,074	503	571	106	177	71	125	84	36	126	222
Open cracks or holes	4,527	1,943	2,584	356	750	168	426	347	176	346	921
Broken plaster or peeling paint (interior of unit)	3,673	1,672	2,002	273	584	145	333	375	167	304	729
No electrical wiring	26	22	4	-	-	-	-	3	2	15	-
Exposed wiring	1,760	873	887	88	240	80	175	260	105	104	306
Rooms without electric outlet	1,816	891	925	130	269	44	147	276	98	187	353
Water leakage ³	11,411	6,325	5,086	641	1,197	354	662	1,067	443	616	1,434

- Represents zero. ¹ Persons of Hispanic origin may be of any race. ² Householders 65 years old and over. ³ During the 12 months prior to the survey.

Source: U.S. Bureau of the Census, *Current Housing Reports*, series H150/95, *American Housing Survey in the United States*.

No. 1207. Appliances Used by Households, by Region and Family Income: 1993

[In millions, except percent. Represents appliances possessed and generally used by the household. Based on Residential Energy Consumption Survey; see source. For composition of regions, see table 26]

TYPE OF APPLIANCE	HOUSEHOLDS USING APPLIANCE		REGION				FAMILY INCOME IN 1993			
	Number	Percent of total	North-east	Midwest	South	West	Under \$25,000	\$25,000-\$34,999	\$35,000-\$49,999	\$50,000 and over
Total households	96.6	100.0	19.5	23.3	33.5	20.4	35.4	22.8	10.8	27.6
Air conditioners	66.1	68.4	11.3	17.1	29.9	7.8	21.7	15.7	7.9	20.8
Room	25.7	26.6	7.6	6.6	9.0	2.6	11.4	5.8	3.0	5.5
Central system ¹	42.1	43.5	3.9	10.8	21.8	5.5	10.6	10.5	5.1	15.9
Clothes washer	74.5	77.1	14.4	18.4	27.0	14.7	21.9	18.4	9.3	24.9
Clothes dryer	68.8	71.2	12.5	18.0	24.6	13.6	18.2	17.5	8.9	24.2
Dehumidifier	9.1	9.4	2.5	5.1	1.2	0.2	1.7	1.8	1.4	4.1
Dishwasher	43.7	45.2	8.1	9.4	15.7	10.5	7.7	10.2	6.5	19.4
Freezer	33.4	34.5	5.0	10.2	12.5	5.7	9.9	8.2	4.2	11.0
Microwave oven ²	81.3	84.1	15.1	20.8	27.8	17.5	25.6	20.3	9.8	25.5
Office equipment	23.3	24.2	4.8	5.5	7.2	5.8	3.2	4.7	3.8	11.7
Facsimile machine	2.9	3.0	0.6	0.4	1.0	0.8	(B)	0.5	0.5	1.6
Laser printer	5.3	5.5	0.9	1.0	1.8	1.6	0.5	0.9	0.7	3.0
Personal computer	22.6	23.3	4.7	5.3	6.9	5.7	3.2	4.4	3.6	11.4
Outdoor gas grill	27.5	28.5	7.0	7.4	8.5	4.7	4.0	6.9	4.3	12.4
Oven: Electric	59.4	61.5	9.2	13.5	23.8	12.9	19.0	14.5	7.2	18.9
Gas	30.7	31.8	8.6	8.4	6.9	6.7	13.0	6.6	3.2	7.9
Range: Electric	59.3	61.4	9.3	13.6	23.9	12.6	19.1	14.5	7.2	18.6
Gas	32.2	33.3	9.0	8.7	7.2	7.2	13.7	6.8	3.3	8.4
Refrigerator: Frost-free	81.8	84.6	16.1	19.3	29.4	17.0	26.4	19.9	9.8	25.6
Nonfrost-free ³	14.7	15.2	3.4	4.0	4.0	3.4	8.9	2.8	1.0	2.0
Television set: Color	94.4	97.7	19.1	22.8	32.7	19.9	33.7	22.6	10.7	27.4
Black and white	19.0	19.6	3.9	5.5	6.5	3.1	6.7	4.3	2.0	6.0
Toaster oven	27.5	28.5	7.2	4.5	10.1	5.7	9.2	5.8	3.5	9.0
Water heater: ⁴ Gas	51.2	53.0	10.1	15.3	12.6	13.2	18.4	11.0	5.8	16.0
Electric	37.1	38.4	4.5	6.9	19.2	6.5	14.1	9.8	4.1	9.3
Ceiling fan	51.8	53.6	8.6	13.2	22.1	8.0	15.2	12.6	7.0	17.1

B Base figure too small to meet statistical standards for reliability. ¹ Includes the households, with both central air conditioning and window or wall air conditioning units. ² Microwave is first or second most used oven. ³ Includes refrigerators without freezer compartments. ⁴ Excludes water heaters that serve more than one household.

Source: U.S. Energy Information Administration, *Housing Characteristics: 1993*.

No. 1208. Expenditures by Residential Property Owners for Improvements and Maintenance and Repairs, by Type of Property and Activity: 1980 to 1995

[In millions of dollars]

YEAR AND TYPE OF EXPENDITURE	Total	1-unit properties with owner occupant	Other properties	ADDITIONS AND ALTERATIONS				Major replacements	Maintenance and repairs
				Total	To structures		To property outside of structures		
					Additions	Alterations			
1980	46,338	31,481	14,857	21,336	4,183	11,193	5,960	9,816	15,187
1981	46,351	30,201	16,150	20,414	3,164	11,947	5,303	9,915	16,022
1982	45,291	29,779	15,512	18,774	2,641	10,711	5,423	9,707	16,810
1983	49,295	32,524	16,771	20,271	4,739	11,673	3,859	10,895	18,128
1984	69,784	43,781	26,003	27,822	6,007	14,486	7,329	13,067	28,894
1985	80,267	47,742	32,525	28,775	3,966	17,599	7,211	16,134	35,358
1986	91,274	54,298	36,976	38,608	7,377	21,192	10,040	16,695	35,971
1987	94,082	54,791	39,291	39,978	9,557	21,641	8,779	15,875	38,229
1988	101,117	60,822	40,295	43,339	11,333	22,703	9,303	16,893	40,885
1989	100,891	59,858	41,033	39,786	6,828	23,129	9,828	18,415	42,689
1990	106,773	59,683	47,090	37,253	8,561	21,920	6,771	18,215	51,305
1991	97,528	58,083	39,445	30,944	7,914	16,076	6,954	16,744	49,840
1992	103,734	67,316	36,418	40,186	6,783	22,700	10,704	18,393	45,154
1993	108,305	70,746	37,559	45,797	12,757	24,781	8,259	20,809	41,699
1994, total¹	115,030	77,270	37,760	48,828	9,647	28,672	10,509	23,248	42,953
Heating and air conditioning ²	8,581	5,712	2,869	2,060	(NA)	2,060	(NA)	3,904	2,617
Plumbing	8,941	5,222	3,719	1,677	(NA)	1,677	(NA)	2,836	4,428
Roofing	11,406	6,371	5,034	(NA)	(NA)	(NA)	(NA)	7,008	4,398
Painting	11,446	6,439	5,007	(NA)	(NA)	(NA)	(NA)	(NA)	11,446
1995, total¹	111,683	75,362	36,321	44,726	7,936	26,893	8,997	24,910	42,047
Heating and air conditioning ²	10,151	7,480	2,671	1,872	(NA)	1,872	(NA)	5,639	2,640
Plumbing	9,489	5,145	4,344	2,354	(NA)	2,354	(NA)	3,053	4,082
Roofing	10,415	6,972	3,443	(NA)	(NA)	(NA)	(NA)	6,280	4,135
Painting	10,910	6,169	4,741	(NA)	(NA)	(NA)	(NA)	(NA)	10,910

NA Not available. ¹ Includes types of expenditures not separately specified. ² Central air-conditioning.Source: U.S. Bureau of the Census, *Current Construction Reports*, series C50, *Expenditures for Residential Improvements*, quarterly.

No. 1209. Characteristics of Property Owners and Managers: 1995

[In thousands. For privately owned rental units. Based on survey and subject to sampling error; see source for details]

CHARACTERISTIC	SINGLE FAMILY PROPERTIES		MULTI FAMILY PROPERTIES						
	Total	Detached	Total	2 units	3 to 4 units	5 to 9 units	10 to 19 units	20 to 49 units	50 units or more
All owners¹	8,773	6,438	20,585	3,085	2,471	1,894	1,468	2,224	9,443
Individual or partnership owners ²	7,746	5,752	16,915	2,953	2,347	1,713	1,236	1,858	6,808
Under 25 years old	-	-	14	5	3	-	-	-	3
25 to 34 years old	218	118	490	155	130	68	24	44	69
35 to 44 years old	1,146	823	1,514	475	281	232	114	122	289
45 to 54 years old	1,663	1,237	2,808	670	496	372	184	341	744
55 to 64 years old	1,747	1,336	2,698	561	494	337	218	373	716
65 to 74 years old	1,425	1,093	1,995	428	349	232	167	201	618
75 years or older	891	713	958	270	200	94	109	65	221
Male	5,130	3,814	9,584	1,866	1,540	1,103	768	1,181	3,125
Female	2,316	1,744	2,261	838	545	347	150	174	206
White	6,307	4,654	10,400	2,264	1,731	1,270	825	1,234	3,077
Black	595	499	599	241	197	79	17	14	51
American Indian or Alaskan Native	41	30	22	4	8	3	-	-	7
Asian or Pacific Islander	254	192	442	90	79	53	50	63	107
Other	174	127	217	56	49	32	7	30	43
Hispanic	436	322	479	135	126	80	27	59	52
Non-Hispanic	6,719	5,017	11,104	2,492	1,925	1,334	864	1,276	3,213
Percent of rental income spent on maintenance:									
None	1,261	1,020	283	185	27	27	7	-	36
1 to 4 percent	1,426	1,022	1,530	407	280	141	105	122	475
5 to 9 percent	1,429	1,057	2,844	513	385	275	230	338	1,103
10 to 19 percent	1,741	1,303	4,446	784	658	400	380	431	1,793
20 to 29 percent	764	516	2,287	317	293	256	145	263	1,023
30 to 39 percent	316	211	1,270	158	118	103	58	162	671
40 to 49 percent	182	114	751	78	35	95	83	89	370
50 to 74 percent	231	174	935	73	128	73	65	130	466
75 percent or more	300	219	639	132	123	78	26	91	190

- Represents zero. ¹ Includes other owners not shown separately. ² Includes those not reporting.Source: U.S. Bureau of the Census, Internet site <<http://www.census.gov/hhes/www/poms.html>> (accessed 23 April 1997).

No. 1210. Net Stock of Residential Capital: 1985 to 1995

[In billions of dollars. End of year estimates]

ITEM	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Total residential capital ¹	4,683.3	5,043.1	5,386.5	5,737.1	6,054.7	6,295.7	6,407.8	6,749.5	7,156.9	7,591.2	7,917.7
By type of owner and legal form of organization:											
Private	4,578.2	4,934.1	5,267.7	5,602.7	5,911.1	6,147.3	6,258.5	6,591.4	6,989.0	7,412.6	7,732.8
Corporate	55.6	59.3	62.6	65.3	67.1	68.6	69.4	72.3	74.6	75.7	77.7
Noncorporate	4,522.6	4,874.7	5,205.0	5,537.4	5,844.0	6,078.7	6,189.1	6,519.1	6,914.4	7,336.9	7,655.2
Government	105.1	109.0	118.9	134.4	143.6	148.4	149.3	158.2	167.9	178.7	184.9
Federal	32.0	30.4	35.4	46.2	50.3	51.4	50.1	52.9	55.3	58.4	59.5
State and local	73.1	78.6	83.4	88.3	93.3	97.0	99.2	105.3	112.7	120.3	125.4
By tenure group:											
Owner-occupied	3,254.0	3,520.0	3,774.7	4,043.9	4,298.3	4,494.3	4,597.9	4,870.7	5,208.7	5,589.7	5,869.9
Farm	128.6	133.6	138.4	142.5	146.9	151.2	152.0	156.8	162.1	168.4	172.1
Nonfarm	3,125.3	3,386.4	3,636.3	3,901.4	4,151.4	4,343.1	4,445.9	4,713.9	5,046.6	5,421.4	5,697.8
Tenant-occupied	1,302.3	1,391.1	1,469.1	1,534.0	1,587.1	1,626.7	1,634.7	1,694.1	1,752.6	1,794.2	1,834.5
Farm	5.6	5.9	6.1	6.3	6.4	6.7	6.7	6.9	7.3	7.6	7.8
Nonfarm	1,296.7	1,385.2	1,463.0	1,527.7	1,580.7	1,620.1	1,628.0	1,687.2	1,745.4	1,786.6	1,826.7

¹ Includes stocks of other nonfarm residential capital, which consists of dormitories, fraternity and sorority houses, and nurses' homes.

Source: U.S. Bureau of Economic Analysis, *Survey of Current Business*, monthly, May 1997 issue.

No. 1211. Vacancy Rates for Housing Units—Characteristics: 1990 to 1996

[In percent. Rate is relationship between vacant housing for rent or for sale and the total rental and homeowner supply, which comprises occupied units, units rented or sold and awaiting occupancy, and vacant units available for rent or sale. For composition of regions, see table 26. Based on the Current Population Survey/Housing Vacancy Survey; see source for details]

CHARACTERISTIC	RENTAL UNITS					HOMEOWNER UNITS				
	1990	1993 ¹	1994	1995	1996	1990	1993 ¹	1994	1995	1996
Total units	7.2	7.3	7.4	7.6	7.8	1.7	1.4	1.5	1.5	1.6
Inside MSA's	7.1	7.5	7.3	7.6	7.7	1.7	1.4	1.5	1.5	1.6
Outside MSA's	7.6	6.5	7.7	7.9	8.7	1.8	1.5	1.5	1.6	1.7
Northeast	6.1	7.0	7.1	7.2	7.4	1.6	1.3	1.5	1.5	1.6
Midwest	6.4	6.6	6.8	7.2	7.9	1.3	1.1	1.1	1.3	1.3
South	8.8	7.9	8.0	8.3	8.6	2.1	1.7	1.7	1.7	1.8
West	6.6	7.4	7.1	7.5	7.2	1.8	1.4	1.6	1.7	1.7
Units in structure:										
1 unit	4.0	3.7	4.5	5.4	5.5	1.4	1.2	1.3	1.4	1.4
2 units or more	9.0	9.4	9.1	9.0	9.2	7.1	5.3	4.9	4.8	5.1
5 units or more	9.6	10.2	9.8	9.5	9.6	8.4	6.8	5.6	5.1	6.0
Units with—										
3 rooms or less	10.3	10.7	11.1	11.4	11.4	10.2	6.9	9.7	9.2	9.9
4 rooms	8.0	8.1	7.9	8.2	8.8	3.2	2.5	3.0	2.8	3.0
5 rooms	5.7	5.7	5.7	5.8	5.9	2.0	1.7	1.8	1.8	1.9
6 rooms or more	3.0	3.2	3.4	3.8	3.8	1.1	1.0	0.9	1.1	1.1

¹ Beginning 1993, based on 1990 population census controls.

Source: Bureau of the Census, Internet site <<http://www.census.gov/ftp/pub/hhes/www/hvs.html>> (accessed 29 July 1997)

No. 1212. Recent Home Buyers—General Characteristics: 1976 to 1996

[As of October. Based on a sample survey; subject to sampling variability]

ITEM	Unit	1976	1980	1985	1990	1992	1993	1994	1995	1996
Median purchase price	Dollars	43,340	68,714	90,400	131,200	141,000	141,900	145,400	147,700	153,200
First-time buyers	Dollars	37,670	61,450	75,100	106,000	122,400	121,100	125,000	128,300	130,100
Repeat buyers ¹	Dollars	50,090	75,750	106,200	149,400	158,000	159,600	163,500	164,300	170,700
Average monthly mortgage payment	Dollars	329	599	896	1,127	1,064	1,015	1,028	1,062	1,087
Percent of income	Percent	24.0	32.4	30.0	33.8	33.2	31.5	31.4	32.6	32.6
Percent buying—										
New houses	Percent	15.1	22.4	23.8	21.2	20.5	22.3	22.0	21.5	22.7
Existing houses	Percent	84.9	77.6	76.2	78.8	79.5	77.7	78.0	78.5	77.3
Single-family houses	Percent	88.8	82.4	87.0	83.8	85.0	84.2	83.9	83.1	82.6
Condominiums ²	Percent	11.2	17.6	10.6	13.1	13.1	12.8	12.1	14.0	14.2
For the first time	Percent	44.8	32.9	36.6	41.9	47.7	46.0	47.1	46.2	44.7
Average age:										
First-time buyers	Years	28.1	28.3	28.4	30.5	31.0	31.6	31.6	32.1	32.4
Repeat buyers ¹	Years	35.9	36.4	38.4	39.1	40.8	41.0	41.7	40.7	41.1
Downpayment/sales price	Percent	25.2	28.0	24.8	23.3	21.4	20.2	20.2	20.4	19.5
First-time buyers	Percent	18.0	20.5	11.4	15.7	14.3	14.0	13.7	13.3	12.4
Repeat buyers ¹	Percent	30.8	32.7	32.7	28.9	28.0	25.4	26.1	26.8	25.3

¹ Buyers who previously owned a home. ² Includes multiple-family houses.

Source: Chicago Title Insurance Company, Chicago, IL, *The Guarantor*, quarterly (copyright).

No. 1213. Commercial Office Space—Overview for Selected Metropolitan Areas: 1996

[The complete publication including this copyright table is available from the U.S. Government Printing Office and the National Technical Information Service]

No. 1214. Commercial Buildings—Selected Characteristics, by Square Footage of Floorspace: 1995

[Preliminary. Excludes buildings 1,000 square feet or smaller. Building type based on predominant activity in which the occupants were engaged. Based on a sample survey of building representatives conducted between August and December 1995; therefore, subject to sampling variability. For composition of regions, see table 26]

CHARACTERISTIC	Number of buildings (1,000)	FLOORSPACE (mil. sq. ft.)							Mean sq. ft. per building (1,000)	Median sq. ft. per building (1,000)
		Total	Within buildings having square footage of—							
			5,000 or less	5,001 to 10,000	10,001 to 25,000	25,001 to 50,000	50,001 to 100,000	100,001 and over		
All buildings	4,579	58,772	6,338	7,530	11,617	7,676	7,968	17,643	12.8	5.0
Region:										
Northeast	725	11,883	995	1,223	2,118	1,380	1,371	4,795	16.4	5.0
Midwest	1,139	14,322	1,772	1,678	2,701	1,726	1,920	4,526	12.6	4.5
South	1,750	20,830	2,428	2,786	4,481	2,664	2,980	5,491	11.9	4.8
West	964	11,736	1,144	1,842	2,317	1,905	1,697	2,831	12.2	5.5
Year constructed:										
1919 or before	353	3,673	442	756	957	407	386	³ 340	10.4	5.5
1920 to 1945	562	6,710	855	981	1,241	595	750	2,288	11.9	4.8
1946 to 1959	867	9,298	1,180	1,710	1,942	1,260	1,293	1,913	10.7	4.3
1960 to 1969	718	10,858	889	1,132	2,163	1,650	1,453	3,572	15.1	5.5
1970 to 1979	813	11,333	1,245	1,186	2,071	1,337	1,453	4,040	13.9	5.0
1980 to 1989	846	12,252	1,087	1,102	2,809	1,701	1,816	3,737	14.5	5.0
1990 to 1992	218	2,590	316	368	251	378	410	867	11.9	3.5
1993 to 1995	202	2,059	324	296	184	349	407	⁴ 264	10.2	3.5
Principal activity within building:										
Education	309	7,740	250	404	1,045	1,825	1,752	¹ 2,216	25.1	8.5
Food sales	137	642	234	(S)	(S)	(S)	(S)	(NA)	4.7	2.5
Food service	285	1,353	550	390	(S)	(S)	(S)	(NA)	4.8	3.0
Health care	105	2,333	152	(S)	243	175	(S)	1,483	22.2	4.5
Lodging	158	3,618	150	269	748	512	613	¹¹ 1,105	22.8	9.0
Mercantile/services	1,289	12,728	1,841	2,202	2,939	1,180	1,274	3,292	9.9	4.0
Office	705	10,478	1,084	915	1,580	1,293	1,542	4,064	14.9	4.0
Public assembly	326	3,948	312	786	940	485	499	655	12.1	6.0
Public order and safety	87	1,271	(S)	(S)	368	(S)	(S)	(NA)	14.6	5.0
Religious worship	269	2,792	301	662	1,120	392	(S)	(NA)	10.4	8.0
Warehouse	580	8,481	807	991	1,530	1,165	1,147	2,841	14.6	5.5
Other	67	1,004	(S)	(S)	(S)	(S)	(S)	(NA)	14.9	5.0
Vacant	261	2,384	399	497	503	148	225	(NA)	9.1	4.0
Government owned	553	12,076	630	924	1,546	2,023	2,211	4,741	21.8	7.0
Nongovernment owned	4,025	46,696	5,709	6,606	10,071	5,653	5,757	9,209	11.6	4.8
Fuels used alone or in combination:										
Electricity	4,358	57,275	6,008	7,064	11,310	7,641	7,925	17,326	13.1	5.0
Natural gas	2,522	38,838	3,020	4,542	7,654	5,309	5,658	12,655	15.4	5.5
Fuel oil	634	14,670	987	713	1,445	1,164	1,992	8,368	23.1	4.8
Propane	589	5,344	997	881	1,342	562	637	772	9.1	4.0
District heat	115	5,941	(S)	(S)	407	673	792	3,848	51.6	12.5
District chilled water	53	2,521	(S)	(S)	239	275	348	1,576	47.7	12.5
Any other	213	2,336	276	414	413	223	419	² 252	16.2	4.0
Workers:										
Fewer than 5	2,505	13,885	4,184	3,636	3,806	770	518	³ 415	5.5	3.0
5 to 9	798	6,291	1,202	1,608	2,090	529	567	(NA)	7.9	4.8
10 to 19	625	7,102	695	1,637	2,399	1,099	557	³ 480	11.4	7.5
20 to 49	400	9,132	225	615	2,513	2,620	2,087	⁹ 940	22.8	16.3
50 to 99	138	6,931	(S)	(S)	567	1,644	2,108	¹² 325	50.3	37.5
100 to 249	71	5,988	(S)	(S)	155	913	1,472	3,431	84.4	55.0
250 or more	43	9,443	(S)	(S)	(S)	(S)	658	8,598	220.1	120.0
Weekly operating hours:										
39 or less	899	6,143	1,544	1,619	1,354	576	426	(NA)	6.8	4.0
40 to 48	1,257	13,233	1,701	2,033	3,382	1,981	1,776	¹² 1,144	10.5	4.8
49 to 60	969	12,242	1,264	1,707	2,562	2,103	1,897	2,709	12.6	5.5
61 to 84	567	10,052	653	1,020	1,873	1,182	1,354	3,970	17.7	6.0
85 to 167	420	6,202	618	503	1,024	749	988	2,319	14.8	4.3
168 (open continuously)	466	10,908	559	647	1,422	1,085	1,527	5,670	23.4	6.0

NA Not available. ¹ Figure does not meet publication standards. ² 100,001 to 500,000 square feet. ³ 200,001 to 500,000 square feet. ⁴ 100,001 to 200,000 square feet. ⁵ 200,001 square feet and over.

Source: U.S. Energy Information Administration, *Commercial Buildings Energy Consumption Survey, 1995*, Internet site <<http://www.eia.doe.gov/emeu/cbecs/contents.html>> (accessed 17 June 1997).

No. 1215. Commercial Buildings—Number and Size, by Principal Activity: 1995

[See headnote, table 1214. For composition of regions, see table 26]

BUILDING CHARACTERISTICS	All build-ings ¹	Educa-tion	Food sales	Food service	Health care	Lodg-ing	Mer-cantile/ser-vices	Offices	Public assem-bly	Religi-ous wor-ship	Ware-house
NUMBER (1,000)											
All buildings	4,579	309	137	285	105	158	1,289	705	326	269	580
Region: Northeast	725	39	(S)	41	14	10	241	112	46	41	88
Midwest	1,139	42	(S)	69	19	38	390	157	89	57	163
South	1,750	111	73	109	51	51	457	298	134	97	223
West	964	117	32	66	21	59	201	138	57	74	105
Year constructed:											
1919 or before	353	18	(S)	(S)	(S)	(S)	112	57	37	20	31
1920 to 1945	562	42	(S)	(S)	(S)	7	154	74	72	(S)	59
1946 to 1959	867	72	(S)	(S)	19	33	278	128	38	65	79
1960 to 1969	718	66	(S)	25	7	53	229	75	63	50	68
1970 to 1979	813	45	42	66	34	24	207	158	60	53	73
1980 to 1986	846	36	(S)	74	(S)	25	212	151	33	58	161
1990 to 1992	218	17	(S)	(S)	(S)	(S)	47	38	20	(S)	38
1993 to 1995	202	13	(S)	(S)	(S)	(S)	49	23	(S)	(S)	71
FLOORSPACE (mil. sq. ft.)											
All buildings	58,772	7,740	642	1,353	2,333	3,618	12,728	10,478	3,948	2,792	8,481
Region: Northeast	11,883	1,930	(S)	166	408	350	2,838	2,154	694	442	1,480
Midwest	14,322	1,997	(S)	474	466	909	3,203	2,338	957	633	2,044
South	20,830	2,315	287	443	916	1,313	4,864	3,483	1,367	1,006	3,436
West	11,736	1,498	209	271	543	1,047	1,822	2,503	930	711	1,522
Year constructed:											
1919 or before	3,673	521	(S)	(S)	(S)	(S)	816	599	381	266	192
1920 to 1945	6,710	1,080	(S)	(S)	(S)	170	1,118	1,155	706	(S)	1,076
1946 to 1959	9,298	1,921	(S)	(S)	356	607	1,895	1,262	498	637	1,236
1960 to 1969	10,858	1,841	(S)	192	428	972	2,342	2,066	821	535	1,530
1970 to 1979	11,333	1,232	165	285	748	576	2,749	2,195	736	510	1,616
1980 to 1986	12,252	614	(S)	305	425	829	2,727	3,377	399	598	2,104
1990 to 1992	2,590	238	(S)	(S)	(S)	(S)	632	568	221	(S)	318
1993 to 1995	2,059	293	(S)	(S)	(S)	(S)	449	217	(S)	(S)	409

S Figure does not meet publication standards. ¹ Includes other commercial buildings, not shown separately.
 Source: U.S. Energy Information Administration, *Commercial Buildings Energy Consumption Survey, 1995*, Internet site <<http://www.eia.doe.gov/erneu/cbecs/contents.html>> (accessed 17 June 1997).

No. 1216. Office Buildings—Vacancy Rates for Major Cities: 1980 to 1996

[As of end of year. Excludes government owned and occupied, owner-occupied, and medical office buildings]

CITY	1980	1985	1988	1989	1990	1991	1992	1993	1994	1995	1996
Total ¹	4.6	16.9	18.6	19.5	20.0	20.2	20.5	19.4	16.2	14.3	12.4
Atlanta, GA	10.0	21.0	18.3	19.9	19.1	19.5	19.4	16.8	13.0	10.4	9.2
Baltimore, MD	7.2	11.5	13.4	16.4	20.0	21.0	20.6	17.3	15.5	17.0	14.3
Boston, MA	3.8	13.1	14.1	15.3	19.6	19.1	17.5	17.7	13.3	10.4	6.2
Charlotte, NC	(NA)	16.7	16.5	14.3	16.5	19.4	(NA)	(NA)	10.0	8.9	8.2
Chicago, IL	7.0	16.5	15.9	17.0	18.6	20.0	22.1	21.4	18.7	15.5	15.5
Cincinnati, OH	(NA)	(NA)	13.9	16.6	(NA)	(NA)	19.4	(NA)	15.3	(NA)	13.1
Dallas, TX	8.6	23.0	29.7	26.9	25.8	26.0	31.3	29.5	21.7	18.7	16.2
Denver, CO	6.6	24.7	27.6	26.1	24.8	23.0	21.5	15.9	12.8	12.1	10.8
Detroit, MI	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	21.4	19.7	16.9	11.1
Fort Lauderdale, FL	(NA)	(NA)	19.5	26.3	23.0	24.9	22.9	(NA)	10.8	(NA)	10.5
Hartford, CT	(NA)	(NA)	12.9	17.0	20.0	21.3	23.1	(NA)	21.7	(NA)	22.6
Houston, TX	4.0	27.6	29.2	27.5	24.9	27.3	27.0	25.1	24.7	21.9	17.5
Las Vegas, NV	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	8.7	(NA)	10.5
Los Angeles, CA	0.9	15.3	15.8	19.7	16.8	20.2	21.2	21.0	19.6	23.2	22.1
Memphis, TN	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.6
Miami, FL	2.4	20.9	24.0	22.0	23.4	22.6	18.5	19.0	15.4	13.8	12.4
Minneapolis, MN	(NA)	(NA)	18.5	20.2	(NA)	18.9	19.9	(NA)	8.2	(NA)	6.5
Nashville, TN	(NA)	(NA)	(NA)	(NA)	25.1	18.4	(NA)	(NA)	7.5	(NA)	6.9
New York, NY ²	3.1	7.9	11.5	15.1	16.0	18.8	18.3	17.9	16.3	17.0	16.0
Orlando, FL	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	12.1	(NA)	6.5
Philadelphia, PA	6.3	14.5	15.8	16.3	18.2	17.3	19.0	17.8	16.3	16.2	13.7
Phoenix, AZ	(NA)	(NA)	(NA)	(NA)	27.6	24.8	24.4	(NA)	11.8	(NA)	11.5
Portland, OR	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	14.5	(NA)	9.4	(NA)	5.8
Richmond, VA	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	11.9	(NA)	9.7
Sacramento, CA	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	14.1	(NA)	12.4
San Diego, CA	24.7	20.1	17.6	19.5	23.7	23.8	22.1	18.8	17.4	14.1	14.1
San Francisco, CA	0.4	13.7	15.5	15.7	14.7	13.3	12.5	13.7	11.7	10.2	5.4
Seattle, WA	(NA)	(NA)	13.2	12.4	12.3	12.8	15.9	17.6	14.7	7.1	5.3
Silicon Valley, CA	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	12.7	(NA)	8.7
St Louis, MO	(NA)	(NA)	18.4	22.6	21.0	20.5	21.8	19.1	18.1	12.7	13.4
St Paul, MN	(NA)	(NA)	(NA)	(NA)	(NA)	19.7	18.5	(NA)	15.2	(NA)	12.5
Stamford, CT	(NA)	(NA)	28.4	29.7	27.8	26.4	24.8	(NA)	15.4	(NA)	13.0
Tampa/St. Petersburg	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.0
Washington, DC	2.5	9.0	13.2	14.4	19.0	17.6	15.4	14.1	13.4	10.8	9.3
West Palm Beach, CA	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	16.8	(NA)	12.0
White Plains, NY	(NA)	(NA)	18.6	20.1	18.6	20.3	22.7	(NA)	18.7	(NA)	19.7
Wilmington, DE	(NA)	(NA)	15.5	12.4	20.3	21.0	19.8	(NA)	16.7	(NA)	9.5
Winston-Salem/Greensboro	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)	13.2	(NA)	14.1

NA Not available. ¹ Includes other cities not shown separately. In 1996, 44 cities were covered. ² Refers to Manhattan.
 Source: ONCOR International, Houston, TX, 1980 and 1985, *National Office Market Report*, semi-annual; 1988-1990, *International Office Market Report*, semi-annual; thereafter, *Year-End (year) Market Data Book*, annual (copyright).