

Survey of Market Absorption of New Multifamily Units

First Quarter 2018—ABSORPTIONS
(Completions in Fourth Quarter 2017)

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INTRODUCTION

This report presents data on how soon privately financed, nonsubsidized, unfurnished units in buildings with five or more units were rented or sold (absorbed) in the first quarter of 2018 for units that were completed in the fourth quarter 2017.¹ The data are based on information collected in the Survey of Market Absorption of Multifamily Units (SOMA), which has been measuring market absorption for over 45 years.

The SOMA is conducted by the U.S. Census Bureau, for the U.S. Department of Housing and Urban Development (HUD). The sample consists of approximately 1,000 buildings with five or more housing units. As with all surveys, estimates vary from actual values because of sampling variations or other factors. See *Accuracy of the Estimates* at the end of this report for more details.

Report Release Schedule

The SOMA produces and releases quarterly reports 3 months after the end of the absorption quarter. For example, the units in this report were completed in the fourth quarter (October, November, and December) 2017 and had their initial absorptions recorded in the first quarter (January, February, and March) 2018. In April and May, these data were analyzed and this report was released to the public

¹ Most of the estimates presented in this report are based on unfurnished rental units. Some estimates of absorption rates include both rented and sold units and are clearly labeled.

the first week of June. For additional information, see *Sample Design* on page 20 of this report.

On April 3, 2018, the SOMA Annual Absorption Report was released. It detailed information on all privately financed, nonsubsidized, unfurnished units in buildings with five or more units absorbed in 2017 and completed in 2016. That report provided details on all construction and breaks down absorption into 3-month, 6-month, 9-month, and 12-month categories.

On July 6, 2017, the SOMA Annual Characteristics Report was released which provided an overview of all privately financed, nonsubsidized, unfurnished units in buildings with five or more units constructed in 2016. That report, along with construction data, included details exclusive to the 3-month absorption rates for all of those units.

Seasonally Adjusted Data

This report presents both seasonally and non-seasonally adjusted estimates. The construction of new housing units is typically lower during certain times of the year. For example, construction in the Northeast is lowest in December, January, and February when it is curtailed due to weather conditions (cold, snow, etc.). In contrast, new construction tends to rise during the summer.

These seasonal changes in the number of new constructions reflect cyclical weather patterns. These changes make it difficult to determine whether

changes from one month to the next are a measurement of normal seasonal patterns or to varying economic conditions.

To adjust for these seasonal changes, a statistical technique called “seasonal adjustment” is used. Seasonal adjustments use the history of the series to identify the seasonal movements and to calculate the size and direction of these movements. A seasonal adjustment factor is then developed and applied to the estimates to eliminate the effects of regular seasonal fluctuations on the data. When a statistical series is seasonally adjusted, the normal seasonal fluctuations are smoothed out and data for any month may be more

meaningfully compared with data from any other month or with an annual average. Many time series that are based on monthly data are seasonally adjusted.

HIGHLIGHTS²

New construction (private, unfurnished): During the fourth quarter of 2017, there were approximately 70,400 privately financed, non-subsidized, unfurnished rental apartments completed in buildings with five or more units. This was 7,700 fewer units than the revised figure of 78,100 constructed in the previous quarter. However, the 70,400 figure did not differ significantly from the

72,100 units reported in the fourth quarter in 2016 (Tables 1 and 2; Figures 1, 2, and 9).

Of the 285,900 total number of new unfurnished rental construction in buildings with five or more units completed in the previous four quarters, 157,700 units were rented prior to the first quarter of 2018.

Approximately 61,100 units were rented in the first quarter of 2018, with approximately 67,200 units remaining in the market available for rent at the end of the first quarter of 2018 (Tables 3 and 4).

² Details may not sum to totals because of rounding.

Figure 1.
Number of Units in Apartment Buildings Completed and Absorbed: 2013 to 2017



Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Table 1.

Absorption Rates of Privately Financed, Nonsubsidized, Unfurnished Rental Apartments: 2011 to 2017

(In buildings with five units or more. Percentages are computed using unrounded data)

Quarter of completion	Unfurnished apartments completed		Seasonally adjusted ¹ —rented within 3 months		Not seasonally adjusted—rented within:							
	Total	Margin of error ² (±)	Percent	Margin of error ² (±)	3 months		6 months		9 months		12 months	
					Percent	Margin of error ² (±)	Percent	Margin of error ² (±)	Percent	Margin of error ² (±)	Percent	Margin of error ² (±)
2017												
October–December ^p	70,400	2,934	54	3.2	50	3.0	N	N	N	N	N	N
July–September.....	78,100	3,457	55	3.2	56	3.2	3.2	N	N	N	N	N
April–June.....	76,100	2,061	55	2.5	59	2.6	2.1	79	89	1.5	N	N
January–March.....	61,400	2,002	55	2.9	54	2.8	2.5	77	87	2.1	92	1.7
2016												
October–December.....	72,100	4,157	51	2.6	47	2.4	2.1	71	86	1.4	93	1.2
July–September.....	73,400	1,861	58	2.4	59	2.4	1.8	78	89	1.4	95	1.0
April–June.....	62,000	1,462	52	2.7	57	2.9	2.3	78	87	1.8	94	1.1
January–March.....	55,100	1,916	57	2.8	55	2.8	2.2	79	90	1.7	95	1.0
2015												
October–December.....	67,300	2,245	60	2.7	55	2.4	1.8	77	90	1.6	96	0.9
July–September.....	83,600	2,546	59	1.8	60	1.8	1.8	79	91	1.1	96	0.6
April–June.....	67,600	2,122	60	3.5	66	3.8	2.6	83	90	1.9	96	0.9
January–March.....	43,300	1,512	62	2.1	60	2.0	1.6	82	92	1.0	96	0.6
2014												
October–December.....	57,400	1,752	59	4.0	54	3.6	4.2	76	88	3.9	94	1.3
July–September.....	61,700	5,163	62	2.5	64	2.6	2.0	82	91	1.3	96	0.7
April–June.....	50,300	1,638	61	2.7	66	2.9	1.2	86	94	0.6	97	0.5
January–March.....	41,300	1,630	62	2.6	60	2.5	1.9	84	93	1.0	97	0.5
2013												
October–December.....	35,700	2,260	61	3.3	57	3.1	2.0	78	92	0.9	96	0.6
July–September.....	43,100	3,240	62	3.0	64	3.1	2.2	80	91	1.1	96	0.7
April–June.....	30,500	2,020	65	2.9	70	3.1	2.0	85	90	1.9	95	1.5
January–March.....	25,000	2,150	65	3.4	62	3.2	1.8	87	95	0.9	97	0.6
2012												
October–December.....	31,100	1,190	61	4.4	58	4.2	2.7	78	92	1.2	96	1.0
July–September.....	30,400	2,710	63	6.0	65	6.2	5.2	78	86	5.2	92	3.5
April–June.....	27,100	1,710	67	3.8	70	4.0	4.0	85	90	3.6	93	2.5
January–March.....	15,900	1,310	61	4.1	60	4.0	1.9	84	96	1.1	98	0.9
2011												
October–December.....	15,300	2,700	55	9.4	52	8.9	9.6	68	90	3.3	94	3.7
July–September.....	24,600	3,520	68	7.5	70	7.7	7.7	78	84	7.9	93	3.2
April–June.....	13,000	1,510	51	10.0	52	10.2	11.8	64	68	12.5	73	13.2
January–March.....	21,800	1,520	56	4.5	55	4.4	4.8	76	84	4.5	88	4.2

N Not available.

^p Preliminary.

^r Revised.

¹ The Census Bureau performs seasonal adjustment of a time series of estimates only when given clear evidence of seasonal behavior (i.e., new construction in the Northeast is lowest in December, January, and February when it is curtailed due to weather conditions) and only when the adjustment passes a suitable set of diagnostic tests.

² A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Table 2.

Type of Apartments Completed in Buildings With Five Units or More: 2011 to 2017

(Details may not sum to totals because of rounding)

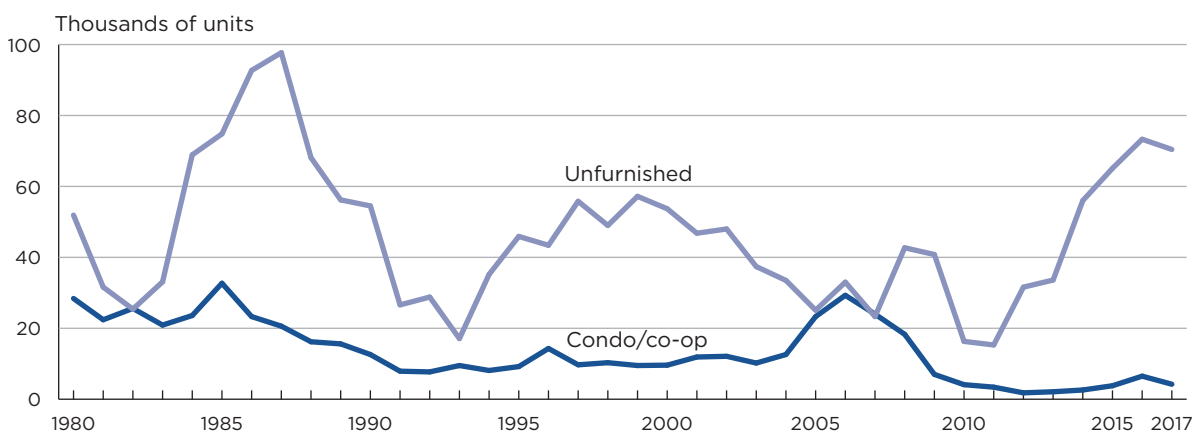
Quarter of completion	Total		Unfurnished		Furnished		Condominiums and cooperatives		Subsidized tax credit ²		Other units ³	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)
2017												
October-December ^p	88,900	3,703	70,400	2,934	1,400	971	4,200	1,157	11,900	2,391	900	457
July-September	95,700	4,236	78,100	3,457	5,600	2,789	3,300	1,942	8,500	1,701	200	285
April-May	89,500	2,424	76,100	2,061	700	414	3,300	1,955	8,800	2,024	600	310
January-March	72,900	2,376	61,400	2,002	2,600	1,574	3,100	1,067	5,700	1,148	100	135
2016												
October-December	86,000	4,959	72,100	4,157	800	364	7,900	4,370	4,300	916	900	624
July-September	87,900	2,229	73,400	1,861	2,400	735	6,700	1,626	5,000	1,056	400	254
April-June	71,400	1,684	62,000	1,476	800	421	3,200	815	4,500	1,083	1,000	570
January-March	65,700	2,286	55,100	1,462	600	277	3,000	850	6,400	1,492	800	620
2015												
October-December	79,100	2,639	67,300	2,245	1,000	523	3,200	715	7,200	2,200	400	240
July-September	99,700	3,038	83,600	2,546	4,600	1,828	4,300	1,446	7,100	2,223	100	67
April-June	80,900	2,538	67,600	2,122	300	152	2,700	925	9,900	1,822	300	170
January-March	50,600	1,767	43,300	1,512	800	267	1,200	333	4,900	1,358	400	451
2014												
October-December	67,300	2,054	57,400	1,752	800	746	2,000	664	6,100	1,327	1,000	524
July-September	82,400	6,895	61,700	5,163	6,700	2,998	1,900	627	11,400	4,258	700	294
April-June	56,300	1,832	50,300	1,638	300	192	1,600	378	3,800	1,558	400	208
January-March	49,600	1,960	41,300	1,630	100	100	1,600	500	5,200	1,280	1,400	810
2013												
October-December	50,900	3,220	35,700	2,260	200	190	1,600	560	13,500	2,160	Z	Z
July-September	57,500	4,323	43,100	3,240	2,000	1,570	1,400	650	10,600	2,160	300	210
April-June	42,600	2,820	30,500	2,020	1,100	1,060	2,900	1,740	6,700	1,790	1,500	1,010
January-March	35,200	3,030	25,000	2,150	Z	Z	1,500	580	7,900	2,350	900	230
2012												
October-December	42,100	1,610	31,100	1,190	100	110	1,900	430	8,500	1,070	500	110
July-September	51,200	4,560	30,400	2,710	2,100	1,370	1,700	790	11,600	3,270	5,400	1,480
April-June	35,200	2,220	27,100	1,710	300	150	1,100	390	5,600	1,590	1,100	310
January-March	29,000	2,390	15,900	1,310	1,200	930	1,800	400	8,800	1,560	1,500	580
2011												
October-December	31,900	5,630	15,300	2,700	Z	Z	3,400	780	12,200	3,070	1,000	440
July-September	42,700	6,110	24,600	3,520	1,100	620	2,300	770	11,500	3,350	3,200	1,360
April-June	25,500	2,960	13,000	1,510	Z	Z	2,800	870	8,400	1,240	1,300	500
January-March	29,800	2,080	21,800	1,520	500	50	2,800	540	4,200	980	900	540

Z Represents zero or rounds to zero.

^p Preliminary.^r Revised.¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.² Beginning with completions in the second quarter of 2004, Low Income Tax Credit units were included in this category.³ "Other units" include time-share units, continuing-care retirement units, and turnkey housing (privately built for and sold to local public housing).

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Figure 2.
Number of Unfurnished Rental Apartments and Condominium and Cooperative Units: 1980 to 2017 Fourth Quarter Completions¹



¹ As originally published for privately financed, nonsubsidized, unfurnished units in buildings with five or more units. Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Table 3.
Asking Rent and Number of Bedrooms of All Unfurnished Apartments Completed in the Previous Four Quarters, Rented, or Remaining for Rent in the First Quarter of 2018

(Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding number of bedrooms and asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians are computed using unrounded data)

Asking rent	Total		Rented prior to first quarter 2018		Rented in first quarter 2018		Remaining for rent at the end of first quarter 2018	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)
Total	285,900	5,879	157,700	4,338	61,100	3,131	67,200	5,393
Less than \$850	18,000	3,882	9,400	2,165	4,200	1,021	4,300	1,243
\$850 to \$1,049	29,600	5,523	18,700	2,535	5,100	1,148	5,800	2,847
\$1,050 to \$1,249	37,700	3,881	22,800	2,662	8,200	1,303	6,700	1,003
\$1,250 to \$1,449	41,400	3,633	25,000	2,156	8,700	992	7,700	1,835
\$1,450 to \$1,649	32,500	2,657	17,900	1,583	7,100	578	7,500	1,332
\$1,650 to \$1,849	26,000	2,927	15,500	2,336	5,100	497	5,400	806
\$1,850 to \$2,049	21,100	2,254	10,400	1,446	6,200	1,417	4,500	672
\$2,050 to \$2,249	13,300	1,599	6,900	947	2,500	410	4,000	906
\$2,250 to \$2,449	16,100	3,233	5,900	1,029	4,300	1,310	6,000	1,797
\$2,450 or more	50,100	4,689	25,200	2,437	9,600	1,383	15,400	2,471
Median asking rent	\$1,550	\$44	\$1,482	\$46	\$1,570	\$55	\$1,709	\$128
BEDROOMS								
Fewer than 2 bedrooms	155,600	4,682	84,400	2,727	33,500	2,086	37,800	3,769
2 bedrooms	113,100	4,428	62,700	3,156	24,000	1,679	26,400	2,428
3 bedrooms or more	17,300	1,205	10,600	799	3,600	409	3,100	416

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Note: These data are for completions in the first, second, third, and fourth quarters of 2017.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Table 4.

Unfurnished Apartments Completed in the Previous Four Quarters Reported as Rented or Remaining for Rent in the Current Quarter: 2011 to 2017

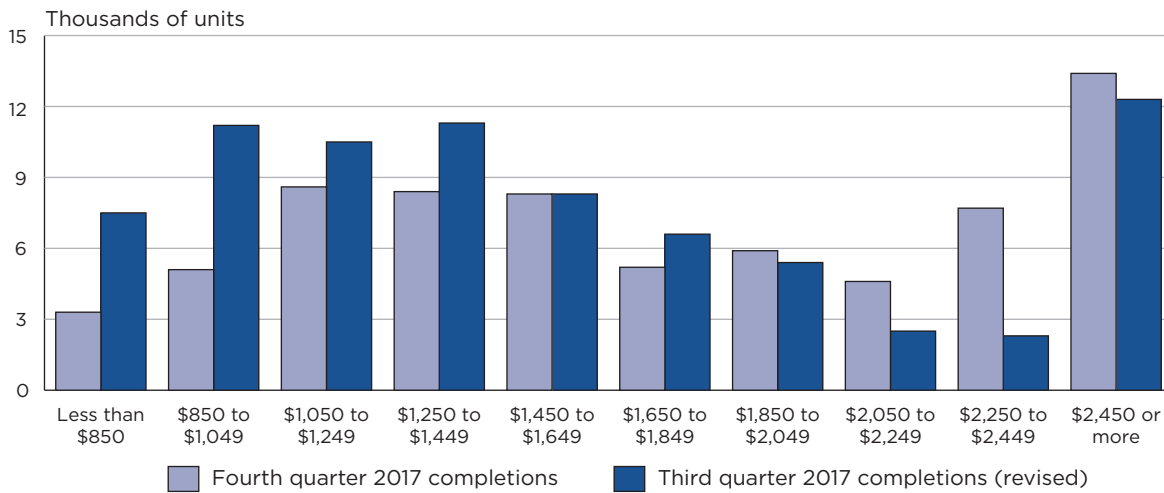
(Privately financed, nonsubsidized, condominium apartments in buildings with five units or more)

Quarter of completion	Total		Rented prior to current quarter		Rented in current quarter		Remaining for rent at the end of the current quarter	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)
2017								
October-December	285,900	5,879	157,700	4,338	61,100	3,131	67,200	5,393
July-September	287,200	6,762	154,600	4,849	72,200	3,664	60,400	5,340
April-May	280,500	6,019	149,900	4,369	75,000	2,853	55,600	3,715
January-March	268,100	5,897	145,900	3,870	62,700	2,550	59,500	3,897
2016								
October-December	264,100	4,950	142,300	3,411	57,900	2,609	63,900	3,654
July-September	257,900	4,027	140,000	3,528	68,200	2,773	49,700	2,957
April-June	268,100	3,989	159,500	3,347	62,400	2,321	46,200	3,165
January-March	272,500	5,327	165,500	4,487	59,800	2,705	47,200	2,683
2015								
October-December	259,500	5,472	147,300	4,030	60,600	2,718	51,600	3,342
July-September	251,700	4,744	132,500	3,786	72,200	2,968	47,000	2,693
April-June	229,600	6,686	126,700	5,062	67,400	3,870	35,500	2,434
January-March	210,300	6,239	130,200	5,276	46,200	2,373	33,900	2,037
2014								
October-December	209,100	6,510	121,000	4,730	49,200	2,500	38,900	2,890
July-September	194,900	5,320	101,700	3,360	58,400	2,850	34,800	2,840
April-June	171,400	5,700	93,200	4,340	51,000	2,250	27,200	2,030
January-March	150,800	6,630	82,300	4,580	39,500	1,960	29,100	1,940
2013								
October-December	132,500	5,420	77,500	2,610	29,200	2,260	25,800	2,260
July-September	129,100	4,770	71,000	3,050	36,500	2,350	21,600	2,000
April-June	115,800	4,230	65,700	5,090	33,200	1,510	16,900	1,780
January-March	113,100	5,110	66,000	5,610	24,800	1,510	22,300	2,370
2012								
October-December	104,900	4,520	57,800	4,530	25,500	2,270	21,600	3,200
July-September	88,400	5,800	45,700	3,300	26,000	3,310	16,700	2,380
April-June	82,400	6,970	40,500	4,490	27,900	2,820	14,000	1,940
January-March	68,400	6,040	36,000	4,710	13,900	1,230	18,500	3,510
2011								
October-December	75,300	7,110	44,000	5,310	11,000	1,680	20,300	4,460
July-September	74,200	5,660	36,300	3,800	20,300	3,060	17,600	5,030
April-June	66,000	4,760	38,200	4,780	13,400	1,360	14,300	3,520
January-March	81,900	6,360	48,800	4,270	16,500	1,710	16,600	1,710

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Figure 3.
New Unfurnished Apartments by Rent Category: Fourth Quarter 2017 Completions and Third Quarter 2017 Completions (Revised)



Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Absorption (seasonally adjusted): Within the first 3 months after completion, 54 percent of seasonally adjusted, newly completed, unfurnished rental apartments built in the fourth quarter of 2017 were rented. The 54 percent was not significantly different from the third quarter revised rate (55 percent), nor the fourth quarter 2016 revised rate (51 percent) (Table 1).

Absorption (not seasonally adjusted): Within the first 3 months after completion, 50 percent of the not seasonally adjusted, newly completed, unfurnished rental apartments built in the fourth quarter of 2017 were rented. This figure was 6 percentage points fewer than the 56 percent reported in the third quarter of 2017. However, the 50 percent did not differ from

the revised figure of 47 percent reported in the fourth quarter of 2016 (Table 1).

Rent (unfurnished apartments): The median asking rent for all privately financed, nonsubsidized, unfurnished rental units completed in buildings with five or more units in the fourth quarter of 2017 was \$1,706. This was higher than the revised figure of \$1,422 for the third quarter 2017, and also higher than the median asking rent of \$1,515 in the fourth quarter of 2016 (Tables 5, 6, and 7; Figure 3).³

For units constructed in the fourth quarter 2017, approximately 50 percent of those units were absorbed within the first 3 months

³ The figures shown for the third quarter 2017 median and the fourth quarter 2016 median have not been inflation-adjusted.

and those units had a median asking rent of \$1,561 (Table 5).

Rent (number of bedrooms): Units with one bedroom accounted for 49 percent of new unfurnished rental construction in buildings with five or more units during the fourth quarter of 2017. The percentage of two-bedroom units was the next highest accounting for 39 percent of the new construction. There were no significant differences detected between the 6 percent designated as efficiencies (no bedroom) and the 5 percent of the units constructed with three or more bedrooms (Table 5; Figure 4).

After 3 months on the market, 62 percent of the units with three or more bedrooms were absorbed.

Table 5.

Asking Rent and Number of Bedrooms of Unfurnished Apartments Completed During the Fourth Quarter of 2017 and Those Rented Within 3 Months (Preliminary)—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding number of bedrooms and asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Asking rent	Total		Total units		Rented within 3 months	
	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
Total	70,400	2,934	100	X	50	3.0
Less than \$850	3,300	670	5	1.0	49	5.7
\$850 to \$1,049	5,100	1,316	7	1.9	56	6.3
\$1,050 to \$1,249	8,600	1,524	12	2.2	63	5.2
\$1,250 to \$1,449	8,400	1,116	12	1.6	63	4.4
\$1,450 to \$1,649	8,300	1,262	12	1.8	52	6.8
\$1,650 to \$1,849	5,200	842	7	1.2	49	5.0
\$1,850 to \$2,049	5,900	1,361	8	1.8	61	9.7
\$2,050 to \$2,249	4,600	982	6	1.4	38	8.0
\$2,250 to \$2,449	7,700	2,878	11	3.9	38	6.1
\$2,450 or more	13,400	2,782	19	4.0	37	5.1
Median asking rent	\$1,706	\$123	X	X	\$1,561	\$75
Fewer than two bedrooms	39,300	2,453	56	2.8	49	3.9
Less than \$850	2,300	577	3	0.9	54	7.7
\$850 to \$1,049	3,600	1,113	5	1.6	55	5.3
\$1,050 to \$1,249	6,000	975	9	1.5	61	4.2
\$1,250 to \$1,449	4,800	781	7	1.1	60	4.2
\$1,450 to \$1,649	4,700	1,194	7	1.7	45	9.7
\$1,650 to \$1,849	2,000	510	3	0.7	49	6.3
\$1,850 to \$2,049	4,000	1,305	6	1.8	65	13.3
\$2,050 to \$2,249	2,900	878	4	1.2	35	11.4
\$2,250 to \$2,449	2,400	1,323	3	1.9	21	6.5
\$2,450 or more	6,500	2,064	9	2.9	35	6.8
Median asking rent	\$1,572	\$98	X	X	\$1,439	\$74
Two bedrooms or more	31,100	2,412	44	2.8	51	3.2
Less than \$850	900	185	1	0.3	38	4.1
\$850 to \$1,049	1,600	660	2	1.0	58	17.4
\$1,050 to \$1,249	2,600	870	4	1.2	66	12.1
\$1,250 to \$1,449	3,600	804	5	1.1	67	8.2
\$1,450 to \$1,649	3,600	637	5	0.9	63	5.4
\$1,650 to \$1,849	3,200	702	5	1.0	49	7.4
\$1,850 to \$2,049	1,900	364	3	0.5	52	6.2
\$2,050 to \$2,249	1,600	501	2	0.8	44	6.8
\$2,250 to \$2,449	5,300	2,589	7	3.5	45	3.8
\$2,450 or more	6,900	1,176	10	1.7	39	5.8
Median asking rent	\$1,861	\$145	X	X	\$1,694	\$115
BEDROOMS						
No bedroom	4,500	717	6	1.0	50	5.0
1 bedroom	34,700	2,260	49	2.6	49	3.9
2 bedrooms	27,600	2,426	39	2.7	50	3.3
3 bedrooms or more	3,500	439	5	0.7	62	5.1

X Not applicable.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Table 6.

Asking Rent and Number of Bedrooms of Unfurnished Apartments Completed During the Third Quarter of 2017 and Those Rented Within 3 Months (Revised)—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding number of bedrooms and asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Asking rent	Total		Total units		Rented within 3 months	
	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
Total	78,100	78,065	100	X	56	3.2
Less than \$850.....	7,500	2,797	10	3.5	52	4.8
\$850 to \$1,049.....	11,200	3,097	14	3.8	64	10.9
\$1,050 to \$1,249.....	10,500	1,616	13	2.2	63	4.0
\$1,250 to \$1,449.....	11,300	1,955	15	2.5	58	6.2
\$1,450 to \$1,649.....	8,300	1,404	11	1.8	54	4.8
\$1,650 to \$1,849.....	6,600	1,004	8	1.3	51	3.9
\$1,850 to \$2,049.....	5,400	1,204	7	1.5	50	10.6
\$2,050 to \$2,249.....	2,500	492	3	0.6	61	7.3
\$2,250 to \$2,449.....	2,300	523	3	0.7	48	6.9
\$2,450 or more.....	12,300	2,138	16	2.6	51	8.1
Median asking rent	\$1,422	\$69	X	X	\$1,376	\$67
Fewer than two bedrooms	41,100	2,563	53	1.8	56	3.9
Less than \$850.....	5,000	1,566	6	2.0	57	7.3
\$850 to \$1,049.....	8,000	3,032	10	3.8	61	13.8
\$1,050 to \$1,249.....	6,400	1,092	8	1.5	61	5.3
\$1,250 to \$1,449.....	4,900	1,068	6	1.4	63	5.2
\$1,450 to \$1,649.....	3,100	819	4	1.0	46	7.0
\$1,650 to \$1,849.....	3,100	560	4	0.7	38	5.8
\$1,850 to \$2,049.....	2,700	1,078	3	1.4	60	17.5
\$2,050 to \$2,249.....	1,100	393	1	0.5	60	12.9
\$2,250 to \$2,449.....	1,200	353	2	0.4	54	8.8
\$2,450 or more.....	5,600	1,319	7	1.7	51	12.4
Median asking rent	\$1,296	\$87	X	X	\$1,246	\$70
Two bedrooms or more	36,900	1,899	47	1.8	56	3.1
Less than \$850.....	2,500	1,393	3	1.8	43	7.7
\$850 to \$1,049.....	3,200	1,053	4	1.4	71	6.6
\$1,050 to \$1,249.....	4,100	886	5	1.1	66	5.9
\$1,250 to \$1,449.....	6,400	2,088	8	2.6	54	9.0
\$1,450 to \$1,649.....	5,200	1,032	7	1.3	58	6.2
\$1,650 to \$1,849.....	3,500	773	5	1.0	61	4.1
\$1,850 to \$2,049.....	2,700	667	4	0.9	41	7.0
\$2,050 to \$2,249.....	1,400	324	2	0.4	62	8.0
\$2,250 to \$2,449.....	1,200	364	1	0.5	42	8.1
\$2,450 or more.....	6,700	1,117	9	1.3	51	6.6
Median asking rent	\$1,535	\$81	X	X	\$1,499	\$83
BEDROOMS						
No bedroom.....	5,200	822	7	1.1	50	6.4
1 bedroom.....	36,000	2,399	46	1.8	57	4.0
2 bedrooms.....	31,900	1,849	41	1.9	55	3.1
3 bedrooms or more.....	5,000	618	6	0.8	60	4.5

X Not applicable.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Table 7.

Asking Rent and Number of Bedrooms of All Unfurnished Apartments Completed During the Fourth Quarter of 2016 and Those Rented Within 3 Months (Final)—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding number of bedrooms and asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

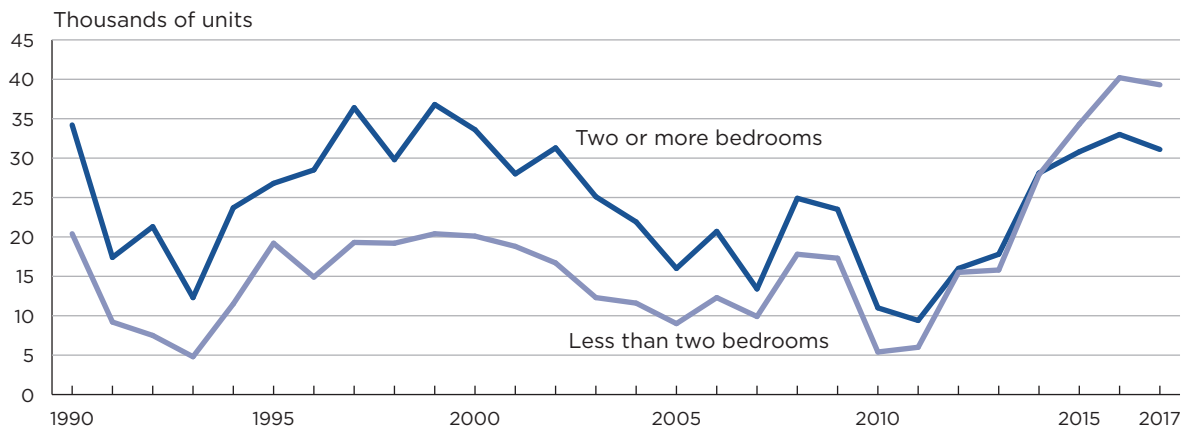
Asking rent	Total		Total units		Rented within 3 months	
	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
Total	72,100	4,157	100	X	47	2.4
Less than \$850.....	4,500	1,152	6	1.6	45	6.5
\$850 to \$1,049.....	9,500	1,747	13	2.2	53	4.9
\$1,050 to \$1,249.....	9,600	2,227	13	2.8	49	7.8
\$1,250 to \$1,449.....	9,800	1,223	14	1.5	52	3.6
\$1,450 to \$1,649.....	8,000	1,040	11	1.2	45	3.1
\$1,650 to \$1,849.....	5,800	845	8	1.1	44	4.3
\$1,850 to \$2,049.....	4,500	689	6	0.9	49	5.4
\$2,050 to \$2,249.....	3,300	805	5	1.1	48	5.1
\$2,250 to \$2,449.....	3,400	783	5	1.1	42	7.1
\$2,450 or more.....	13,700	2,185	19	3.1	42	6.0
Median asking rent	\$1,515	\$75	X	X	\$1,457	\$85
Fewer than two bedrooms	39,400	3,179	55	2.5	48	2.7
Less than \$850.....	2,700	774	4	1.1	39	5.5
\$850 to \$1,049.....	6,400	1,584	9	2.0	61	4.0
\$1,050 to \$1,249.....	6,400	1,987	9	2.6	47	8.0
\$1,250 to \$1,449.....	5,500	872	8	1.1	50	4.2
\$1,450 to \$1,649.....	3,900	740	5	1.0	42	3.7
\$1,650 to \$1,849.....	3,400	730	5	1.0	44	6.7
\$1,850 to \$2,049.....	2,300	537	3	0.7	47	6.8
\$2,050 to \$2,249.....	1,200	317	2	0.4	55	7.9
\$2,250 to \$2,449.....	1,500	692	2	1.0	52	13.0
\$2,450 or more.....	6,100	1,799	8	2.5	43	10.4
Median asking rent	\$1,402	\$91	X	X	\$1,358	\$90
Two bedrooms or more	32,700	2,323	45	2.5	45	2.8
Less than \$850.....	1,700	772	2	1.1	55	7.2
\$850 to \$1,049.....	3,000	924	4	1.3	34	11.5
\$1,050 to \$1,249.....	3,300	1,149	5	1.6	52	11.1
\$1,250 to \$1,449.....	4,300	822	6	1.1	53	5.4
\$1,450 to \$1,649.....	4,100	634	6	0.7	48	4.8
\$1,650 to \$1,849.....	2,400	388	3	0.5	46	4.4
\$1,850 to \$2,049.....	2,100	361	3	0.4	51	7.1
\$2,050 to \$2,249.....	2,100	680	3	1.0	44	6.0
\$2,250 to \$2,449.....	1,900	460	3	0.6	34	4.6
\$2,450 or more.....	7,700	1,013	11	1.4	41	3.9
Median asking rent	\$1,640	\$83	X	X	\$1,591	\$77
BEDROOMS						
No bedroom.....	4,400	616	6	0.9	43	4.1
1 bedroom.....	35,000	3,125	49	2.6	49	2.8
2 bedrooms.....	27,100	2,124	38	2.6	45	3.0
3 bedrooms or more.....	5,500	636	8	0.7	45	3.4

X Not applicable.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Figure 4.
Number of Bedrooms in Unfurnished Apartments: 1990 to 2017 Fourth Quarter Completions¹



¹ As originally published for privately financed, nonsubsidized, unfurnished units in buildings with five or more units. Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

This figure was higher than the 50 percent absorption rate for both efficiencies and two-bedroom units, and the 49 percent absorption rate for units with one bedroom. There were no significant differences detected between these absorption rates (Table 5).

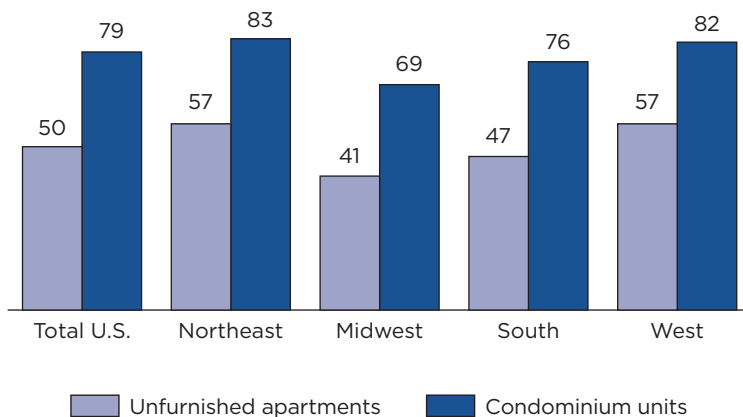
Rent (region): The South led the nation in new unfurnished rental construction in buildings with five units or more, accounting for approximately 46 percent of the total 2017 fourth quarter production. The West reported the next largest percentage of construction

with 21 percent. The Northeast region ranked third with 18 percent, and the Midwest reported the fewest percentage of new unfurnished rental construction with 14 percent (Table 8).

After 3 months, both the Northeast and the West reported 57 percent of their new unfurnished rental units absorbed. The South reported a 3-month absorption rate of 47 percent, which did not differ significantly from the 41 percent, 3-month absorption rate in the Midwest (Table 8; Figure 5).

Condominium and cooperative apartment units:⁴ Condominium and cooperative units accounted for approximately 5 percent of all completions in buildings with five

Figure 5.
Unfurnished Apartments and Condominium Units 3-Month Absorption Rates by Region: Fourth Quarter 2017 Completions¹
 (In percent)



¹ Not seasonally adjusted. Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

⁴ There were no cooperative units identified among the fourth quarter 2017 completions.

Table 8.

Number, Asking Rent, and Absorption Rate of Unfurnished Apartments Completed During the Fourth Quarter of 2017 by Geographic Area—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, rental apartments in buildings with five units or more. Data regarding asking rent are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Geographic area	Total		Median asking rent		Total units		Rented within 3 months	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
United States	70,400	2,934	\$1,706	\$123	100	X	50	3.0
Inside CBSA ²	70,400	2,934	\$1,706	\$123	100	X	50	3.0
Inside principal city of CBSA ²	35,100	4,815	\$1,673	\$136	50	7.0	48	3.7
Outside principal city of CBSA ²	35,400	5,399	\$1,731	\$195	50	7.0	52	5.1
Outside CBSA ²	Z	Z	X	X	Z	Z	X	X
Northeast	12,800	1,842	\$2,284	\$102	18	2.2	57	8.2
Midwest	9,900	533	\$1,634	\$879	14	0.9	41	8.6
South	32,700	1,479	\$1,508	\$62	46	2.0	47	3.1
West	14,900	1,675	\$1,814	\$234	21	2.0	57	8.7

X Not applicable.

Z Represents zero or rounds to zero.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

² Core-Based Statistical Area. For more information on CBSAs, see Characteristics of the Data on page 17 of this report.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

units or more during the fourth quarter in 2017 (Table 9; Figure 6).

Condominium apartment units: In the fourth quarter of 2017, an estimated 4,200 condominium apartments in buildings with five or more units were completed. This figure did not differ significantly from the revised figure of 3,100 new condominium construction reported in the previous quarter (Tables 10 and 11).

Absorption (condominium apartment units): Of the 4,200 condominium apartments completed in the fourth quarter of 2017, approximately 79 percent were sold within 3 months after completion. This is 13 percentage points more than the 3-month absorption rate of 66 percent for the previous quarter (Tables 10 and 11; Figure 5).

Of the 13,500 total number of new condominium apartment units in buildings with five or more units completed in the past four quarters, 7,700 units were sold prior to the first quarter of 2018. There were 4,300 units sold in the first quarter of 2018, and approximately 1,400 remained on the market for sale at the end of the first quarter of 2018 (Tables 12 and 13).

Asking price (condominiums): The median asking price for a new condominium constructed in the fourth quarter of 2017 was \$445,900. There were no significant differences detected between this figure and the 2017 third quarter revised median asking price of \$531,000 (Tables 10 and 11).⁵

⁵ The figure shown for the third quarter 2017 median has not been inflation-adjusted.

Number of bedrooms (condominium apartments): Of 4,200 new condominium units completed in the fourth quarter of 2017, those built with two bedrooms accounted for 52 percent of the new construction. Units with three or more bedrooms accounted for the second-largest amount of condominium construction with 30 percent. Condominiums with fewer than two bedrooms accounted for the final 18 percent of new construction (Table 10).

Regions (condominiums): Of new condominium construction during the fourth quarter of 2017, 36 percent occurred in the South. The Northeast accounted for 31 percent, and the West accounted for 26 percent of the new condominium construction. There were no significant differences detected among these three percentages.

Table 9.

Absorption Rates of Condominium and Cooperative Apartments: 2011 to 2017—Not Seasonally Adjusted

(Privately financed, nonsubsidized, condominium and cooperative apartments in buildings with five units or more. Percentages are computed using unrounded data)

Quarter of completion	Total		All completions		Absorbed in 3 months		Absorbed in 6 months		Absorbed in 9 months		Absorbed in 12 months	
	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
2017												
October-December ^a	4,200	1,157	5	1.3	79	3.0	N	N	N	N	N	N
July-September.....	3,300	1,942	3	1.0	68	11.1	89	4.8	N	N	N	N
April-June.....	3,300	1,955	4	1.1	74	6.8	91	3.7	95	2.0	N	N
January-March.....	3,100	1,067	4	1.5	72	9.0	87	3.8	93	2.9	99	0.9
2016												
October-December.....	7,900	4,370	9	5.1	36	23.7	87	2.3	90	3.2	95	1.4
July-September.....	6,700	1,626	8	1.9	70	7.5	84	3.5	92	1.8	96	0.9
April-June.....	3,200	815	4	1.1	64	8.4	86	3.0	90	3.2	97	1.7
January-March.....	3,000	850	4	1.3	65	12.4	90	2.7	96	1.8	97	1.2
2015												
October-December.....	3,200	715	4	0.9	81	4.2	92	2.6	96	1.7	98	1.4
July-September.....	4,300	1,446	4	0.5	51	14.0	70	16.6	78	14.1	88	7.9
April-June.....	2,700	925	3	1.1	63	12.8	87	5.0	97	2.5	99	0.4
January-March.....	1,200	333	2	0.7	70	8.4	91	2.7	97	1.3	98	1.1
2014												
October-December.....	2,000	664	3	1.0	78	7.5	87	6.0	91	4.3	95	2.9
July-September.....	1,900	627	2	0.8	58	12.0	85	5.8	94	2.8	97	1.5
April-June.....	1,600	378	3	0.7	78	7.4	89	4.3	95	1.6	99	0.5
January-March.....	1,600	500	3	1.0	80	6.8	93	3.2	96	2.2	98	1.5
2013												
October-December.....	1,600	560	3	1.1	74	7.4	88	3.8	96	2.0	98	1.4
July-September.....	1,400	650	2	1.1	89	4.9	96	2.7	99	1.2	100	0.3
April-June.....	2,900	1,740	7	4.1	84	14.4	89	12.3	92	11.9	93	11.4
January-March.....	1,500	580	4	1.6	82	7.0	92	4.4	96	2.4	98	1.1
2012												
October-December.....	1,900	430	5	1.0	76	4.6	89	3.6	93	3.5	96	3.3
July-September.....	1,700	790	3	1.2	58	14.2	78	7.8	91	5.4	93	4.3
April-June.....	1,100	390	3	1.1	66	6.0	81	4.9	91	5.2	94	4.9
January-March.....	1,800	440	6	1.5	64	6.8	82	5.9	88	6.0	95	2.7
2011												
October-December.....	3,400	780	11	2.4	45	6.0	77	8.4	80	7.7	86	5.6
July-September.....	2,300	770	5	1.8	79	5.7	88	3.5	94	2.0	96	2.0
April-June.....	2,800	870	11	3.4	54	13.8	69	15.8	84	7.8	89	6.7
January-March.....	2,800	540	9	1.8	54	4.4	78	3.5	88	2.5	92	1.6

N Not available.

^a Preliminary.

^r Revised.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Table 10.

Asking Price and Number of Bedrooms of All Condominium Apartments Completed During the Fourth Quarter of 2017 and Those Sold Within 3 Months (Preliminary)—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, condominium apartments in buildings with five units or more. Data regarding number of bedrooms and asking price are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Asking price	Total		Total condominiums		Sold within 3 months	
	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
Total	4,200	1,131	100	X	79	3.0
Less than \$200,000	500	214	12	4.9	77	8.4
\$200,000 to \$249,999	600	312	14	6.3	77	10.0
\$250,000 to \$299,999	200	108	5	2.3	74	9.7
\$300,000 to \$349,999	300	132	7	2.6	85	8.2
\$350,000 to \$399,999	300	134	7	3.0	81	9.1
\$400,000 to \$449,999	200	94	5	2.4	67	13.1
\$450,000 to \$499,999	200	130	5	2.9	80	11.4
\$500,000 to \$549,999	100	44	1	1.0	83	8.0
\$550,000 to \$599,999	100	38	1	0.9	83	13.6
\$600,000 to \$649,999	200	149	4	3.4	96	5.4
\$650,000 to \$699,999	200	160	5	3.3	74	10.7
\$700,000 or more	1,400	692	33	11.5	80	4.0
Median asking price	\$445,900	\$133,130	X	X	\$456,100	\$150,741
BEDROOMS						
Fewer than 2 bedrooms	800	311	18	5.3	80	7.9
2 bedrooms	2,200	542	52	4.2	80	4.0
3 bedrooms or more	1,300	461	30	5.8	76	5.0

X Not applicable.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Table 11.

Asking Price and Number of Bedrooms of All Condominium Apartments Completed During the Third Quarter of 2017 and Those Sold Within 3 Months (Revised)—Not Seasonally Adjusted

(Privately financed, nonsubsidized, unfurnished, condominium apartments in buildings with five units or more. Data regarding number of bedrooms and asking price are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Asking price	Total		Total condominiums		Sold within 3 months	
	Total	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
Total	3,100	917	100	X	66	12.0
Less than \$200,000	300	153	9	5.3	38	25.0
\$200,000 to \$249,999	200	133	8	5.1	17	10.7
\$250,000 to \$299,999	100	77	4	2.2	52	26.7
\$300,000 to \$349,999	100	55	5	1.6	58	15.3
\$350,000 to \$399,999	300	148	9	4.6	55	27.0
\$400,000 to \$449,999	300	146	9	5.7	79	11.9
\$450,000 to \$499,999	100	73	4	2.6	62	18.8
\$500,000 to \$549,999	100	90	4	3.3	96	4.1
\$550,000 to \$599,999	100	53	3	1.8	73	16.1
\$600,000 to \$649,999	100	44	3	1.5	83	8.8
\$650,000 to \$699,999	200	166	6	4.1	88	13.6
\$700,000 or more	1,100	805	36	17.7	77	19.3
Median asking price	\$531,000	\$229,043	X	X	\$654,600	\$223,984
BEDROOMS						
Fewer than 2 bedrooms	500	213	17	7.3	41	16.4
2 bedrooms	1,200	351	38	13.2	62	13.0
3 bedrooms or more	1,400	909	45	19.7	79	16.1

X Not applicable.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Table 12.

Asking Price of Condominium Apartments Completed in the Previous Four Quarters, Sold, or Remaining for Sale in the First Quarter of 2018

(Privately financed, nonsubsidized, condominium apartments in buildings with five units or more. Data regarding number of bedrooms and asking price are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians are computed using unrounded data)

Asking price	Total		Sold prior to first quarter 2018		Sold in first quarter 2018		Remaining for sale at end of first quarter 2018	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)
Total	13,500	1,900	7,700	1,218	4,300	1,036	1,400	274
Less than \$200,000	1,100	352	400	175	500	236	200	63
\$200,000 to \$249,999	1,100	406	300	133	600	273	200	88
\$250,000 to \$299,999	600	171	300	119	200	83	100	40
\$300,000 to \$349,999	1,300	481	900	457	300	127	100	29
\$350,000 to \$399,999	1,000	241	600	174	300	161	100	36
\$400,000 to \$449,999	800	206	500	153	200	83	100	42
\$450,000 to \$499,999	600	231	400	137	200	111	100	38
\$500,000 to \$549,999	700	166	600	146	100	45	Z	11
\$550,000 to \$599,999	400	105	300	81	100	40	Z	11
\$600,000 to \$649,999	500	175	300	88	200	148	Z	7
\$650,000 to \$699,999	1,100	243	800	183	200	120	100	50
\$700,000 or more	4,400	1,285	2,400	869	1,400	620	600	202
Median asking price	\$514,400	\$79,501	\$538,700	\$88,991		\$120,020	\$471,600	\$160,743
BEDROOMS								
Fewer than 2 bedrooms	2,800	625	1,600	424	1,000	329	200	89
2 bedrooms	6,300	993	3,500	678	2,200	526	700	113
3 bedrooms or more	4,400	1,021	2,700	863	1,200	361	500	163

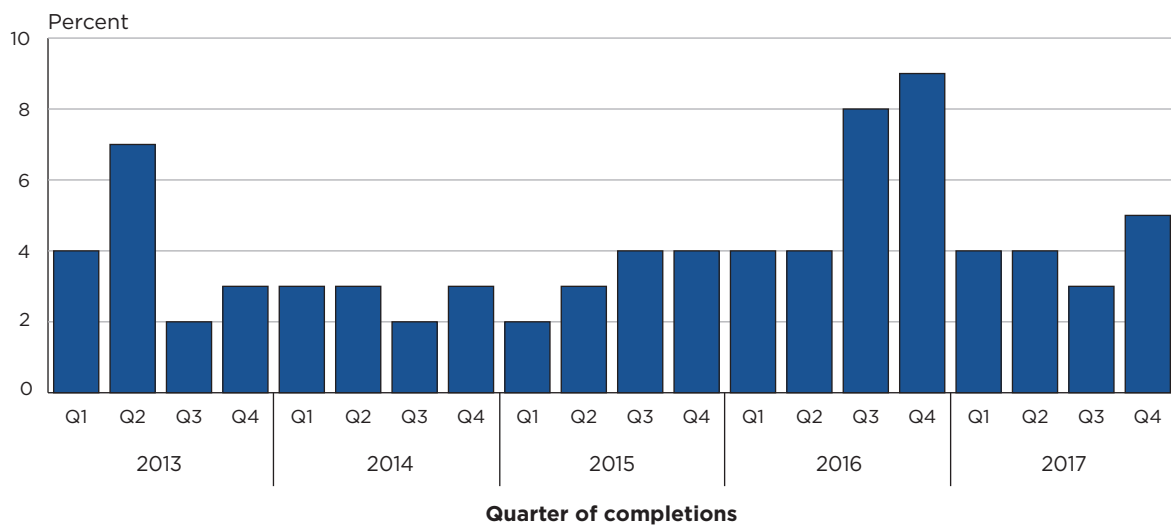
Z Represents zero or rounds to zero.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Note: These data are for completions in the first, second, third, and fourth quarters of 2017.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Figure 6.
Condominium and Cooperative Completions as a Percentage of Total Completions: 2013 to 2017



Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Table 13.

Condominium Apartments Completed in the Previous Four Quarters, Sold, or Remaining for Sale in Current Quarter: 2010 to 2017

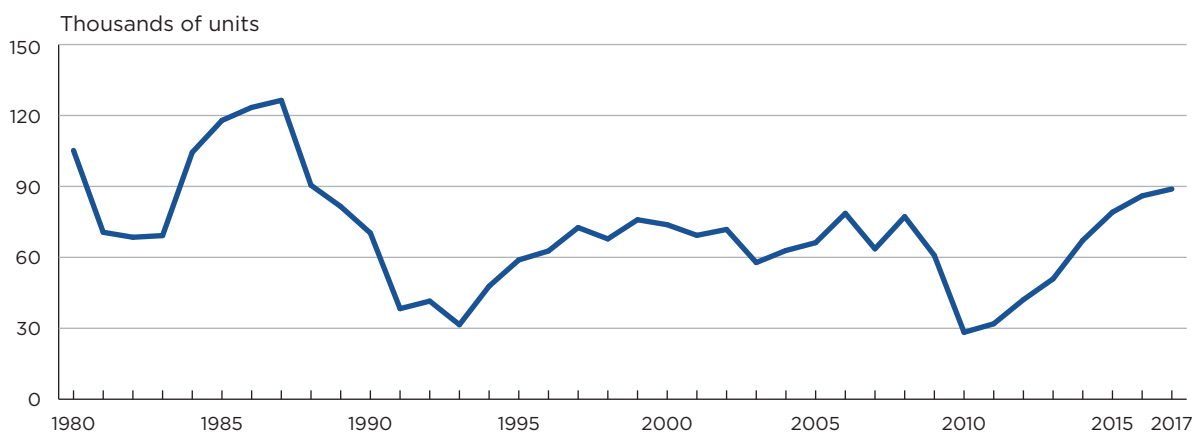
(Privately financed, nonsubsidized, condominium apartments in buildings with five units or more)

Quarter of completion	Total		Sold prior to current quarter		Sold in the current quarter		Remaining for sale at the end of the current quarter	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)
2017								
October-December	13,500	1,900	7,700	1,218	4,300	1,036	1,400	274
July-September	17,000	4,662	12,000	3,922	3,300	1,084	1,600	422
April-June	21,800	5,009	15,600	4,155	3,800	889	2,400	754
January-March	21,500	5,123	11,300	2,281	7,500	3,929	2,700	849
2016								
October-December	18,500	3,846	9,700	1,783	4,100	1,258	4,800	2,812
July-September	15,600	2,209	7,800	1,229	5,500	1,734	2,300	389
April-June	13,300	1,955	8,400	1,265	3,000	835	1,900	745
January-March	13,800	2,158	8,200	1,557	3,100	716	2,500	1,005
2015								
October-December	11,900	2,026	5,700	1,305	4,400	840	1,700	657
July-September	9,700	1,993	4,600	954	2,800	803	2,300	1,274
April-June	6,500	1,086	4,400	906	1,400	366	700	203
January-March	7,000	1,226	4,900	934	1,300	392	700	220
2014								
October-December	7,600	1,310	4,000	770	2,800	790	800	290
July-September	6,800	1,160	4,300	800	1,400	370	1,100	450
April-June	5,900	1,240	3,800	1,000	1,600	280	500	180
January-March	7,300	2,130	4,800	1,980	1,700	500	800	350
2013								
October-December	7,400	2,460	4,800	2,000	1,700	550	900	390
July-September	7,500	2,200	5,700	2,020	1,200	290	600	220
April-June	8,300	2,110	4,600	1,390	2,800	1,770	900	260
January-March	6,300	1,460	3,800	1,080	1,800	400	700	180
2012								
October-December	6,400	1,430	3,400	970	2,000	630	1,000	300
July-September	8,000	1,430	4,900	770	1,400	530	1,700	590
April-June	8,600	1,490	5,900	1,070	1,200	340	1,400	420
January-March	9,600	1,210	5,800	820	2,200	410	1,700	410
2011								
October-December	10,300	1,820	6,000	1,060	1,800	500	2,500	960
July-September	12,500	1,790	6,600	880	3,300	740	2,500	730
April-June	14,300	2,100	7,500	1,140	2,700	680	4,000	860
January-March	18,100	2,070	8,500	1,000	3,300	570	6,200	1,000
2010								
October-December	18,500	2,120	7,800	920	3,600	620	7,100	1,150
July-September	21,200	1,300	8,200	610	4,000	380	9,000	640
April-June	23,700	2,090	11,100	1,010	3,200	420	9,300	1,170
January-March	28,500	2,510	13,400	1,220	4,000	530	11,100	1,380

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Figure 7.
Number of Privately Financed Units Completed in Buildings With Five or More Units: 1980 to 2017 Fourth Quarter Completions¹



¹ As originally published for privately financed, nonsubsidized, unfurnished units in buildings with five or more units. Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

However, all three were higher than the 7 percent constructed in the Midwest (Table 14).

There was no significant difference detected in the 3-month absorption rates for the Northeast (83 percent) and the West (82 percent). The Northeast absorption rate was higher than the 3-month absorption rates for the South (76 percent) and the Midwest (69 percent), which did not differ significantly from each other. The 3-month absorption rate for the West was higher than the Midwest, however it did not differ significantly from the 3-month absorption rate in the South (Table 14; Figure 5).

All apartments: An estimated 88,900 apartments were constructed in all buildings with five or more units in the fourth quarter of 2017. That figure represents 6,800 units fewer than the 95,700 constructed in the previous quarter. There were no significant differences detected between the

number of all apartments constructed in fourth quarter of 2017 and the number reported in the fourth quarter of 2016 (Table 2; Figures 1 and 7).

Summary distribution of all apartment units: In the fourth quarter of 2017, there were approximately 88,900 apartments constructed in buildings with five or more units. Unfurnished units accounted for 79 percent or approximately 70,400 units. Condominium and cooperative units accounted for 5 percent or 4,200 units. Approximately 1,400 furnished units built in the fourth quarter of 2017 accounted for 2 percent of the construction. Approximately 11,900 units were federally subsidized or received some form of a tax credit, and approximately 900 units were classified as out of scope (i.e., time-share units, continuing-care retirement units, and turnkey housing [privately built for and sold to local public housing authorities after completion]) (Table 2; Figures 8 and 9).

CHARACTERISTICS OF THE DATA

All statistics from the SOMA refer to apartments in newly constructed buildings with five or more units. Absorption rates reflect the first time an apartment is rented after completion or the first time a condominium or cooperative apartment is sold after completion. If apartments initially intended to be sold as condominium or cooperative units are, instead, offered by the builder or building owner for rent, they are counted as rental apartments. Units categorized as federally subsidized or receiving tax credits include the units subsidized under the following HUD or Federal Housing Administration programs—Sections 8, 202, 811, 221(d)(3), or 221(d)(4). In addition, units receiving Low Income Housing Tax Credit through the Internal Revenue Service program are included in this category. The data on privately financed units include privately owned housing

Table 14.

Number, Asking Price, and Absorption Rate of Condominium Apartments Completed During the Fourth Quarter of 2017 by Geographic Area—Not Seasonally Adjusted

(Privately financed, nonsubsidized, condominium apartments in buildings with five units or more. Data regarding asking price are collected at the initial interview, i.e., 3 months following completion. Details may not sum to totals because of rounding. Medians and percentages are computed using unrounded data)

Geographic area	Total		Median asking price		Total units completed		Sold within 3 months	
	Number	Margin of error ¹ (±)	Number	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)	Percent	Margin of error ¹ (±)
United States	4,200	1,131	\$445,900	\$133,130	100	X	79	3.0
Inside CBSA ²	4,200	1,131	\$445,900	\$133,130	100	X	79	3.0
Inside principal city of CBSA ²	2,700	913	\$686,400	\$68,596	65	10.3	80	3.8
Outside principal city of CBSA ²	1,500	543	\$242,800	\$30,457	35	10.3	78	6.4
Outside CBSA ²	Z	X	X	X	X	X	X	X
Northeast	1,300	794	+\$700,000	\$12,152	31	13.8	83	2.8
Midwest	300	232	\$246,200	\$319,370	7	5.4	69	8.8
South	1,500	592	\$350,000	\$68,990	36	12.2	76	6.4
West	1,100	521	\$324,700	\$106,948	26	10.9	82	7.4

X Not applicable.

Z Represents zero or rounds to zero.

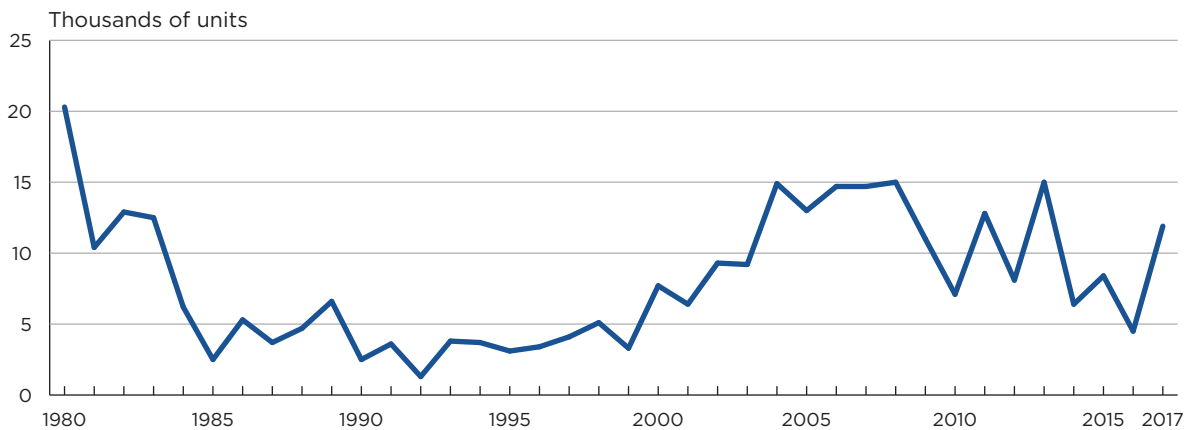
+ More than.

¹ A margin of error is a measure of an estimate's reliability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. This number, when added to and subtracted from the estimate, forms the 90 percent confidence interval.

² Core-Based Statistical Area. For more information on CBSAs, see Characteristics of the Data on page 17 of this report.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

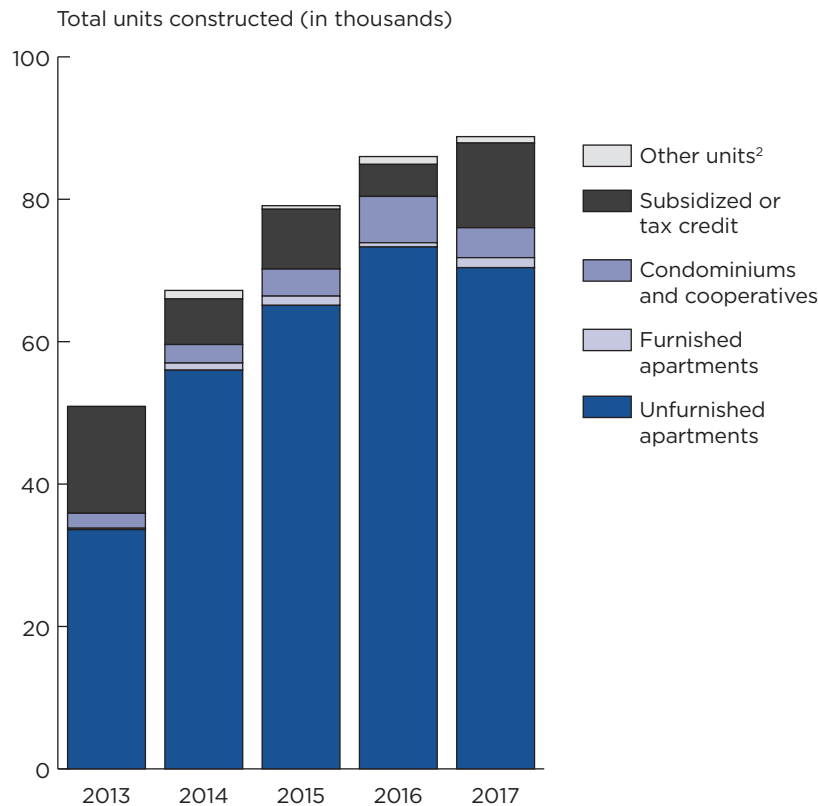
Figure 8.
Number of Subsidized and Tax Credit Units: 1980 to 2017 Fourth Quarter Completions¹



¹ As originally published for privately financed, nonsubsidized, unfurnished units in buildings with five or more units.

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

Figure 9.
Types of Multifamily Units: 2013 to 2017 Fourth Quarter Completions¹



¹ Data as originally published from Table 2.

² "Other units" include time-share units, continuing-care retirement units, and turnkey housing (privately built for and sold to local public housing authorities after completion).

Source: U.S. Census Bureau, Survey of Market Absorption of New Multifamily Units.

subsidized by state and local governments. Time-share units, continuing-care retirement units, and turnkey housing (privately built for and sold to local public housing authorities after completion) are outside the scope of the survey.

Tables 1, 3, 4, 5, 6, 7, and 8 provide information about privately financed, nonsubsidized, unfurnished rental apartments. Table 9 provides information about privately financed, nonsubsidized condominium and cooperative apartments, while Tables 10, 11, 12, 13, and 14 provide information

about condominium apartments only. Table 2 summarizes the totals for all types of newly constructed apartments in buildings with five or more units.

Additionally, the SOMA tabulates and reports absorption rates for units based on their Core-Based Statistical Area (CBSA). CBSAs include an urban center of at least 10,000 people and adjacent areas that are socioeconomically tied to the urban center by commuting. The term "CBSA" refers collectively to both metropolitan statistical areas and micropolitan areas. Micropolitan areas are

based around Census Bureau-defined urban clusters of at least 10,000 and fewer than 50,000 people. Absorption rates within the CBSAs are further divided into "Inside Principal City" and "Outside Principal City."

Principal cities of a CBSA are the largest incorporated places with a population of at least 10,000 in the CBSA. If there is no such place present in the CBSA, the largest incorporated place or census designated place (CDP) in the CBSA is termed the "Principal City." Principal cities also include any additional incorporated place or CDP with a population of at least 250,000 or in which 100,000 or more persons work.

Geographic regions. The four major regions of the United States for which data are presented in this report represent groups of states as follows:

Northeast: Connecticut, Maine, Massachusetts, New Hampshire, New Jersey, New York, Pennsylvania, Rhode Island, and Vermont.

Midwest: Illinois, Indiana, Iowa, Kansas, Michigan, Minnesota, Nebraska, North Dakota, Ohio, South Dakota, and Wisconsin.

South: Alabama, Arkansas, Delaware, the District of Columbia, Florida, Georgia, Kentucky, Louisiana, Maryland, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee, Texas, Virginia, and West Virginia.

West: Alaska, Arizona, California, Colorado, Hawaii, Idaho, Montana, Nevada, New Mexico, Oregon, Utah, Washington, and Wyoming.

NOTE TO DATA USERS

In April of 2014, the SOMA began using interviewing software on laptop computers to collect data for January 2014 completions. At the same time, we revised the asking rent and selling cost ranges for residential buildings containing five or more units.

The SOMA adopted new ratio estimation procedures in 1990 to derive more accurate estimates of completions (see Estimation). Please use caution when comparing the number of completions in 1990 and following years with those in earlier years.

SAMPLE DESIGN

The Census Bureau designed the survey to provide data concerning the rate at which privately financed, nonsubsidized, unfurnished units in buildings with five or more units are rented or sold (absorbed). In addition, the survey collects data on characteristics such as number of bedrooms, asking rent, and asking price.

Buildings for the survey come from those included in the Census Bureau's Survey of Construction (SOC).⁶ For the SOC, the United States is first divided into primary sampling units (PSUs) that are stratified based on population and building permits. The PSUs to be used for the survey are then randomly selected from each stratum. Next, a sample of geographic

⁶ See Section V (sample design) at <www.census.gov/construction/nrc/how_the_data_are_collected/soc.html> for further details on the SOC sample design.

locations that issue permits is chosen within each of the selected PSUs. All newly constructed buildings with five or more units within sampled places and a subsample of buildings with one to four units are included in the SOC.

For the SOMA, each quarter the Census Bureau selects a sample of buildings with five or more units that have been reported in the SOC sample as having been completed during that quarter. The SOMA does not include buildings completed in areas that do not issue permits.⁷

In each of the subsequent four quarters, the proportion of units in the quarterly sample that are sold or rented (absorbed) are recorded, providing data for absorption rates 3, 6, 9, and 12 months after completion.

ESTIMATION

The Census Bureau publishes preliminary estimates for a given quarter and may revise these estimates in ensuing quarters. Each quarter, some of the absorption data for some buildings arrive after the deadline for that quarter's report; these late data appear as revised in tables released in the next quarterly report. Final data appear in the Census Bureau's H-130 report series, Survey of Market Absorption of New

⁷ The Census Bureau's Building Permits Survey provides data on the number of new housing units authorized by building permits. Data are available monthly, year-to-date, and annually at the national, state, and selected metropolitan area levels. See <www.census.gov/construction/bps/>.

Multifamily Apartments annual report.

Beginning with data on completions in the fourth quarter of 1990 (which formed the basis for absorptions in the first quarter of 1991), the Census Bureau modified the estimation procedure and applied the new procedure to the data for the other three quarters of 1990, so that annual estimates using the same methodology for four quarters could be derived. The Census Bureau did not perform any additional re-estimation of past data.

Using the original estimation procedure, the Census Bureau created design-unbiased estimates by multiplying the counts for each building by its base weight (the inverse of its probability of selection) and then summing over all buildings. Multiplying the design-unbiased estimate by the following ratio estimate factor for the country as a whole provided the final estimate:

*"Total units in buildings with five units or more in permit-issuing areas as estimated by the SOC for that quarter **divided by** total units in buildings with five units or more as estimated by the SOMA for that quarter."*⁸

⁸ Beginning with January 2001 completions, the SOC revised its methodology for estimating the number of units completed for five or more multiunit structures. See <www.census.gov/ftp/pub/const/www/new_methodology_const.html> for these changes. Thus, caution is advised when comparing data from 2001 and forward to any estimates prior to 2001.

In the modified estimation procedure, instead of applying a single ratio-estimate factor for the entire country, the Census Bureau computes separate ratio-estimate factors for each of the four census regions. Multiplying the unbiased regional estimates by the corresponding ratio-estimate factors provides the final estimate for regions. The Census Bureau obtains the final estimate for the country by summing the final regional estimates.

This procedure produces estimates of the units completed in a given quarter that are consistent with the published figures from the SOC and reduces, to some extent, the sampling variability of the estimates of totals.

Absorption rates and other characteristics of units not included in the interviewed group or not accounted for, are assumed identical to rates for units about which data were obtained. The non-interviewed and not-accounted-for cases constitute less than 2 percent of the sample housing units in this survey. A survey interview is complete once the field representative collects information for the bedrooms.

The SOMA does not collect the characteristics for subsidized units, therefore, if any unit that is a Section 8 or receives any government assistance, the interview is then complete. An interview is considered a sufficient partial interview when at least the building type (unfurnished rental, furnished rental, cooperative, condominium, or owned or leased by a public housing agency) is recorded.

The response rates for the SOMA are calculated by dividing the number of building interviews by the number of eligible buildings:

$$\frac{\text{Interviews}}{\text{Interviews plus Type A's (eligible units)}} \times 100$$

Out-of-scope cases (i.e., time-share units, continuing-care retirement units, and turnkey housing [privately built for and sold to local public housing authorities after completion]) are excluded in this calculation.

The response rate for 2018 first quarter absorptions (2017 fourth quarter completions) interviewing was 92.4 percent.

ACCURACY OF THE ESTIMATES

The SOMA is a sample survey and consequently all statistics in this report are subject to sampling variability. Estimates derived from different samples would likely differ from these.

Two types of possible errors are associated with data from sample surveys: nonsampling and sampling.

Nonsampling Errors

In general, nonsampling errors can be attributed to many sources: inability to obtain information about all cases in the sample, difficulties with definitions, differences in interpreting questions, inability or unwillingness of the respondents to provide correct information, and data processing errors. Although no direct measurements of any bias that might result from nonsampling errors have been obtained, the Census Bureau employs quality control

procedures throughout the process to minimize this type of error.

Sampling Errors

The margins of error shown in the tables are primarily measures of sampling variability—the variations that occurred by chance because a sample rather than the entire population was surveyed. The sample estimate and its margin of error enable one to construct confidence levels—ranges that would include the average results of all possible samples with a known probability. For example, if all possible samples were selected, each of these being surveyed under essentially the same general conditions and using the same sample design, and if an estimate and its standard error were calculated from each sample, then approximately 90 percent of the confidence intervals would include the average result of all possible samples. The average estimate derived from all possible samples is or is not contained in any particular computed confidence interval. However, for a particular sample, one can say with specified confidence that the average estimate derived from all possible samples is included in the confidence interval. For very small estimates, the lower limit of the confidence interval may be negative. In this case, a better approximation to the true interval estimate can be achieved by restricting the interval estimate to positive values, that is, by changing the lower limit of the interval estimate to zero.

For example, Table 2 of this report illustrates that during the fourth quarter of 2017 (October, November, and December), there

were approximately 70,400 unfurnished, privately financed, nonsubsidized buildings with five or more units constructed. The margin of error allows the user to construct 90 percent confidence intervals. Thus, the 90 percent confidence interval shown by these data with a margin of error of 2,934 is from 67,466 to 73,334. A conclusion that the estimate derived from all possible samples lies within a range computed in this way would be correct for roughly 90 percent of all possible samples.

Third quarter 2017 data collection note: Due to Hurricanes Harvey and Irma, September 2017 SOMA data collection was conducted under special guidance in the affected areas (July and August 2017 data collections were not affected). If a field representative arrived at an unoccupied sample unit that appeared damaged and/or unlivable, we instructed the field representatives to classify the sample unit in a manner that the unit remained in the sample for the next month.

CONTACT INFORMATION

For further information on the Survey of Market Absorption of New Multifamily Units data or questions regarding these data, please contact:

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