

Activities Related to Real Estate: 2002

Issued September 2004

EC02-531-06

2002 Economic Census

Real Estate and Rental and Leasing

Industry Series



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-- Not applicable for this report.

Introduction to the Economic Census

PURPOSES AND USES OF THE ECONOMIC CENSUS

The economic census is the major source of facts about the structure and functioning of the nation's economy. It provides essential information for government, business, industry, and the general public. Title 13 of the United States Code (Sections 131, 191, and 224) directs the Census Bureau to take the economic census every 5 years, covering years ending in "2" and "7."

The economic census furnishes an important part of the framework for such composite measures as the gross domestic product estimates, input/output measures, production and price indexes, and other statistical series that measure short-term changes in economic conditions. Specific uses of economic census data include the following:

- Policymaking agencies of the federal government use the data to monitor economic activity and to assess the effectiveness of policies.
- State and local governments use the data to assess business activities and tax bases within their jurisdictions and to develop programs to attract business.
- Trade associations study trends in their own and competing industries, which allows them to keep their members informed of market changes.
- Individual businesses use the data to locate potential markets and to analyze their own production and sales performance relative to industry or area averages.

INDUSTRY CLASSIFICATIONS

Data from the 2002 Economic Census are published primarily according to the 2002 North American Industry Classification System (NAICS). NAICS was first adopted in the United States, Canada, and Mexico in 1997. The 2002 Economic Census covers the following NAICS sectors:

21	Mining
22	Utilities
23	Construction
31-33	Manufacturing
42	Wholesale Trade
44-45	Retail Trade
48-49	Transportation and Warehousing
51	Information
52	Finance and Insurance
53	Real Estate and Rental and Leasing
54	Professional, Scientific, and Technical Services
55	Management of Companies and Enterprises
56	Administrative and Support and Waste Management and Remediation Services
61	Educational Services
62	Health Care and Social Assistance
71	Arts, Entertainment, and Recreation
72	Accommodation and Food Services
81	Other Services (except Public Administration)

(Not listed above are the Agriculture, Forestry, Fishing, and Hunting sector (NAICS 11), partially covered by the census of agriculture conducted by the U.S. Department of Agriculture, and the Public Administration sector (NAICS 92), largely covered by the census of governments conducted by the Census Bureau.)

The 20 NAICS sectors are subdivided into 100 subsectors (three-digit codes), 317 industry groups (four-digit codes), and, as implemented in the United States, 1,179 industries (six-digit codes).

RELATIONSHIP TO HISTORICAL INDUSTRY CLASSIFICATIONS

Prior to the 1997 Economic Census, data were published according to the Standard Industrial Classification (SIC) system. While many of the individual NAICS industries correspond directly to industries as defined under the SIC system, most of the higher level groupings do not. Particular care should be taken in comparing data for retail trade, wholesale trade, and manufacturing, which are sector titles used in both NAICS and SIC, but cover somewhat different groups of industries. The 1997 Economic Census *Bridge Between NAICS and SIC* demonstrates the relationships between NAICS and SIC industries. Where changes are significant, it may not be possible to construct time series that include data for points both before and after 1997.

Most industry classifications remained unchanged between 1997 and 2002, but NAICS 2002 includes substantial revisions within the construction and wholesale trade sectors, and a number of revisions for the retail trade and information sectors. These changes are noted in industry definitions and will be demonstrated in the *Bridge Between NAICS 2002 and NAICS 1997*.

For 2002, data for enterprise support establishments (those functioning primarily to support the activities of their company's operating establishments, such as a warehouse or a research and development laboratory) are included in the industry that reflects their activities (such as warehousing). For 1997, such establishments were termed auxiliaries and were excluded from industry totals.

BASIS OF REPORTING

The economic census is conducted on an establishment basis. A company operating at more than one location is required to file a separate report for each store, factory, shop, or other location. Each establishment is assigned a separate industry classification based on its primary activity and not that of its parent company. (For selected industries, only payroll, employment, and classification are collected for individual establishments, while other data are collected on a consolidated basis.)

GEOGRAPHIC AREA CODING

Accurate and complete information on the physical location of each establishment is required to tabulate the census data for states, metropolitan and micropolitan statistical areas, counties, and corporate municipalities (places) including cities, towns, townships, villages, and boroughs. Respondents were required to report their physical location (street address, municipality, county, and state) if it differed from their mailing address. For establishments not surveyed by mail (and those single-establishment companies that did not provide acceptable information on physical location), location information from administrative sources is used as a basis for coding.

AVAILABILITY OF ADDITIONAL DATA

All results of the 2002 Economic Census are available on the Census Bureau Internet site (www.census.gov) and on digital versatile discs (DVD-ROMs) for sale by the Census Bureau. The American FactFinder system at the Internet site allows selective retrieval and downloading of the data. For more information, including a description of reports being issued, see the Internet site, write to the U.S. Census Bureau, Washington, DC 20233-6100, or call Customer Services at 301-763-4100.

HISTORICAL INFORMATION

The economic census has been taken as an integrated program at 5-year intervals since 1967 and before that for 1954, 1958, and 1963. Prior to that time, individual components of the economic census were taken separately at varying intervals.

The economic census traces its beginnings to the 1810 Decennial Census, when questions on manufacturing were included with those for population. Coverage of economic activities was expanded for the 1840 Decennial Census and subsequent censuses to include mining and some commercial activities. The 1905 Manufactures Census was the first time a census was taken apart

from the regular decennial population census. Censuses covering retail and wholesale trade and construction industries were added in 1930, as were some service trades in 1933. Censuses of construction, manufacturing, and the other business censuses were suspended during World War II.

The 1954 Economic Census was the first census to be fully integrated, providing comparable census data across economic sectors and using consistent time periods, concepts, definitions, classifications, and reporting units. It was the first census to be taken by mail, using lists of firms provided by the administrative records of other federal agencies. Since 1963, administrative records also have been used to provide basic statistics for very small firms, reducing or eliminating the need to send them census report forms.

The range of industries covered in the economic census expanded between 1967 and 2002. The census of construction industries began on a regular basis in 1967, and the scope of service industries, introduced in 1933, was broadened in 1967, 1977, and 1987. While a few transportation industries were covered as early as 1963, it was not until 1992 that the census broadened to include all of transportation, communications, and utilities. Also new for 1992 was coverage of financial, insurance, and real estate industries. With these additions, the economic census and the separate census of governments and census of agriculture collectively covered roughly 98 percent of all economic activity. New for 2002 is coverage of four industries classified in the agriculture, forestry, and fishing sector under the SIC system: landscape architectural services, landscaping services, veterinary services, and pet care services.

Printed statistical reports from the 1992 and earlier censuses provide historical figures for the study of long-term time series and are available in some large libraries. Reports for 1997 were published primarily on the Internet and copies of 1992 reports are also available there. CD-ROMs issued from the 1987, 1992, and 1997 Economic Censuses contain databases that include all or nearly all data published in print, plus additional statistics, such as ZIP Code statistics, published only on CD-ROM.

SOURCES FOR MORE INFORMATION

More information about the scope, coverage, classification system, data items, and publications for the 2002 Economic Census and related surveys is published in the *Guide to the 2002 Economic Census* at www.census.gov/econ/census02/guide. More information on the methodology, procedures, and history of the census will be published in the *History of the 2002 Economic Census* at www.census.gov/econ/www/history.html.

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Real Estate and Rental and Leasing

SCOPE

The Real Estate and Rental and Leasing sector (sector 53) comprises establishments of firms with payroll primarily engaged in renting, leasing, or otherwise allowing the use of tangible assets (e.g., real estate and equipment), intangible assets (e.g., patents and trademarks), and establishments providing related services (e.g., establishments primarily engaged in managing real estate for others, selling, renting and/or buying real estate for others, and appraising real estate).

Exclusions. The following industries are not included in this sector: real estate investment trusts (REITs), which are classified in Subsector 525, Funds, Trusts, and Other Financial Vehicles, because they are considered investment vehicles; and establishments primarily engaged in renting or leasing equipment with operators, which are classified in various subsectors of NAICS depending on the nature of the services provided (e.g., transportation, construction, agriculture). These activities are excluded from this sector because the client is paying for the expertise and knowledge of the equipment operator, in addition to the use of the equipment.

The reports described below exclude establishments of firms with no paid employees. These “nonemployers,” typically self-employed individuals or partnerships operating businesses that they have not chosen to incorporate, are reported separately in *Nonemployer Statistics*. The contribution of nonemployers, relatively large for this sector, may be examined at www.census.gov/nonemployerimpact.

Definitions. Industry categories are defined in Appendix B, NAICS Codes, Titles, and Descriptions. Other terms are defined in Appendix A, Explanation of Terms.

REPORTS

The following reports provide statistics on this sector.

Industry Series. There are 11 reports, each covering a group of related industries. The reports present, by kind of business for the United States, general statistics for establishments of firms with payroll on number of establishments, revenue, payroll, and employment; comparative statistics for 2002 and 1997; product lines; and concentration of business activity in the largest firms. The data in industry reports are preliminary and subject to change in the following reports.

Geographic Area Series. There is a separate report for each state, the District of Columbia, and the United States. Each state report presents, for establishments of firms with payroll, general statistics on number of establishments, revenue, payroll, and employment by kind of business for the state, metropolitan and micropolitan statistical areas, counties, and places with 2,500 inhabitants or more. Greater kind-of-business detail is shown for larger areas. The United States report presents data for the United States as a whole for detailed kind-of-business classifications.

Subject Series:

- **Product Lines.** This report presents product lines data for establishments of firms with payroll by kind of business. Establishments may report negative revenue for selected product lines. Because of this, percentages for product lines may be in excess of 100 or less than 0. Data are presented for the United States only.
- **Establishment and Firm Size (Including Legal Form of Organization).** This report presents revenue, payroll, and employment data for the United States by revenue size, by employment size, and by legal form of organization for establishments of firms with payroll; and by revenue size (including concentration by largest firms), by employment size, and by number of establishments operated (single units and multiunits) for firms with payroll.

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- **Miscellaneous Subjects.** This report presents data for a variety of industry-specific topics for establishments of firms with payroll. Presentation of data varies by kind of business.

Other reports. Data for this sector are also included in reports with multisector coverage, including *Nonemployer Statistics*, *Comparative Statistics*, *Bridge Between 2002 NAICS and 1997 NAICS*, *Business Expenses*, and the Survey of Business Owners reports.

GEOGRAPHIC AREAS COVERED

The level of geographic detail varies by report. Maps are available at www.census.gov/econ2002maps. Notes specific to areas in the state are included in Appendix D, Geographic Notes. Data may be presented for –

1. The United States as a whole.
2. States and the District of Columbia.
3. Metropolitan and micropolitan statistical areas. A core based statistical area (CBSA) contains a core area with a substantial population nucleus, together with adjacent communities having a high degree of social and economic integration with that core. CBSAs are differentiated into metropolitan and micropolitan statistical areas based on size criteria. Both metropolitan and micropolitan statistical areas are defined in terms of entire counties, and are listed in Appendix E, Metropolitan and Micropolitan Statistical Areas.
 - a. Metropolitan Statistical Areas (metro areas). Metro areas have at least one urbanized area of 50,000 or more population, plus adjacent territory that has a high degree of social and economic integration with the core as measured by commuting ties.
 - b. Micropolitan Statistical Areas (micro areas). Micro areas have at least one urban cluster of at least 10,000, but less than 50,000 population, plus adjacent territory that has a high degree of social and economic integration with the core as measured by commuting ties.
 - c. Metropolitan Divisions (metro divisions). If specified criteria are met, a metro area containing a single core with a population of 2.5 million or more may be subdivided to form smaller groupings of counties referred to as Metropolitan Divisions.
 - d. Combined Statistical Areas (combined areas). If specified criteria are met, adjacent metro and micro areas, in various combinations, may become the components of a new set of areas called Combined Statistical Areas. The areas that combine retain their own designations as metro or micro areas within the larger combined area.
4. Counties and county equivalents defined as of January 1, 2002. Counties are the primary divisions of states, except in Louisiana where they are called parishes and in Alaska where they are called boroughs, census areas, and city and boroughs. Maryland, Missouri, Nevada, and Virginia have one place or more that is independent of any county organization and constitutes primary divisions of their states. These places are treated as counties and as places.
5. Economic places.
 - a. Municipalities of 2,500 inhabitants or more defined as of January 1, 2002. These are areas of significant population incorporated as cities, boroughs, villages, or towns according to the 2000 Census of Population. For the economic census, boroughs, census areas, and city and boroughs in Alaska and boroughs in New York are not included in this category.
 - b. Consolidated cities defined as of January 1, 2002. Consolidated cities are consolidated governments that consist of separately incorporated municipalities.
 - c. Townships in Michigan, New Jersey, and Pennsylvania, and towns in New York, Wisconsin, and the six New England states with 10,000 inhabitants or more (according to the 2000 Census of Population).

-
- d. Balance of county. Areas outside the entities listed above, including incorporated municipalities with populations of fewer than 2,500, towns and townships not qualifying as noted above, and the remainders of counties outside places are categorized as "Balance of county."

DOLLAR VALUES

All dollar values presented are expressed in current dollars; i.e., 2002 data are expressed in 2002 dollars, and 1997 data, in 1997 dollars. Consequently, when making comparisons with prior years, users of the data should consider the changes in prices that have occurred.

All dollar values are shown in thousands of dollars.

COMPARABILITY OF THE 1997 AND 2002 ECONOMIC CENSUSES

Both the 2002 Economic Census and the 1997 Economic Census present data based on the North American Industry Classification System (NAICS). While there were revisions to some industries for 2002, none of those affect this sector.

RELIABILITY OF DATA

All data compiled for this sector are subject to nonsampling errors. Nonsampling errors can be attributed to many sources: inability to identify all cases in the actual universe; definition and classification difficulties; differences in the interpretation of questions; errors in recording or coding the data obtained; and other errors of collection, response, coverage, processing, and estimation for missing or misreported data. Data presented in the Miscellaneous Subjects and Product Lines reports for this sector are subject to sampling errors, as well as nonsampling errors.

The accuracy of these tabulated data is determined by the joint effects of the various nonsampling errors or by the joint effects of sampling and nonsampling errors. No direct measurement of these effects has been obtained except for estimation for missing or misreported data, as by the percentages shown in the tables. Precautionary steps were taken in all phases of the collection, processing, and tabulation of the data in an effort to minimize the effects of nonsampling errors. More information on the reliability of the data is included in Appendix C, Methodology.

DISCLOSURE

In accordance with federal law governing census reports (Title 13 of the United States Code), no data are published that would disclose the operations of an individual establishment or business. However, the number of establishments in a kind-of-business classification is not considered a disclosure; therefore, this information may be released even though other information is withheld. Techniques employed to limit disclosure are discussed at www.census.gov/epcd/ec02/disclosure.htm.

AVAILABILITY OF MORE FREQUENT ECONOMIC DATA

The Census Bureau conducts the Service Annual Survey (SAS) each year. This survey, while providing more frequent observations, yields less kind-of-business and geographic detail than the economic census. In addition, the County Business Patterns program offers annual statistics on the number of establishments, employment, and payroll classified by industry within each county, and Statistics of U.S. Businesses provides annual statistics classified by the employment size of the enterprise, further classified by industry for the United States, and by broader categories for states and metropolitan areas.

CONTACTS FOR DATA USERS

Questions about these data may be directed to the U.S. Census Bureau, Service Sector Statistics Division, Utilities and Financial Census Branch, 1-800-541-8345 or fcb@census.gov.

ABBREVIATIONS AND SYMBOLS

The following abbreviations and symbols are used with these data:

D	Withheld to avoid disclosing data of individual companies; data are included in higher level totals
N	Not available or not comparable
S	Withheld because estimates did not meet publication standards
X	Not applicable
Z	Less than half the unit shown
a	0 to 19 employees
b	20 to 99 employees
c	100 to 249 employees
e	250 to 499 employees
f	500 to 999 employees
g	1,000 to 2,499 employees
h	2,500 to 4,999 employees
i	5,000 to 9,999 employees
j	10,000 to 24,999 employees
k	25,000 to 49,999 employees
l	50,000 to 99,999 employees
m	100,000 employees or more
r	Revised
–	Represents zero (page image/print only)
(CC)	Consolidated city
(IC)	Independent city

Table 1. Summary Statistics for the United States: 2002

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only establishments of firms with payroll. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table]

2002 NAICS code	Kind of business	Estab-lishments (number)	Revenue (\$1,000)	Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Paid employees for pay period including March 12 (number)	Percent of revenue—	
							From admini-strative records ¹	Estimated ²
5313	Activities related to real estate	67 802	48 192 818	18 450 782	4 439 552	523 572	27.9	13.9
53131	Real estate property managers	38 436	33 917 519	13 749 189	3 352 607	417 447	23.2	14.7
531311	Residential property managers	26 223	19 988 344	8 193 831	1 973 933	289 870	25.8	17.1
531312	Nonresidential property managers	12 213	13 929 175	5 555 358	1 378 674	127 577	19.3	11.2
53132	Offices of real estate appraisers	13 742	4 603 849	1 531 304	343 140	41 438	41.6	7.1
531320	Offices of real estate appraisers	13 742	4 603 849	1 531 304	343 140	41 438	41.6	7.1
53139	Other activities related to real estate	15 624	9 671 450	3 170 289	743 805	64 687	38.1	14.3
531390	Other activities related to real estate	15 624	9 671 450	3 170 289	743 805	64 687	38.1	14.3

¹Includes revenue information obtained from administrative records of other federal agencies.

²Includes revenue information that was imputed based on historic data, administrative data, industry averages, or other statistical methods.

Note: The data in this table are based on the 2002 Economic Census. To maintain confidentiality, the Census Bureau suppresses data to protect the identity of any business or individual. The census results in this table contain nonsampling error. Data users who create their own estimates using data from this table should cite the Census Bureau as the source of the original data only. See also explanation of terms and geographic definitions. For the full technical documentation, see Appendix C.

Table 2. Comparative Statistics for the United States (1997 NAICS Basis): 2002 and 1997

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only establishments of firms with payroll. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. Data based on the 2002 and 1997 Economic Censuses. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table]

1997 NAICS code	Kind of business	Establishments (number)	Revenue (\$1,000)	Annual payroll (\$1,000)	Paid employees for pay period including March 12 (number)	
5313	Activities related to real estate	2002..	67 802	48 192 818	18 450 782	523 572
		1997..	50 804	28 538 145	11 671 490	428 219
53131	Real estate property managers	2002..	38 436	33 917 519	13 749 189	417 447
531311	Residential property managers	2002..	32 139	20 746 277	8 900 317	352 720
		1997..	26 223	19 988 344	8 193 831	289 870
531312	Nonresidential property managers	2002..	22 128	12 600 076	5 161 535	235 670
		1997..	12 213	13 929 175	5 555 358	127 577
53132	Offices of real estate appraisers	2002..	10 011	8 146 201	3 738 782	117 050
		1997..				
53132	Offices of real estate appraisers	2002..	13 742	4 603 849	1 531 304	41 438
531320	Offices of real estate appraisers	1997..	11 387	2 966 309	1 054 517	34 399
		2002..	13 742	4 603 849	1 531 304	41 438
53139	Other activities related to real estate	2002..	11 387	2 966 309	1 054 517	34 399
		1997..				
531390	Other activities related to real estate	2002..	15 624	9 671 450	3 170 289	64 687
531390	Other activities related to real estate	1997..	7 278	4 825 559	1 716 656	41 100
		2002..	15 624	9 671 450	3 170 289	64 687
531390	Other activities related to real estate	1997..	7 278	4 825 559	1 716 656	41 100
		2002..				

Note: The data in this table are based on the 2002 and 1997 Economic Censuses. To maintain confidentiality, the Census Bureau suppresses data to protect the identity of any business or individual. The census results in this table contain nonsampling error. Data users who create their own estimates using data from this table should cite the Census Bureau as the source of the original data only. See also explanation of terms and geographic definitions. For the full technical documentation, see Appendix C.

Table 3. Product Lines by Kind of Business for the United States: 2002

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only establishments of firms with payroll. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table]

2002 NAICS code	2002 Product line code	Kind of business and product line	Establishments with the product line		Product line revenue			Response coverage ² (percent)
			Number	Total revenue (\$1,000)	Amount ¹ (\$1,000)	As percent of total revenue of—		
						Establishments with the product line	All establishments ¹	
5313		Activities related to real estate	67 802	X	48 192 818	X	100.0	63.7
	52000	Gross rents from real property owned by this establishment	1 764	1 657 714	168 634	10.2	.4	X
	52100	Real estate brokerage fees and commissions	10 517	9 316 678	1 476 242	15.8	3.1	61.6
	52101	Residential property sales	5 294	2 738 782	381 583	13.9	.8	X
	52102	Residential property rental	1 494	1 081 308	69 683	6.4	.1	X
	52103	Nonresidential property sales	1 825	2 258 467	291 334	12.9	.6	X
	52104	Nonresidential property rental	4 382	5 304 733	669 092	12.6	1.4	X
	52105	Land sales and rental	1 120	912 976	64 550	7.1	.1	X
	52110	Fees charged to real estate agents for office use, advertising, publicity, etc.	626	384 199	10 417	2.7	Z	X
	52200	Property management fees	39 848	34 671 961	27 124 917	78.2	56.3	57.4
	52201	Residential	29 182	21 876 509	16 218 470	74.1	33.7	X
	52202	Nonresidential	16 898	17 457 419	10 906 447	62.5	22.6	X
	52210	Real estate asset management fees	7 606	5 595 944	3 547 633	63.4	7.4	X
	52220	Reimbursements from property owners for miscellaneous expenditures ..	8 173	7 889 055	3 735 465	47.4	7.8	X
	52230	Condominium and cooperative owners' fees and assessments	556	264 723	35 205	13.3	.1	X
	52240	Real estate consulting fees	8 653	5 026 862	2 240 019	44.6	4.6	X
	52250	Real estate escrow services	2 168	937 323	841 671	89.8	1.7	X
	52260	Real estate fiduciary fees	188	308 321	256 798	83.3	.5	X
	52270	Real estate appraisal fees	13 998	4 791 926	4 453 284	92.9	9.2	X
	52280	Real estate listing service fees	623	695 817	454 116	65.3	.9	X
	52290	Real estate auction fees and commissions	896	886 950	333 381	37.6	.7	X
	52300	Real estate relocation fees	928	1 985 558	1 563 895	78.8	3.2	X
	52400	Hotel operation, including rental of guestrooms and units to transients ..	156	229 853	35 033	15.2	.1	X
	52420	Insurance and annuity commissions	693	339 354	38 580	11.4	.1	56.3
	52421	Title	524	151 813	25 796	17.0	.1	X
	52429	Other	175	188 756	12 784	6.8	Z	X
	52430	Revenue from construction, remodeling, and repair work done for others	2 423	4 301 346	498 039	11.6	1.0	X
	59810	Other revenue	7 317	11 248 526	1 379 489	12.3	2.9	X
53131		Real estate property managers	38 436	X	33 917 519	X	100.0	66.1
	52000	Gross rents from real property owned by this establishment	1 188	1 227 888	131 685	10.7	.4	X
	52100	Real estate brokerage fees and commissions	7 610	8 020 430	1 260 043	15.7	3.7	63.8
	52101	Residential property sales	3 318	2 041 905	248 537	12.2	.7	X
	52102	Residential property rental	1 317	976 497	67 449	6.9	.2	X
	52103	Nonresidential property sales	1 501	2 038 864	268 036	13.1	.8	X
	52104	Nonresidential property rental	3 897	5 056 885	644 727	12.7	1.9	X
	52105	Land sales and rental	336	442 916	31 294	7.1	.1	X
	52110	Fees charged to real estate agents for office use, advertising, publicity, etc.	107	73 826	1 478	2.0	Z	X
	52200	Property management fees	38 436	33 917 519	27 014 572	79.6	79.6	59.5
	52201	Residential	28 229	21 497 431	16 183 871	75.3	47.7	X
	52202	Nonresidential	16 372	17 005 581	10 830 701	63.7	31.9	X
	52210	Real estate asset management fees	1 092	1 571 264	201 157	12.8	.6	X
	52220	Reimbursements from property owners for miscellaneous expenditures ..	7 881	7 554 807	3 632 519	48.1	10.7	X
	52230	Condominium and cooperative owners' fees and assessments	456	201 928	30 079	14.9	.1	X
	52240	Real estate consulting fees	1 970	1 937 380	123 921	6.4	.4	X
	52250	Real estate escrow services	40	85 574	11 732	13.7	Z	X
	52260	Real estate fiduciary fees	12	41 905	1 375	3.3	Z	X
	52270	Real estate appraisal fees	154	95 908	4 724	4.9	Z	X
	52280	Real estate listing service fees	62	180 096	8 073	4.5	Z	X
	52290	Real estate auction fees and commissions	422	497 846	70 719	14.2	.2	X
	52300	Real estate relocation fees	30	20 588	800	3.9	Z	X
	52400	Hotel operation, including rental of guestrooms and units to transients ..	147	228 886	34 549	15.1	.1	X
	52420	Insurance and annuity commissions	134	181 474	12 217	6.7	Z	55.5
	52429	Other	134	181 474	12 217	6.7	Z	X
	52430	Revenue from construction, remodeling, and repair work done for others	2 268	4 166 331	484 508	11.6	1.4	X
	59810	Other revenue	5 473	8 737 675	893 368	10.2	2.6	X
531311		Residential property managers	26 223	X	19 988 344	X	100.0	63.7
	52000	Gross rents from real property owned by this establishment	821	566 670	74 158	13.1	.4	X
	52100	Real estate brokerage fees and commissions	3 611	2 565 904	325 813	12.7	1.6	63.2
	52101	Residential property sales	2 856	1 750 306	208 019	11.9	1.0	X
	52102	Residential property rental	733	657 462	48 914	7.4	.2	X
	52103	Nonresidential property sales	514	309 397	23 996	7.8	.1	X
	52104	Nonresidential property rental	535	538 737	38 198	7.1	.2	X
	52105	Land sales and rental	178	154 262	6 686	4.3	Z	X
	52110	Fees charged to real estate agents for office use, advertising, publicity, etc.	68	49 171	1 199	2.4	Z	X
	52200	Property management fees	26 223	19 988 344	16 315 850	81.6	81.6	58.0
	52201	Residential	26 223	19 988 344	15 924 106	79.7	79.7	X
	52202	Nonresidential	4 159	3 076 406	391 744	12.7	2.0	X
	52210	Real estate asset management fees	631	678 404	84 152	12.4	.4	X
	52220	Reimbursements from property owners for miscellaneous expenditures ..	5 148	4 616 308	2 502 166	54.2	12.5	X
	52230	Condominium and cooperative owners' fees and assessments	441	185 492	29 383	15.8	.1	X
	52240	Real estate consulting fees	867	855 501	42 575	5.0	.2	X
	52250	Real estate escrow services	33	81 952	11 593	14.1	.1	X
	52260	Real estate fiduciary fees	8	12 793	400	3.1	Z	X

See footnotes at end of table.

Table 3. Product Lines by Kind of Business for the United States: 2002—Con.

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only establishments of firms with payroll. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table.]

2002 NAICS code	2002 Product line code	Kind of business and product line	Establishments with the product line		Product line revenue			Response coverage ² (percent)
			Number	Total revenue (\$1,000)	Amount ¹ (\$1,000)	As percent of total revenue of—		
						Establishments with the product line	All establishments ¹	
531311		Residential property managers—Con.						
	52270	Real estate appraisal fees	71	16 790	1 799	10.7	Z	X
	52280	Real estate listing service fees	38	104 739	3 198	3.1	Z	X
	52290	Real estate auction fees and commissions	185	154 910	13 192	8.5	.1	X
	52300	Real estate relocation fees	30	20 588	800	3.9	Z	X
	52400	Hotel operation, including rental of guestrooms and units to transients	136	197 685	32 181	16.3	.2	X
	52420	Insurance and annuity commissions	101	128 125	8 595	6.7	Z	52.6
	52429	Other	101	128 125	8 595	6.7	Z	X
	52430	Revenue from construction, remodeling, and repair work done for others	1 172	1 127 542	166 505	14.8	.8	X
	59810	Other revenue	3 511	4 070 426	374 785	9.2	1.9	X
531312		Nonresidential property managers	12 213	X	13 929 175	X	100.0	69.5
	52000	Gross rents from real property owned by this establishment	367	661 218	57 527	8.7	.4	X
	52100	Real estate brokerage fees and commissions	3 999	5 454 526	934 230	17.1	6.7	66.3
	52101	Residential property sales	462	291 599	40 518	13.9	.3	X
	52102	Residential property rental	584	319 035	18 535	5.8	.1	X
	52103	Nonresidential property sales	987	1 729 467	244 040	14.1	1.8	X
	52104	Nonresidential property rental	3 362	4 518 148	606 529	13.4	4.4	X
	52105	Land sales and rental	158	288 654	24 608	8.5	.2	X
	52110	Fees charged to real estate agents for office use, advertising, publicity, etc.	39	24 655	279	1.1	Z	X
	52200	Property management fees	12 213	13 929 175	10 698 722	76.8	76.8	61.7
	52201	Residential	2 006	1 509 087	259 765	17.2	1.9	X
	52202	Nonresidential	12 213	13 929 175	10 438 957	74.9	74.9	X
	52210	Real estate asset management fees	461	892 860	117 005	13.1	.8	X
	52220	Reimbursements from property owners for miscellaneous expenditures	2 733	2 938 499	1 130 353	38.5	8.1	X
	52230	Condominium and cooperative owners' fees and assessments	15	16 436	696	4.2	Z	X
	52240	Real estate consulting fees	1 103	1 081 879	81 346	7.5	.6	X
	52250	Real estate escrow services	7	3 622	139	3.8	Z	X
	52270	Real estate appraisal fees	83	79 118	2 925	3.7	Z	X
	52280	Real estate listing service fees	24	75 357	4 875	6.5	Z	X
	52290	Real estate auction fees and commissions	237	342 936	57 527	16.8	.4	X
	52400	Hotel operation, including rental of guestrooms and units to transients	11	31 201	2 368	7.6	Z	X
	52420	Insurance and annuity commissions	33	53 349	3 622	6.8	Z	60.5
	52429	Other	33	53 349	3 622	6.8	Z	X
	52430	Revenue from construction, remodeling, and repair work done for others	1 096	3 038 789	318 003	10.5	2.3	X
	59810	Other revenue	1 962	4 667 249	518 583	11.1	3.7	X
53132		Offices of real estate appraisers	13 742	X	4 603 849	X	100.0	70.7
	52000	Gross rents from real property owned by this establishment	162	55 154	1 842	3.3	Z	X
	52100	Real estate brokerage fees and commissions	1 242	377 654	52 945	14.0	1.2	70.7
	52101	Residential property sales	1 069	307 852	41 501	13.5	.9	X
	52102	Residential property rental	87	15 514	675	4.4	Z	X
	52103	Nonresidential property sales	180	66 777	5 900	8.8	.1	X
	52104	Nonresidential property rental	65	32 006	2 401	7.5	.1	X
	52105	Land sales and rental	53	22 659	2 468	10.9	.1	X
	52110	Fees charged to real estate agents for office use, advertising, publicity, etc.	16	7 366	138	1.9	Z	X
	52200	Property management fees	344	64 868	5 893	9.1	.1	69.6
	52201	Residential	280	37 670	4 065	10.8	.1	X
	52202	Nonresidential	77	31 736	1 828	5.8	Z	X
	52210	Real estate asset management fees	28	6 676	737	11.0	Z	X
	52220	Reimbursements from property owners for miscellaneous expenditures	16	5 709	138	2.4	Z	X
	52240	Real estate consulting fees	522	205 746	32 964	16.0	.7	X
	52270	Real estate appraisal fees	13 742	4 603 849	4 428 347	96.2	96.2	X
	52280	Real estate listing service fees	18	4 972	92	1.9	Z	X
	52290	Real estate auction fees and commissions	56	58 147	17 587	30.2	.4	X
	52300	Real estate relocation fees	12	4 374	92	2.1	Z	X
	52420	Insurance and annuity commissions	56	116 293	11 372	9.8	.2	68.8
	52421	Title	21	110 226	10 805	9.8	.2	X
	52429	Other	41	7 282	567	7.8	Z	X
	52430	Revenue from construction, remodeling, and repair work done for others	30	8 609	184	2.1	Z	X
	59810	Other revenue	393	241 058	51 196	21.2	1.1	X
531320		Offices of real estate appraisers	13 742	X	4 603 849	X	100.0	70.7
	52000	Gross rents from real property owned by this establishment	162	55 154	1 842	3.3	Z	X
	52100	Real estate brokerage fees and commissions	1 242	377 654	52 945	14.0	1.2	70.7
	52101	Residential property sales	1 069	307 852	41 501	13.5	.9	X
	52102	Residential property rental	87	15 514	675	4.4	Z	X
	52103	Nonresidential property sales	180	66 777	5 900	8.8	.1	X
	52104	Nonresidential property rental	65	32 006	2 401	7.5	.1	X
	52105	Land sales and rental	53	22 659	2 468	10.9	.1	X
	52110	Fees charged to real estate agents for office use, advertising, publicity, etc.	16	7 366	138	1.9	Z	X
	52200	Property management fees	344	64 868	5 893	9.1	.1	69.6
	52201	Residential	280	37 670	4 065	10.8	.1	X
	52202	Nonresidential	77	31 736	1 828	5.8	Z	X
	52210	Real estate asset management fees	28	6 676	737	11.0	Z	X
	52220	Reimbursements from property owners for miscellaneous expenditures	16	5 709	138	2.4	Z	X
	52240	Real estate consulting fees	522	205 746	32 964	16.0	.7	X
	52270	Real estate appraisal fees	13 742	4 603 849	4 428 347	96.2	96.2	X
	52280	Real estate listing service fees	18	4 972	92	1.9	Z	X
	52290	Real estate auction fees and commissions	56	58 147	17 587	30.2	.4	X

See footnotes at end of table.

Table 3. Product Lines by Kind of Business for the United States: 2002—Con.

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only establishments of firms with payroll. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table]

2002 NAICS code	2002 Product line code	Kind of business and product line	Establishments with the product line		Product line revenue			Response coverage ² (percent)
			Number	Total revenue (\$1,000)	Amount ¹ (\$1,000)	As percent of total revenue of—		
						Establishments with the product line	All establishments ¹	
531320		Offices of real estate appraisers—Con.						
	52300	Real estate relocation fees	12	4 374	92	2.1	Z	X
	52420	Insurance and annuity commissions	56	116 293	11 372	9.8	.2	68.8
	52421	Title	21	110 226	10 805	9.8	.2	X
	52429	Other	41	7 282	567	7.8	Z	X
	52430	Revenue from construction, remodeling, and repair work done for others	30	8 609	184	2.1	Z	X
	59810	Other revenue	393	241 058	51 196	21.2	1.1	X
53139		Other activities related to real estate	15 624	X	9 671 450	X	100.0	51.9
	52000	Gross rents from real property owned by this establishment	414	374 672	35 107	9.4	.4	X
	52100	Real estate brokerage fees and commissions	1 665	918 594	163 254	17.8	1.7	50.3
	52101	Residential property sales	907	389 025	91 545	23.5	.9	X
	52102	Residential property rental	90	89 297	1 559	1.7	Z	X
	52103	Nonresidential property sales	144	152 826	17 398	11.4	.2	X
	52104	Nonresidential property rental	420	215 842	21 964	10.2	.2	X
	52105	Land sales and rental	731	447 401	30 788	6.9	.3	X
	52110	Fees charged to real estate agents for office use, advertising, publicity, etc.	503	303 007	8 801	2.9	.1	X
	52200	Property management fees	1 068	689 574	104 452	15.1	1.1	51.1
	52201	Residential	673	341 408	30 534	8.9	.3	X
	52202	Nonresidential	449	420 102	73 918	17.6	.8	X
	52210	Real estate asset management fees	6 486	4 018 004	3 345 739	83.3	34.6	X
	52220	Reimbursements from property owners for miscellaneous expenditures	276	328 539	102 808	31.3	1.1	X
	52230	Condominium and cooperative owners' fees and assessments	98	62 381	5 126	8.2	.1	X
	52240	Real estate consulting fees	6 161	2 883 736	2 083 134	72.2	21.5	X
	52250	Real estate escrow services	2 123	847 606	829 617	97.9	8.6	X
	52260	Real estate fiduciary fees	174	265 771	255 423	96.1	2.6	X
	52270	Real estate appraisal fees	102	92 169	20 213	21.9	.2	X
	52280	Real estate listing service fees	543	510 749	445 951	87.3	4.6	X
	52290	Real estate auction fees and commissions	418	330 957	245 075	74.1	2.5	X
	52300	Real estate relocation fees	886	1 960 596	1 563 003	79.7	16.2	X
	52400	Hotel operation, including rental of guestrooms and units to transients	9	967	484	50.1	Z	X
	52420	Insurance and annuity commissions	503	41 587	14 991	36.0	.2	40.8
	52421	Title	503	41 587	14 991	36.0	.2	X
	52430	Revenue from construction, remodeling, and repair work done for others	125	126 406	13 347	10.6	.1	X
	59810	Other revenue	1 451	2 269 793	434 925	19.2	4.5	X
531390		Other activities related to real estate	15 624	X	9 671 450	X	100.0	51.9
	52000	Gross rents from real property owned by this establishment	414	374 672	35 107	9.4	.4	X
	52100	Real estate brokerage fees and commissions	1 665	918 594	163 254	17.8	1.7	50.3
	52101	Residential property sales	907	389 025	91 545	23.5	.9	X
	52102	Residential property rental	90	89 297	1 559	1.7	Z	X
	52103	Nonresidential property sales	144	152 826	17 398	11.4	.2	X
	52104	Nonresidential property rental	420	215 842	21 964	10.2	.2	X
	52105	Land sales and rental	731	447 401	30 788	6.9	.3	X
	52110	Fees charged to real estate agents for office use, advertising, publicity, etc.	503	303 007	8 801	2.9	.1	X
	52200	Property management fees	1 068	689 574	104 452	15.1	1.1	51.1
	52201	Residential	673	341 408	30 534	8.9	.3	X
	52202	Nonresidential	449	420 102	73 918	17.6	.8	X
	52210	Real estate asset management fees	6 486	4 018 004	3 345 739	83.3	34.6	X
	52220	Reimbursements from property owners for miscellaneous expenditures	276	328 539	102 808	31.3	1.1	X
	52230	Condominium and cooperative owners' fees and assessments	98	62 381	5 126	8.2	.1	X
	52240	Real estate consulting fees	6 161	2 883 736	2 083 134	72.2	21.5	X
	52250	Real estate escrow services	2 123	847 606	829 617	97.9	8.6	X
	52260	Real estate fiduciary fees	174	265 771	255 423	96.1	2.6	X
	52270	Real estate appraisal fees	102	92 169	20 213	21.9	.2	X
	52280	Real estate listing service fees	543	510 749	445 951	87.3	4.6	X
	52290	Real estate auction fees and commissions	418	330 957	245 075	74.1	2.5	X
	52300	Real estate relocation fees	886	1 960 596	1 563 003	79.7	16.2	X
	52400	Hotel operation, including rental of guestrooms and units to transients	9	967	484	50.1	Z	X
	52420	Insurance and annuity commissions	503	41 587	14 991	36.0	.2	40.8
	52421	Title	503	41 587	14 991	36.0	.2	X
	52430	Revenue from construction, remodeling, and repair work done for others	125	126 406	13 347	10.6	.1	X
	59810	Other revenue	1 451	2 269 793	434 925	19.2	4.5	X

¹Product line revenue and/or product line percents may not sum to totals due to exclusion of selected lines to avoid disclosing data for individual companies, due to rounding, and/or due to exclusion of lines that did not meet publication criteria.

²Revenue of establishments reporting product line revenue as percent of total revenue.

Note: The data in this table are based on the 2002 Economic Census. To maintain confidentiality, the Census Bureau suppresses data to protect the identity of any business or individual. The census results in this table contain nonsampling error. Data users who create their own estimates using data from this table should cite the Census Bureau as the source of the original data only. See also explanation of terms and geographic definitions. For the full technical documentation, see Appendix C.

Table 4. Concentration by Largest Firms for the United States: 2002

[These data are preliminary and are subject to change; they will be superseded by data released in later reports. Includes only firms and establishments of firms with payroll. Excludes data for corporate, subsidiary, and regional managing offices and establishments of these firms that are classified in other categories than those specified in this table. For meaning of abbreviations and symbols, see introductory text. For explanation of terms, see Appendix A. For method of assignment to categories shown, see Appendix C. Data based on the 2002 Economic Census. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see note at end of table]

2002 NAICS code	Kind of business and largest firms based on revenue	Establishments (number)	Revenue		Annual payroll (\$1,000)	First-quarter payroll (\$1,000)	Paid employees for pay period including March 12 (number)
			Amount (\$1,000)	As percent of total			
5313	Activities related to real estate						
	All firms	67 802	48 192 818	100.0	18 450 782	4 439 552	523 572
	4 largest firms	784	3 716 517	7.7	537 852	145 510	11 588
	8 largest firms	1 182	5 508 825	11.4	841 239	231 074	18 742
	20 largest firms	2 025	8 238 193	17.1	1 596 709	428 732	35 339
	50 largest firms	2 545	10 710 893	22.2	2 473 198	637 561	53 553
53131	Real estate property managers						
	All firms	38 436	33 917 519	100.0	13 749 189	3 352 607	417 447
	4 largest firms	784	3 716 517	11.0	537 852	145 510	11 588
	8 largest firms	1 323	5 336 690	15.7	745 647	197 091	16 959
	20 largest firms	1 979	7 487 843	22.1	1 504 401	386 040	34 017
	50 largest firms	2 434	9 333 627	27.5	2 228 458	563 131	53 108
531311	Residential property managers						
	All firms	26 223	19 988 344	100.0	8 193 831	1 973 933	289 870
	4 largest firms	766	2 140 846	10.7	263 627	73 976	7 542
	8 largest firms	1 079	2 930 284	14.7	393 153	106 460	11 254
	20 largest firms	1 422	3 924 082	19.6	721 083	181 466	20 669
	50 largest firms	1 659	5 069 197	25.4	1 229 537	318 927	34 855
531312	Nonresidential property managers						
	All firms	12 213	13 929 175	100.0	5 555 358	1 378 674	127 577
	4 largest firms	555	3 056 888	21.9	443 257	113 503	8 066
	8 largest firms	677	4 034 312	29.0	922 520	235 445	18 210
	20 largest firms	946	4 859 421	34.9	1 298 260	328 321	25 979
	50 largest firms	1 118	5 724 696	41.1	1 659 758	428 630	32 975
53132	Offices of real estate appraisers						
	All firms	13 742	4 603 849	100.0	1 531 304	343 140	41 438
	4 largest firms	23	482 900	10.5	87 495	22 692	1 956
	8 largest firms	31	588 131	12.8	110 461	28 245	2 382
	20 largest firms	67	739 857	16.1	164 865	39 934	3 592
	50 largest firms	137	897 187	19.5	219 572	52 543	4 920
531320	Offices of real estate appraisers						
	All firms	13 742	4 603 849	100.0	1 531 304	343 140	41 438
	4 largest firms	23	482 900	10.5	87 495	22 692	1 956
	8 largest firms	31	588 131	12.8	110 461	28 245	2 382
	20 largest firms	67	739 857	16.1	164 865	39 934	3 592
	50 largest firms	137	897 187	19.5	219 572	52 543	4 920
53139	Other activities related to real estate						
	All firms	15 624	9 671 450	100.0	3 170 289	743 805	64 687
	4 largest firms	42	914 272	9.5	235 213	73 783	4 215
	8 largest firms	96	1 278 858	13.2	381 371	103 178	6 299
	20 largest firms	125	1 845 972	19.1	581 798	158 351	8 288
	50 largest firms	333	2 563 934	26.5	803 899	208 976	12 219
531390	Other activities related to real estate						
	All firms	15 624	9 671 450	100.0	3 170 289	743 805	64 687
	4 largest firms	42	914 272	9.5	235 213	73 783	4 215
	8 largest firms	96	1 278 858	13.2	381 371	103 178	6 299
	20 largest firms	125	1 845 972	19.1	581 798	158 351	8 288
	50 largest firms	333	2 563 934	26.5	803 899	208 976	12 219

Note: The data in this table are based on the 2002 Economic Census. To maintain confidentiality, the Census Bureau suppresses data to protect the identity of any business or individual. The census results in this table contain nonsampling error. Data users who create their own estimates using data from this table should cite the Census Bureau as the source of the original data only. See also explanation of terms and geographic definitions. For the full technical documentation, see Appendix C.

Appendix A.

Explanation of Terms

ANNUAL PAYROLL

Payroll includes all forms of compensation such as salaries, wages, commissions, dismissal pay, bonuses, vacation allowances, sick-leave pay, and employee contributions to qualified pension plans paid during the year to all employees and reported on Internal Revenue Service (IRS) Form 941 as taxable Medicare Wages and tips (even if not subject to income or FICA tax). Excluded are commissions paid to independent (nonemployee) agents, such as real estate agents. For corporations, payroll includes amounts paid to officers and executives; for unincorporated businesses, it does not include profit or other compensation of proprietors or partners. Payroll is reported before deductions for social security, income tax, insurance, union dues, etc. This definition of payroll is the same as that used by the IRS on Form 941.

ESTABLISHMENTS

An establishment is a single physical location at which business is conducted. It is not necessarily identical to a company or enterprise, which may consist of one establishment or more. Economic census figures represent a summary of reports for individual establishments rather than companies. For cases where a census report was received, separate information was obtained for each location where business was conducted. When administrative records of other federal agencies were used instead of a census report, no information was available on the number of locations operated. Each economic census establishment was tabulated according to the physical location at which the business was conducted. The count of establishments represents those in business at any time during 2002.

When two or more activities were carried on at a single location under a single ownership, all activities generally were grouped together as a single establishment. The entire establishment was classified on the basis of its major activity and all data for it were included in that classification. However, when distinct and separate economic activities (for which different industry classification codes were appropriate) were conducted at a single location under a single ownership, separate establishment reports for each of the different activities were obtained in the census.

Data for individual properties leased or managed by property lessors or property managers are not normally considered separate establishments, but rather the permanent offices from which the properties are leased or managed are considered establishments. Data for separate automotive rental offices or concessions (e.g., airport locations) in the same metropolitan area, for which a common fleet of cars is maintained, are merged together and not considered as separate establishments.

FIRMS

A firm is a business organization or entity consisting of one domestic establishment (location) or more under common ownership or control. All establishments of subsidiary firms are included as part of the owning or controlling firm. For the economic census, the terms “firm” and “company” are synonymous.

FIRST-QUARTER PAYROLL

Represents payroll paid to persons employed at any time during the quarter January to March 2002.

PAID EMPLOYEES FOR PAY PERIOD INCLUDING MARCH 12

Paid employees consist of full- and part-time employees, including salaried officers and executives of corporations, who were on the payroll during the pay period including March 12. Included are employees on paid sick leave, paid holidays, and paid vacations; not included are proprietors and partners of unincorporated businesses; independent (nonemployee) agents; full- and part-time leased employees whose payroll was filed under an employee leasing company's Employer Identification Number (EIN); and temporary staffing obtained from a staffing service. The definition of paid employees is the same as that used by the Internal Revenue Service (IRS) on Form 941.

REVENUE

Includes revenue from all business activities whether or not payment was received in the census year, including commissions and fees from all sources, rents, net investment income, interest, dividends, and royalties. Revenue from leasing property marketed under operating leases is included. Revenue also includes the total value of service contracts, amounts received for work subcontracted to others, and rents from real property sublet to others.

Revenue does not include sales and other taxes (including Hawaii's General Excise Tax) collected from customers and paid directly by the firm to a local, state, or federal tax agency.

Appendix B.

NAICS Codes, Titles, and Descriptions

PART 1. 2002 NAICS

5313 ACTIVITIES RELATED TO REAL ESTATE

This industry group comprises establishments primarily engaged in providing real estate services (except lessors of real estate and offices of real estate agents and brokers). Included in this industry group are establishments primarily engaged in activities, such as managing real estate for others and appraising real estate.

53131 REAL ESTATE PROPERTY MANAGERS

This industry comprises establishments primarily engaged in managing real property for others. Management includes ensuring that various activities associated with the overall operation of the property are performed, such as collecting rents, and overseeing other services (e.g., maintenance, security, trash removal).

531311 RESIDENTIAL PROPERTY MANAGERS

This industry comprises establishments primarily engaged in managing residential real estate for others.

531312 NONRESIDENTIAL PROPERTY MANAGERS

This industry comprises establishments primarily engaged in managing nonresidential real estate for others.

53132 OFFICES OF REAL ESTATE APPRAISERS

This industry comprises establishments primarily engaged in estimating the fair market value of real estate.

531320 OFFICES OF REAL ESTATE APPRAISERS

This industry comprises establishments primarily engaged in estimating the fair market value of real estate.

53139 OTHER ACTIVITIES RELATED TO REAL ESTATE

This industry comprises establishments primarily engaged in performing real estate related services (except lessors of real estate, offices of real estate agents and brokers, real estate property managers, and offices of real estate appraisers).

531390 OTHER ACTIVITIES RELATED TO REAL ESTATE

This industry comprises establishments primarily engaged in performing real estate related services (except lessors of real estate, offices of real estate agents and brokers, real estate property managers, and offices of real estate appraisers).

PART 2. 1997 NAICS

5313 ACTIVITIES RELATED TO REAL ESTATE

This industry group comprises establishments primarily engaged in providing real estate services (except lessors of real estate and offices of real estate agents and brokers). Included in this industry group are establishments primarily engaged in activities, such as managing real estate for others and appraising real estate.

53131 REAL ESTATE PROPERTY MANAGERS

This industry comprises establishments primarily engaged in managing real property for others. Management includes ensuring that various activities associated with the overall operation of the property are performed, such as collecting rents, and overseeing other services (e.g., maintenance, security, trash removal).

531311 RESIDENTIAL PROPERTY MANAGERS

This industry comprises establishments primarily engaged in managing residential real estate for others.

531312 NONRESIDENTIAL PROPERTY MANAGERS

This industry comprises establishments primarily engaged in managing nonresidential real estate for others.

53132 OFFICES OF REAL ESTATE APPRAISERS

This industry comprises establishments primarily engaged in estimating the fair market value of real estate.

531320 OFFICES OF REAL ESTATE APPRAISERS

This industry comprises establishments primarily engaged in estimating the fair market value of real estate.

53139 OTHER ACTIVITIES RELATED TO REAL ESTATE

This industry comprises establishments primarily engaged in performing real estate related services (except lessors of real estate, offices of real estate agents and brokers, real estate property managers, and offices of real estate appraisers).

531390 OTHER ACTIVITIES RELATED TO REAL ESTATE

This industry comprises establishments primarily engaged in performing real estate related services (except lessors of real estate, offices of real estate agents and brokers, real estate property managers, and offices of real estate appraisers).

Appendix C.

Methodology

SOURCES OF THE DATA

For this sector, large- and medium-size firms, plus all firms known to operate more than one establishment, were sent report forms to be completed for each of their establishments and returned to the Census Bureau. For most very small firms, data from existing administrative records of other federal agencies were used instead. These records provide basic information on location, kind of business, revenue, payroll, number of employees, and legal form of organization.

Firms in the 2002 Economic Census are divided into those sent report forms and those not sent report forms. The coverage of and the method of obtaining census information from each are described below:

1. Establishments sent a report form:
 - a. Large employers, i.e., all multiestablishment firms, and all employer firms with payroll above a specified cutoff. (The term “employers” refers to firms with one or more paid employees at any time during 2002 as shown in the active administrative records of other federal agencies.)
 - b. A sample of small employers, i.e., single-establishment firms with payroll below a specified cutoff in classifications for which specialized data precludes reliance solely on administrative records sources. The sample was stratified by industry and geography.
2. Establishments not sent a report form:
 - a. Small employers, i.e., single-establishment firms with payroll below a specified cutoff, not selected into the small employer sample. Although the payroll cutoff varies by kind of business, small employers not sent a report form generally include firms with less than 10 employees and represent about 10 percent of total revenue of establishments covered in the census. Data on revenue, payroll, and employment for these small employers were derived or estimated from administrative records of other federal agencies.
 - b. All nonemployers, i.e., all firms subject to federal income tax with no paid employees during 2002. Revenue information for these firms was obtained from administrative records of other federal agencies. Although consisting of many firms, nonemployers account for less than 10 percent of total revenue of all establishments covered in the census. Data for nonemployers are not included in this report, but are released in the annual *Nonemployer Statistics* series.

The report forms used to collect information for establishments in this sector are available at help.econ.census.gov/econhelp/resources/.

A more detailed examination of census methodology is presented in the *History of the Economic Census* at www.census.gov/econ/www/history.html.

INDUSTRY CLASSIFICATION OF ESTABLISHMENTS

The classifications for all establishments are based on the *North American Industry Classification System, United States, 2002* manual. There were no changes between the 2002 edition and the 1997 edition affecting this sector. Tables at www.census.gov/epcd/naics02/ identify all industries that changed between the 1997 North American Industry Classification System (NAICS) and 2002 NAICS.

The method of assigning classifications and the level of detail at which establishments were classified depends on whether a report form was obtained for the establishment.

1. Establishments that returned a report form were classified on the basis of their self-designation, product line revenue, and responses to other industry-specific inquiries.
2. Establishments without a report form:
 - a. Small employers not sent a form were, where possible, classified on the basis of the most current kind-of-business classification available from one of the Census Bureau's current sample surveys or the 1997 Economic Census. Otherwise, the classification was obtained from administrative records of other federal agencies. If the census or administrative record classifications proved inadequate (none corresponded to a 2002 Economic Census classification in the detail required for employers), the firm was sent a brief inquiry requesting information necessary to assign a kind-of-business code.
 - b. Nonemployers were classified on the basis of information obtained from administrative records of other federal agencies.

RELIABILITY OF DATA

All data compiled in the economic census are subject to nonsampling errors. Nonsampling errors can be attributed to many sources during the development or execution of the census:

- inability to identify all cases in the actual universe;
- definition and classification difficulties;
- differences in the interpretation of questions;
- errors in recording or coding the data obtained; and
- other errors of collection, response, coverage, processing, and estimation for missing or misreported data.

Data presented in the Miscellaneous Subjects and the Product Lines reports for this sector are subject to sampling errors, as well as nonsampling errors. Specifically, these data are estimated based on information obtained from census report forms mailed to all large employers and to a sample of small employers in the universe. Sampling errors affect these estimates, insofar, as they may differ from results that would be obtained from a complete enumeration.

The accuracy of these tabulated data is determined by the joint effects of the various nonsampling errors or by the joint effects of sampling and nonsampling errors. No direct measurement of these effects has been obtained except for estimation for missing or misreported data; however, precautionary steps were taken in all phases of the collection, processing, and tabulation of the data in an effort to minimize the effects of nonsampling errors.

The Census Bureau obtains limited information extracted from administrative records of other federal agencies, such as gross revenue from federal income tax records and employment and payroll from payroll tax records. This information is used in conjunction with other information available to the Census Bureau to develop estimates for nonemployers, small employers, and other establishments for which responses were not received in time for publication.

Key tables in this report include a column for "Percent of revenue from administrative records." This includes revenue information obtained from administrative records of other federal agencies. The "Percent of revenue estimated" includes revenue information that was imputed based on historic company ratios or administrative records, or on industry averages.

The Census Bureau recommends that data users incorporate this information into their analyses, as nonsampling error and sampling error could impact the conclusions drawn from economic census data.

TREATMENT OF NONRESPONSE

Census report forms included two different types of inquiries, “basic” and “industry-specific.” Data for the basic inquiries, which include location, kind of business or operation, revenue, payroll, and number of employees, were available from a combination of sources for all establishments. Data for industry-specific inquiries, tailored to the particular kinds of business or operation covered by the report form, were available only from establishments responding to those inquiries.

Data for industry-specific inquiries in this sector were expanded in most cases to account for establishments that did not respond to the particular inquiry for which data are presented. Unless otherwise noted in specific reports, data for industry-specific inquiries were expanded in direct relationship to total revenue of all establishments included in the category. In a few cases, expansion on the basis of the revenue item was not appropriate, and another basic data item was used as the basis for expansion of reported data to account for nonrespondents.

All reports in which industry-specific data were expanded include a coverage indicator for each publication category, which shows the revenue of establishments responding to the industry-specific inquiry as a percent of total revenue for all establishments for which data are shown. For some inquiries, coverage is determined by the ratio of total payroll or employment of establishments responding to the inquiry to total payroll or employment of all establishments in the category.

CONCENTRATION CATEGORIES

Concentration categories are based on aggregate revenue of all establishments operated by the same firm in a given kind-of-business classification or group for which data are presented. For example, a firm operating three real estate and rental and leasing establishments – it owns and leases out a shopping center property (NAICS 531120), manages a shopping center on contract for others (NAICS 531210), and rents consumer electronics and appliances (NAICS 532210) – would be treated as three one-establishment firms at the most detailed NAICS level, as a two-establishment firm in NAICS 531 and a one-establishment firm in NAICS 532, and as a single three-establishment firm in Real Estate and Rental and Leasing totals (NAICS 53).

DISCLOSURE

In accordance with federal law governing census reports (Title 13 of the United States Code), no data are published that would disclose the operations of an individual establishment or business. However, the number of establishments in a kind-of-business classification is not considered a disclosure; therefore, this information may be released even though other information is withheld. Techniques employed to limit disclosure are discussed at www.census.gov/epcd/ec02/disclosure.htm.

Appendix D. Geographic Notes

Not applicable for this report.

Appendix E. Metropolitan and Micropolitan Statistical Areas

Not applicable for this report.

