

Market Absorption of Apartments

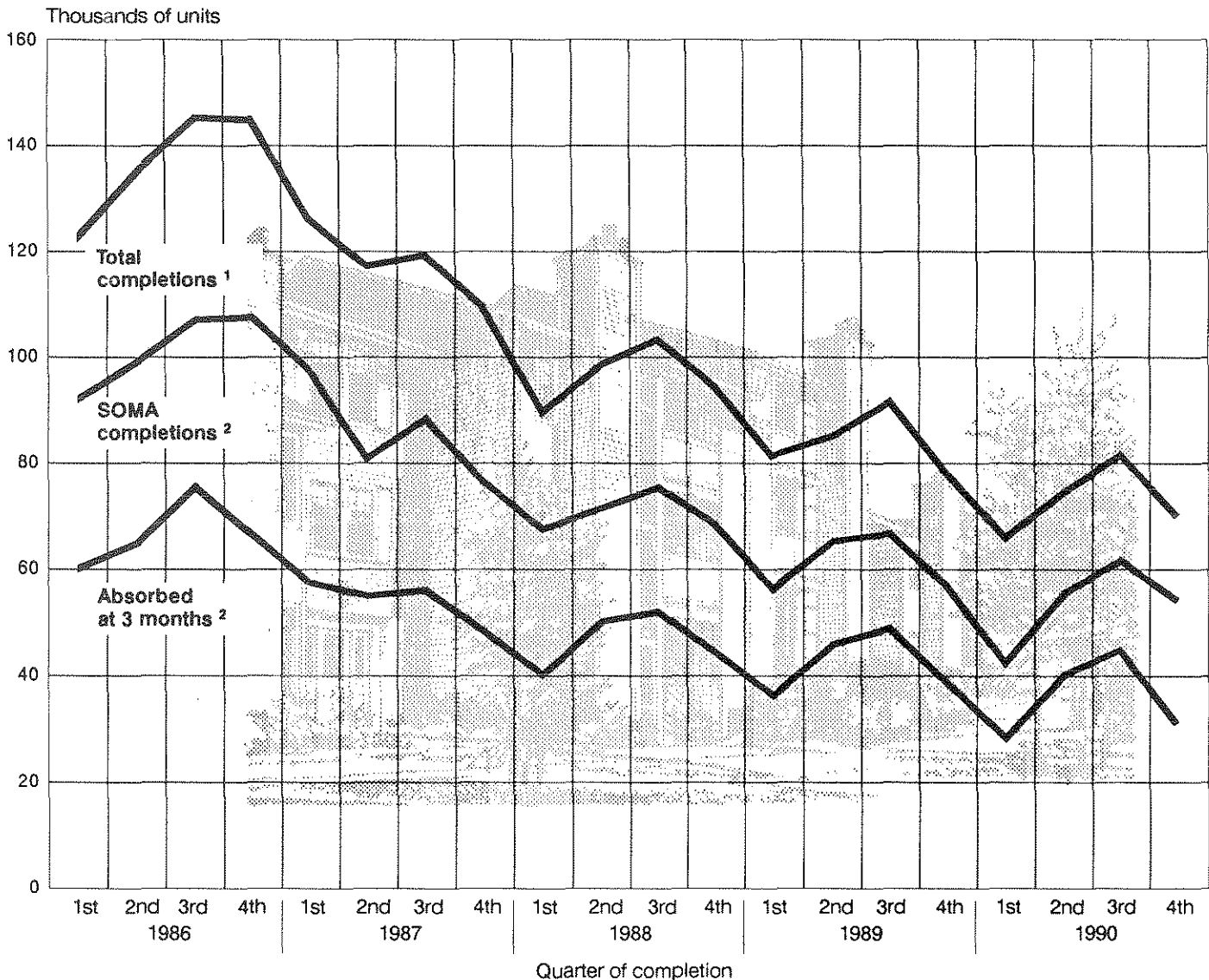
U.S. Department of Commerce
Economics and Statistics Administration
BUREAU OF THE CENSUS

**First Quarter 1991 Absorptions
(Completions in Fourth Quarter 1990)**

U.S. Department of Housing
and Urban Development

H130/91Q1
Issued July 1991

Figure 1.
Units in Apartment Buildings Completed and Absorbed: 1986 to 1990



¹ All apartments.

² Privately financed, nonsubsidized, unfurnished apartments.

Note: Limited to buildings with five or more units in permit-issuing places.

Questions regarding these data may be directed to Housing and Household Economic Statistics Division, Telephone (301) 763-8165.

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NOTE TO DATA USERS

Beginning with the fourth quarter 1990 completions, we adopted new estimation procedures for the Survey of Market Absorption that provide more accurate estimates at the regional level (see page 4, ESTIMATION). Absorption rates are not significantly affected by this change, but estimates of the various categories of units completed and the regional breakdown of completions are different. We revised all estimates for 1990. Table 11, which displays the estimates for the four quarters of 1990 using both the new and the old ratio procedures, shows the effect of the change on the allocation of completed units by type of unit. Tables 1 and 5 show the effect on absorption rates of unfurnished units and of cooperatives and condominiums, respectively. Tables 2 and 2A, 4 and 4A, 6 and 6A, and 8 and 8A show data for the current quarter using both methods for comparison purposes, while tables 3 and 7 show revised data for the last quarter using the new procedure only.

Caution must be used when comparing quarterly completions data for this and future quarters to any quarter prior to the fourth quarter of 1990, or when comparing annual data for 1990 to years prior to 1990.

SUMMARY OF FINDINGS

An estimated total of 70,300 apartments were completed in buildings with five units or more in the fourth quarter, October-December 1990 (table 11). Approximately 54,500 were privately financed, nonsubsidized, unfurnished, rental apartments. Of these 54,500, an estimated 59 percent were absorbed (seasonally adjusted) 3 months after their completion (table 1). This is a decrease of 7 (± 6) percentage points from the 3-month seasonally adjusted rate of 66 percent for apartments completed in the third quarter of 1990. It is also significantly lower (± 7) than the 3-month seasonally adjusted rate of 71 percent for apartments completed during the same (fourth) quarter of 1989 (table 1).

All statistics in this report are limited to apartments in newly constructed buildings with five units or more. Tables 1 through 4 and 9 are restricted to privately financed, nonsubsidized, unfurnished, rental apartments. Table 5 is restricted to privately financed, nonsubsidized, cooperative and condominium apartments. Tables 6, 7, 8, and 10 are restricted to privately financed, nonsubsidized, condominium apartments. Table 11 is a summary table which includes all newly constructed apartments in buildings with five units or more. Absorption rates are based on the first time an apartment offered for rent is rented after completion, or the first time a cooperative or condominium apartment is sold after completion. If apartments intended to be sold as cooperative or condominium units are offered by the builder or building owner for rent, they are counted as rental apartments.

The statistics in this report are based on a sample survey and consequently they are subject to sampling variability. Estimates derived from different samples would differ from one another. The standard error of a survey estimate is a measure of the variation among the estimates from all possible samples. Estimates of standard errors have been computed from the sample data and are presented in the tables. They allow us to construct interval estimates with prescribed confidence that the interval includes the average of the estimates from all possible samples. For all the change statements made in this report, 90-percent confidence intervals for statistical comparisons can be constructed by using the 90-percent deviate shown in the parentheses after the change; however, when a 90-percent confidence interval contains zero, we are uncertain whether or not the change has occurred. In addition, some of the statistical findings which are not part of the tables are also provided with a 90-percent deviate.

The not-seasonally-adjusted 3-month absorption rate for the 54,500 apartments completed in the fourth quarter was 57 percent, lower (± 7 percent) than the not-seasonally-adjusted 3-month rate of 69 percent for the 61,500 units completed in the third quarter. Apartments completed in the third quarter, July-September 1990, which have been on the market for 6 months were 83 percent absorbed. This is a lower rate (± 4 percent) than the previous two quarters, but it is not significantly different than the 6-month rate for apartments completed during the fourth quarter of 1989. Apartments which have been on the market for 9 months, those completed during April-June of 1990, were 94 percent absorbed, and apartments completed in January-March, which have been on the market for 12 months were 97 percent absorbed (table 1).

The median asking rent for all privately financed, unfurnished units in buildings with five units or more constructed in the fourth quarter of 1990 was \$607, not significantly higher than the \$591 median rent asked for similar apartments completed in the third quarter. About 63 percent (34,200) of the units were constructed with two or more bedrooms; the median asking rent of these units was \$637, about the same ($\pm \41) as in the third quarter. The median asking rent of the 20,400 units built with fewer than two bedrooms was \$539, also about the same ($\pm \$47$) as in the third quarter (tables 2 and 3).

Ninety-seven percent of all privately financed, nonsubsidized, unfurnished apartments were built inside MSAs. Thirty-nine percent were built inside central cities and 58 percent in suburban areas; the units were absorbed within 3 months at rates of 61 percent and 55 percent respectively. The 3-month absorption rate in the Midwest declined for the second straight quarter to 60 (± 14) percent. Three-month absorption rates for the other three regions were not significantly different from the rates for the third quarter (table 4).

Approximately 12,600 cooperative and condominium apartments in buildings with five units or more were

completed in the fourth quarter of 1990. The 3-month absorption rate for these apartments was 55 percent, about the same (± 9 percent) as the 3-month rate of 60 percent in the third quarter (table 5).

About 71 percent of all new condominium units had two bedrooms, while the rest of the units were about evenly divided between those units with fewer than two bedrooms (16 percent) and units with three or more bedrooms (13 percent). The median asking price for condominiums built in the fourth quarter was \$115,300, not significantly lower than the \$126,700 asked in the third quarter. The 56 percent 3-month absorption rate for new condominium apartments is approximately the same (± 9) as the 60 percent rate last quarter (tables 6 and 7).

An estimated total of 214,800 privately financed, unfurnished, rental units were completed in the last 12 months, and they had a median asking rent of \$599. About 82 (± 5)

percent of these apartments had been rented by the end of the first quarter of 1991 (table 9). The total number of condominium apartments completed in the last 12 months was about 52,700 with a median asking price of \$117,400. About 74 (± 5) percent of these units were sold by the end of the first quarter (table 10).

A total of 70,300 apartments were completed in all buildings with five units or more in the fourth quarter of 1990, a decrease of 11,900 ($\pm 8,711$) from the 82,200 completed in third quarter (table 11). Most (78 (± 5) percent) of the units completed in the fourth quarter were the 54,500 privately financed, nonsubsidized, unfurnished, rental apartments. Cooperative and condominium apartments accounted for 18 (± 3) percent of total fourth quarter 1990 completions. Less than one percent of all fourth quarter completions were furnished units.

Figure 2.
Percent of New Unfurnished Rental Apartments Completed, by Region: Fourth Quarter 1990

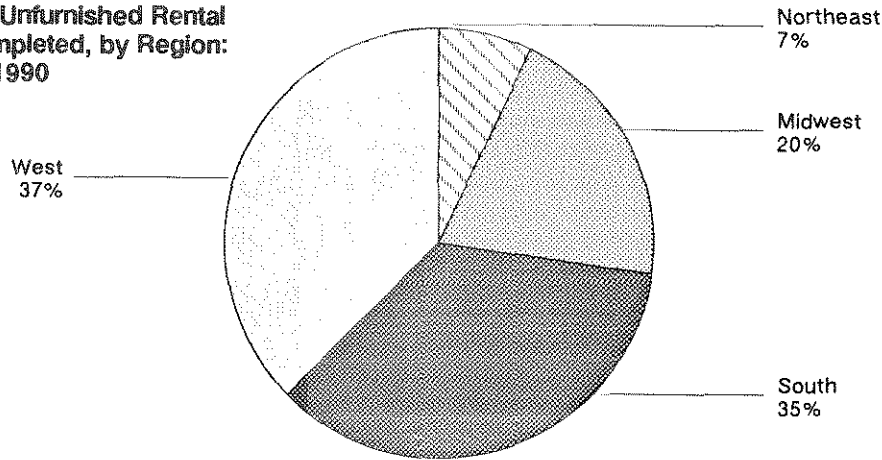
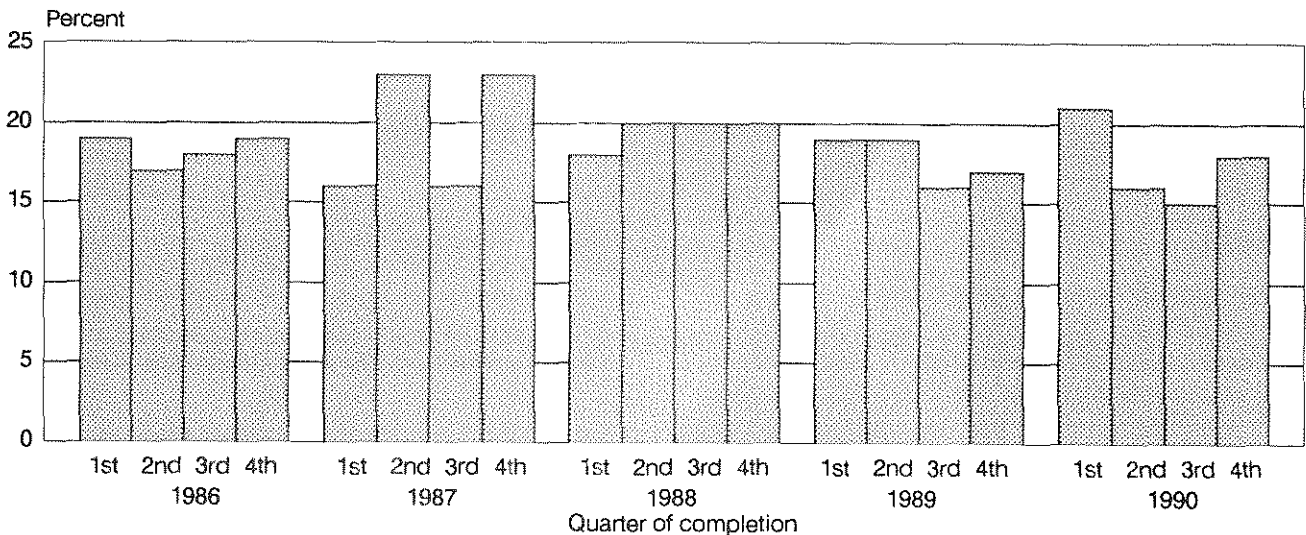


Figure 3.
Cooperative and Condominium Apartment Completions as Percent of Total Apartment Completions: 1986 to 1990



Note: Limited to buildings with five or more units in permit-issuing places.

Units in federally subsidized properties built under programs of the Department of Housing and Urban Development (Low Income Housing Assistance (Section 8), Senior Citizens Housing Direct Loans (Section 202), and all units in buildings containing apartments in the FHA rent supplement program) accounted for about 4 (± 1) percent of total completions. About 600 apartments (1 (± 1) percent) completed in the fourth quarter are not in the scope of the survey for the purpose of measuring absorption rates or characteristics and include time-sharing units, continuing care retirement units, and turnkey units (privately built for and sold to local public housing authorities subsequent to completion). The data on privately financed units include privately owned housing subsidized by State and local government.

SAMPLE DESIGN

The Survey of Market Absorption (SOMA) is designed to provide data concerning the rate at which nonsubsidized and unfurnished privately financed units in buildings with five units or more are rented (or absorbed). In addition, data on characteristics of the units, such as rent and number of bedrooms, are collected.

The buildings selected for SOMA are those included in the Census Bureau's Survey of Construction (SOC).¹ For SOC, the United States is first divided into primary sampling units (PSU's) which are sampled on the basis of population and permits. Next a sample of permit-issuing places is selected within each sample PSU. Finally, all buildings with five units or more within sampled places, as well as a subsample of buildings with one to four units, are selected.

Each quarter, a sample of buildings with five or more housing units in the SOC sample reported as completed during that quarter come into sample for SOMA. Buildings completed in nonpermit-issuing areas are excluded from consideration. Information on the proportion of units absorbed 3, 6, 9, and 12 months after completion is obtained for units in buildings selected in a given quarter in each of the next four quarters.

Each quarter the absorption data for some buildings are received too late for inclusion in the report. These late data will be included in a revised table in the next quarterly report.

ESTIMATION

Beginning with the fourth quarter of 1990 completion data (the first quarter of 1991 absorptions), the estimation procedure was modified. The modified estimation procedure was also applied to the first, second, and third quarters of 1990 completions data so that 1990 annual estimates could be derived using the same methodology for four quarters. No additional re-estimation of the past data was planned.

Prior to this change in the estimation procedure, unbiased estimates were formed by multiplying the counts for each building by its base weight (the inverse of its probability of selection) and then summing over all buildings. The final estimate was then obtained by multiplying the unbiased estimate by the following ratio estimate factor for the Nation as a whole:

$$\frac{\text{total units in 5+ buildings in permit-issuing areas as estimated by the SOC for that quarter}}{\text{divided by total units in 5+ buildings as estimated by SOMA for that quarter.}}$$

For the modified estimation procedure, a separate ratio estimate factor shown as above is computed for each of the four Census regions. The final estimates for regions are obtained by multiplying the unbiased regional estimates by the corresponding ratio estimate factors. The final national estimate is obtained by summing the final regional estimates.

This procedure produces estimates of the units completed in a given quarter which are consistent with the published figures from the Housing Completions Series,² and also reduces, to some extent, the sampling variability of the estimates of totals.

It is assumed that the absorption rates and other characteristics of units not included in the interviewed group or not accounted for are identical to rates for units where data were obtained. The noninterviewed and not-accounted-for cases constitute less than 2 percent of the sample housing units in this survey.

RELIABILITY OF THE ESTIMATES

There are two types of possible errors associated with data from sample surveys: sampling and nonsampling errors. The following is a description of the sampling and nonsampling errors associated with SOMA.

Nonsampling Errors

In general, nonsampling errors can be attributed to many sources: inability to obtain information about all cases in the sample; definitional difficulties; differences in the interpretation of questions; inability or unwillingness of the respondents to provide correct information; and errors made in processing the data. These nonsampling errors also occur in complete censuses. Although no direct measurements of the biases have been obtained, it is believed that most of the important response and operational errors were detected in the course of reviewing the data for reasonableness and consistency.

¹See the January Issue of "Housing Starts," Construction Reports, Series C20, for details of this survey.

²See "Housing Completions," Construction Reports, Series C22.

Sampling Errors

The particular sample used for this survey is one of a large number of possible samples of the same size that could have been selected using the same sample design. Even if the same questionnaires, instructions, and interviewers were used, estimates from each of the different samples would differ from each other. The deviation of a sample estimate from the average of all possible samples is defined as the sampling error. The standard error of a survey estimate attempts to provide a measure of this variation among the estimates from the possible samples and, thus, is a measure of the precision with which an estimate from a sample approximates the average result of all possible samples.

As calculated for this survey, the standard error also partially measures the variation in the estimates due to response and interviewer errors (nonsampling errors), but it does not measure, as such, any systematic biases in the data. Therefore, the accuracy of the estimates depends on both the sampling and nonsampling error measured by the standard error, biases, and some additional nonsampling errors not measured by the standard error.

The sample estimate and its estimated standard error enable the user to construct confidence intervals, ranges that would include the average result of all possible samples with a known probability. For example, if all possible samples were selected, each of these were surveyed under essentially the same general conditions, and an estimate and its estimated standard error were calculated from each sample, then— Approximately 68 percent of the intervals from one standard error below the estimate to one standard error above the estimate (i.e., 68-percent confidence interval) would include the average result of all possible samples. Approximately 90 percent of

the intervals from 1.6 standard errors below the estimate to 1.6 standard errors above the estimate (i.e., 90-percent confidence interval) would include the average result of all possible samples. Approximately 95 percent of the intervals from two standard errors low the estimate to two standard errors above the estimate (i.e., 95-percent confidence interval) would include the average result of all possible samples. 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.

The average result of all possible samples either is or is not contained in any particular computed interval. However, for a particular sample, one can say with specified confidence that the average result of all possible samples is included in the constructed interval.

The conclusions stated in this report are considered significant at the 90-percent confidence level.

For example, table 2 of this report shows that there were 30,600 apartments with two bedrooms completed in the fourth quarter of 1990. The standard error of this estimate is 2,160. The 68-percent confidence interval as shown by these data is from 28,440 to 32,760. Therefore, a conclusion that the average estimate derived from all possible samples lies within a range computed in this way would be correct for roughly 68 percent of all possible samples. Similarly, we could conclude that the average estimate derived from all possible samples lies within the interval from 27,144 to 34,056 (using 1.6 times the standard error) with 90 percent confidence.

The data in this report are preliminary and subject to slight changes in the annual report.

Table 1. Absorption Rates of Privately Financed, Nonsubsidized, Unfurnished Apartments: 1986 to 1990
(Buildings with five units or more.)

Quarter of completion	Total unfurnished apartments completed		Seasonally adjusted—rented within 3 months		Not seasonally adjusted—rented within—							
					3 months		6 months		9 months		12 months	
	Number	Standard error* (number of apartments)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
1990¹												
October-December ^P . . .	54,500	3,600	59	2.7	57	2.7	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
July-September	61,500	3,420	66	3.8	69	3.8	83	2.1	(NA)	(NA)	(NA)	(NA)
April-June	55,400	2,900	69	1.7	73	1.7	89	1.1	94	0.8	(NA)	(NA)
January-March	43,300	2,620	71	2.2	67	2.1	88	1.0	95	0.5	97	0.4
1990²												
October-December ^P . . .	54,700	3,590	59	2.5	57	2.5	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
July-September	¹ 61,800	3,390	¹ 66	4.1	¹ 68	4.1	83	2.2	(NA)	(NA)	(NA)	(NA)
April-June	¹ 56,000	2,870	69	1.7	73	1.7	¹ 89	1.1	94	0.7	(NA)	(NA)
January-March	43,300	2,620	71	2.2	67	2.1	88	1.0	95	0.5	97	0.4
1989												
October-December	57,300	3,860	71	2.4	69	2.3	86	1.6	94	0.8	97	0.7
July-September	67,200	3,830	72	2.3	74	2.4	86	2.2	92	2.1	96	1.2
April-June	65,700	3,830	67	1.6	71	1.7	87	1.2	92	1.0	96	0.9
January-March	56,200	3,610	69	2.0	65	1.9	87	1.0	94	0.8	96	0.6
1988												
October-December	68,800	4,850	67	3.2	65	3.1	83	2.9	91	2.5	93	2.3
July-September	75,600	5,470	67	2.6	68	2.6	83	1.9	93	0.7	97	0.3
April-June	72,000	4,450	65	1.4	70	1.5	86	1.2	92	1.0	95	0.7
January-March	68,100	3,870	63	2.0	60	1.8	82	1.0	90	0.9	95	0.7
1987												
October-December	77,000	4,670	65	2.1	63	2.0	83	1.3	92	0.8	96	0.5
July-September	89,300	4,240	62	2.4	63	2.4	80	2.4	87	2.0	93	1.4
April-June	81,600	4,760	64	2.2	66	1.4	87	0.7	93	0.7	96	0.4
January-March	97,700	4,620	60	1.8	58	2.1	80	2.6	88	2.7	92	2.4
1986												
October-December	107,700	5,670	64	1.8	61	1.9	81	1.5	91	0.6	95	0.4
July-September	107,700	5,670	69	1.7	71	1.7	85	1.3	92	1.0	96	0.4
April-June	99,600	4,020	63	1.9	66	1.9	84	1.4	91	1.1	95	0.8
January-March	92,700	3,430	67	1.7	65	1.7	86	1.3	93	0.9	96	0.8

*Standard error within range of about 2 chances out of 3. NA Not available. ^PPreliminary. ¹Revised.

NOTE: The order of presentation of yearly data reversed starting with the fourth quarter of 1990.

¹Estimates derived using the revised ratio estimation procedure. See page 4 for explanation.

²Estimates derived using the previous ratio estimation procedure.

Table 2. Characteristics of Unfurnished Apartments Completed During the Fourth Quarter of 1990 and Rented Within 3 Months (Preliminary)¹

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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Item	Total unfurnished apartments completed		Percent of total units		Percent rented within 3 months	
	Number	Standard error* (number of apartments)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
Total.....	54,500	3,600	100	(X)	57	2.7
RENT CLASS						
Less than \$350.....	2,100	1,110	4	2.0	64	15.9
\$350 to \$449.....	5,200	1,220	10	2.2	79	6.1
\$450 to \$549.....	13,400	2,280	25	3.3	60	7.4
\$550 to \$649.....	11,400	1,610	21	2.2	61	3.0
\$650 to \$749.....	9,300	950	17	1.9	47	4.1
\$750 or more.....	13,200	1,350	24	2.7	50	2.2
Median asking rent.....	\$607	\$22	(X)	(X)	\$583	\$27
Fewer than two bedrooms.....	20,400	1,950	37	2.1	56	3.3
Less than \$350.....	1,000	410	2	0.7	68	15.3
\$350 to \$449.....	2,600	610	5	1.1	69	8.7
\$450 to \$549.....	7,300	1,750	14	2.7	62	6.2
\$550 to \$649.....	3,000	250	6	0.6	60	2.1
\$650 to \$749.....	3,800	890	7	1.6	36	6.8
\$750 or more.....	2,600	290	5	0.6	47	0.4
Median asking rent.....	\$539	\$19	(X)	(X)	\$520	\$20
Two bedrooms or more.....	34,200	2,270	63	2.1	58	2.6
Less than \$350.....	1,000	750	2	1.3	61	22.1
\$350 to \$449.....	2,600	990	5	1.8	90	3.1
\$450 to \$549.....	6,100	1,340	11	2.4	57	10.2
\$550 to \$649.....	8,300	1,630	15	2.4	61	4.0
\$650 to \$749.....	5,400	470	10	1.1	55	2.4
\$750 to \$849.....	4,600	840	9	1.5	59	2.5
\$850 or more.....	6,000	700	11	1.4	44	4.4
Median asking rent.....	\$637	\$19	(X)	(X)	\$618	\$24
BEDROOMS						
No bedroom.....	700	80	1	0.2	71	1.4
1 bedroom.....	19,700	1,930	36	2.0	55	3.4
2 bedrooms.....	30,600	2,160	56	1.9	59	2.9
3 bedrooms or more.....	3,600	500	7	0.9	52	3.5

*Standard error within range of about 2 chances out of 3. X Not applicable.

¹Estimates derived using the revised ratio estimation procedure. See page 4 for explanation.

Table 2A. Characteristics of Unfurnished Apartments Completed During the Fourth Quarter of 1990 and Rented Within 3 Months (Preliminary)¹

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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Item	Total unfurnished apartments completed		Percent of total units		Percent rented within 3 months	
	Number	Standard error* (number of apartments)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
Total.....	54,700	3,590	100	(X)	57	2.5
RENT CLASS						
Less than \$350	2,000	1,120	4	2.0	64	16.0
\$350 to \$449	5,100	1,160	9	2.1	79	6.4
\$450 to \$549	13,200	2,160	24	3.1	61	6.4
\$550 to \$649	11,500	1,610	21	2.2	61	3.0
\$650 to \$749	9,400	960	17	1.9	47	4.1
\$750 or more	13,500	1,360	25	2.6	49	2.2
Median asking rent	\$611	\$22	(X)	(X)	\$583	\$26
Fewer than two bedrooms.....	20,500	1,960	38	2.0	56	3.2
Less than \$350	1,000	420	2	0.7	66	15.6
\$350 to \$449	2,600	630	5	1.1	68	8.9
\$450 to \$549	7,400	1,740	14	2.6	63	5.6
\$550 to \$649	3,000	240	6	0.6	60	2.0
\$650 to \$749	3,900	900	7	1.6	36	6.7
\$750 or more	2,600	300	5	0.6	47	0.5
Median asking rent	\$540	\$19	(X)	(X)	\$521	\$19
Two bedrooms or more	34,100	2,230	62	2.0	58	2.4
Less than \$350	1,100	750	2	1.3	61	22.0
\$350 to \$449	2,400	900	4	1.6	90	3.3
\$450 to \$549	5,800	1,210	11	2.2	59	9.0
\$550 to \$649	8,500	1,630	16	2.4	61	3.9
\$650 to \$749	5,500	470	10	1.1	55	2.4
\$750 to \$849	4,700	860	9	1.6	58	2.4
\$850 or more	6,200	700	11	1.4	44	4.3
Median asking rent	\$641	\$19	(X)	(X)	\$621	\$23
BEDROOMS						
No bedroom	700	80	1	0.2	70	1.5
1 bedroom	19,900	1,940	36	2.0	56	3.3
2 bedrooms	30,500	2,100	56	1.8	59	2.7
3 bedrooms or more	3,700	510	7	0.9	51	3.5

*Standard error within range of about 2 chances out of 3. X Not applicable.

¹Estimates derived using the previous ratio estimation procedure. See page 4 for explanation.

Table 3. Characteristics of Unfurnished Apartments Completed During the Third Quarter of 1990 and Rented Within 3 Months (Revised)¹

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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Item	Total unfurnished apartments completed		Percent of total units		Percent rented within 3 months	
	Number	Standard error* (number of apartments)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
Total.....	61,500	3,420	100	(X)	69	3.8
RENT CLASS						
Less than \$350	5,700	2,960	9	4.7	50	27.8
\$350 to \$449	7,700	2,240	12	3.4	90	3.3
\$450 to \$549	12,500	1,650	20	2.1	74	3.2
\$550 to \$649	12,000	1,390	19	2.1	67	2.3
\$650 to \$749	9,100	890	15	1.7	66	2.6
\$750 or more	14,600	1,490	24	2.8	65	1.9
Median asking rent	\$591	\$20	(X)	(X)	\$578	\$31
Fewer than two bedrooms	23,800	2,040	39	2.0	73	3.7
Less than \$350	3,600	1,520	6	2.3	75	19.8
\$350 to \$449	4,400	1,000	7	1.5	87	3.7
\$450 to \$549	6,700	1,040	11	1.5	71	3.6
\$550 to \$649	3,000	300	5	0.5	68	2.8
\$650 to \$749	3,300	320	5	0.6	60	2.2
\$750 or more	2,800	280	5	0.5	76	3.1
Median asking rent	\$508	\$22	(X)	(X)	\$496	\$31
Two bedrooms or more	37,800	2,150	61	2.0	66	4.1
Less than \$350	2,100	1,960	3	3.2	7	7.6
\$350 to \$449	3,200	1,420	5	2.2	94	2.3
\$450 to \$549	5,800	1,090	9	1.5	78	4.7
\$550 to \$649	9,000	1,240	15	1.8	66	3.0
\$650 to \$749	5,800	720	10	1.3	69	3.7
\$750 to \$849	3,900	450	6	0.8	63	1.5
\$850 or more	7,900	1,230	13	2.1	32	2.5
Median asking rent	\$636	\$17	(X)	(X)	\$631	\$22
BEDROOMS						
No bedroom	1,400	210	2	0.3	73	4.5
1 bedroom	22,400	1,950	36	1.9	73	3.8
2 bedrooms	30,200	1,890	49	1.8	68	4.0
3 bedrooms or more	7,600	1,670	12	2.7	59	6.8

*Standard error within range of about 2 chances out of 3. X Not applicable.

¹Estimates derived using the revised ratio estimation procedure. See page 4 for explanation.

Table 4. **Unfurnished Apartments Completed During the Fourth Quarter of 1990, by Geographic Area¹**

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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Geographic area	Total unfurnished apartments completed				Percent of total units		Percent rented within 3 months	
	Number	Standard error* (number of apartments)	Median asking rent	Standard error* (dollars)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
United States, total	54,500	3,600	\$607	\$22	100	(X)	57	2.7
Inside MSA	52,700	3,450	\$615	\$22	97	2.4	57	2.7
In central city	21,200	2,030	\$623	\$35	39	4.1	61	1.9
Not in central city	31,600	3,580	\$610	\$35	58	4.3	55	4.4
Outside MSA	1,800	1,310	\$350	\$34	3	2.4	58	18.4
Northeast	4,000	2,000	\$484	\$63	7	3.6	49	20.9
Midwest	11,000	1,810	\$555	\$104	20	3.3	60	7.3
South	19,200	3,270	\$586	\$41	35	4.9	59	3.6
West	20,400	2,230	\$687	\$38	37	4.0	56	1.6

*Standard error within range of about 2 chances out of 3. X Not applicable.

¹Estimates derived using the revised ratio estimation procedure. See page 4 for explanation.

Table 4A. Unfurnished Apartments Completed During the Fourth Quarter of 1990, by Geographic Area¹
 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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Geographic area	Total unfurnished apartments completed				Percent of total units		Percent rented within 3 months	
	Number	Standard error* (number of apartments)	Median asking rent	Standard error* (dollars)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
United States, total.....	54,700	3,590	\$611	\$22	100	(X)	57	2.5
Inside MSA.....	52,800	3,430	\$618	\$21	97	2.4	57	2.5
In central city.....	21,500	2,040	\$625	\$35	39	4.0	61	1.9
Not in central city.....	31,300	3,530	\$615	\$34	57	4.3	55	4.2
Outside MSA.....	1,800	1,330	\$350	\$34	3	2.4	58	18.3
Northeast.....	3,200	1,630	\$484	\$64	6	2.9	49	20.9
Midwest.....	11,100	1,830	\$555	\$103	20	3.3	60	7.3
South.....	19,200	3,260	\$586	\$41	35	4.8	59	3.6
West.....	21,100	2,270	\$687	\$37	39	4.0	56	1.6

*Standard error within range of about 2 chances out of 3. X Not applicable.

¹Estimates derived using the previous ratio estimation procedure. See page 4 for explanation.

Table 5. Absorption Rates of Cooperative and Condominium Apartments: 1986 to 1990
Not Seasonally Adjusted
 (Buildings with five units or more.)

Quarter of completion	Total cooperative and condominium apartments completed		Percent of all units in buildings with 5 units or more		Percent absorbed within—							
	Number	Standard error* (number of apartments)	Percent	Standard error* (percentage points)	3 months		6 months		9 months		12 months	
					Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
1990¹												
October-December ^p . . .	12,600	1,510	18	2.2	55	4.2	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
July-September	13,000	1,660	15	2.2	60	3.9	75	2.7	(NA)	(NA)	(NA)	(NA)
April-June	12,800	1,900	17	2.3	53	2.9	67	3.9	74	3.7	(NA)	(NA)
January-March	14,500	3,110	21	4.4	69	4.8	81	3.8	86	3.3	89	3.5
1990²												
October-December ^p . . .	12,300	1,520	18	2.2	56	4.4	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
July-September	^r 12,800	1,620	16	2.2	^r 61	3.9	76	2.5	(NA)	(NA)	(NA)	(NA)
April-June	^r 12,400	1,760	16	2.3	^r 55	2.9	68	3.9	75	3.6	(NA)	(NA)
January-March	14,600	3,100	22	4.4	^r 69	4.8	^r 81	3.8	86	3.3	90	3.3
1989												
October-December . . .	13,100	1,370	17	2.0	65	5.6	75	5.1	81	3.5	83	3.5
July-September	15,100	1,930	16	2.2	66	4.7	75	4.4	81	4.2	85	3.9
April-June	15,900	1,790	19	2.4	70	2.9	79	3.0	83	3.2	87	3.0
January-March	15,600	1,700	19	2.4	64	5.2	77	6.3	82	5.6	87	3.4
1988												
October-December . . .	18,700	3,940	20	4.0	70	1.3	79	2.8	85	3.7	87	3.9
July-September	20,400	3,010	20	4.0	56	5.9	68	6.0	72	6.3	77	6.5
April-June	21,000	2,810	21	2.7	63	7.1	75	7.0	86	1.9	89	2.0
January-March	16,200	2,150	18	2.4	69	6.5	85	1.7	89	1.8	91	1.6
1987												
October-December . . .	25,700	3,310	23	3.2	72	4.2	80	3.6	85	3.4	91	2.2
July-September	19,000	2,810	16	2.0	66	2.9	77	2.9	83	3.0	89	2.7
April-June	27,000	4,190	23	3.2	78	3.1	87	1.8	90	1.4	93	1.0
January-March	20,600	3,210	16	5.2	78	5.5	88	2.1	92	1.5	94	1.2
1986												
October-December . . .	28,200	3,390	19	4.7	73	5.3	83	4.5	88	2.2	93	1.0
July-September	26,500	3,300	18	5.1	74	5.4	81	4.9	87	4.2	92	1.1
April-June	23,700	3,130	17	4.9	72	5.9	79	5.3	82	5.0	85	4.7
January-March	23,300	2,830	19	4.7	75	5.1	86	4.2	90	3.8	94	3.1

*Standard error within range of about 2 chances out of 3. NA Not available. ^pPreliminary. ^rRevised.

NOTE: The order of presentation of yearly data reversed starting with the fourth quarter of 1990.

¹Estimates derived using the revised ratio estimation procedure. See page 4 for explanation.

²Estimates derived using the previous ratio estimation procedure.

Table 6. Characteristics of Condominium Apartments Completed During the Fourth Quarter of 1990 and Sold Within 3 Months (Preliminary)¹

Not Seasonally Adjusted

(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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Item	Total condominium apartments completed		Percent of total units		Percent sold within 3 months	
	Number	Standard error* (number of apartments)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
Total.....	12,500	1,510	100	(X)	56	4.3
PRICE CLASS						
Less than \$50,000	400	260	3	2.0	38	2.4
\$50,000 to \$74,999	1,800	560	14	4.2	57	8.5
\$75,000 to \$99,999	3,100	970	25	6.2	60	9.4
\$100,000 to \$149,999	3,100	680	25	4.6	68	6.3
\$150,000 to \$199,999	900	60	8	1.0	53	1.5
\$200,000 or more	3,100	410	25	3.3	41	6.8
Median asking price	\$115,300	\$17,170	(X)	(X)	\$110,300	\$19,440
BEDROOMS						
Fewer than 2 bedrooms.....	2,000	340	16	2.6	42	2.1
2 bedrooms	8,900	1,340	71	3.7	61	4.7
3 bedrooms or more	1,600	320	13	2.6	40	7.8

*Standard error within range of about 2 chances out of 3. X Not applicable.

¹Estimates derived using the revised ratio estimation procedure. See page 4 for explanation.

Table 6A. Characteristics of Condominium Apartments Completed During the Fourth Quarter of 1990 and Sold Within 3 Months (Preliminary)¹

Not Seasonally Adjusted

(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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Item	Total condominium apartments completed		Percent of total units		Percent sold within 3 months	
	Number	Standard error* (number of apartments)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
Total	12,300	1,510	100	(X)	56	4.4
PRICE CLASS						
Less than \$50,000	400	260	4	2.0	38	2.4
\$50,000 to \$74,999	1,800	570	15	4.3	57	8.5
\$75,000 to \$99,999	3,100	980	26	6.4	60	9.6
\$100,000 to \$149,999	3,000	670	25	4.6	68	6.5
\$150,000 to \$199,999	1,000	60	8	1.0	53	1.5
\$200,000 or more	3,000	420	24	3.3	44	7.2
Median asking price	\$113,400	\$17,100	(X)	(X)	\$110,000	\$20,120
BEDROOMS						
Fewer than 2 bedrooms	1,800	330	15	2.6	44	2.5
2 bedrooms	8,800	1,350	72	3.8	62	4.8
3 bedrooms or more	1,600	330	13	2.7	40	8.2

*Standard error within range of about 2 chances out of 3. X Not applicable.

¹Estimates derived using the previous ratio estimation procedure. See page 4 for explanation.

Table 7. Characteristics of Condominium Apartments Completed During the Third Quarter of 1990 and Sold Within 3 Months (Revised)¹

Not Seasonally Adjusted

(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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Item	Total condominium apartments completed		Percent of total units		Percent sold within 3 months	
	Number	Standard error* (number of apartments)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
Total.....	13,000	1,650	100	(X)	60	4.0
PRICE CLASS						
Less than \$50,000	300	140	2	1.0	71	9.5
\$50,000 to \$74,999.....	1,400	480	11	3.5	66	5.3
\$75,000 to \$99,999.....	2,500	630	20	4.2	53	12.6
\$100,000 to \$149,999	4,100	1,010	32	5.7	69	5.2
\$150,000 to \$199,999	2,300	520	18	3.7	53	7.9
\$200,000 or more	2,200	430	17	2.6	50	5.3
Median asking price	\$126,700	\$14,150	(X)	(X)	\$123,500	\$13,830
BEDROOMS						
Fewer than 2 bedrooms.....	2,000	580	15	3.7	43	6.4
2 bedrooms	9,500	1,360	73	4.0	64	4.8
3 bedrooms or more.....	1,500	270	12	2.2	51	6.7

*Standard error within range of about 2 chances out of 3. X Not applicable.

¹Estimates derived using the revised ratio estimation procedure. See page 4 for explanation.

Table 8. Condominium Apartments Completed During the Fourth Quarter of 1990, by Geographic Area¹

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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Geographic area	Total condominium apartments completed				Percent of total units		Percent rented within 3 months	
	Number	Standard error* (number of apartments)	Median asking price	Standard error* (dollars)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
United States, total	12,500	1,510	\$115,300	\$17,170	100	(X)	56	4.3
Inside MSA	11,400	1,300	\$116,100	\$17,660	92	6.2	55	3.2
In central city	4,300	560	\$180,900	\$49,980	34	4.9	42	2.4
Not in central city	7,100	1,160	\$104,200	\$18,710	57	6.1	63	4.1
Outside MSA	1,000	830	\$111,200	\$58,120	8	6.2	58	35.9
Northeast	2,000	340	\$200,000+	(X)	16	3.0	30	6.5
Midwest	2,400	1,080	\$81,600	\$15,680	19	7.2	62	11.0
South	3,900	460	\$92,100	\$7,790	32	4.5	66	4.7
West	4,100	920	\$149,000	\$24,930	33	5.9	54	10.3

*Standard error within range of about 2 chances out of 3. X Not applicable.

¹Estimates derived using the revised ratio estimation procedure. See page 4 for explanation.

Table 8A. Condominium Apartments Completed During the Fourth Quarter of 1990, by Geographic Area¹
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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Geographic area	Total condominium apartments completed				Percent of total units		Percent rented within 3 months	
	Number	Standard error* (number of apartments)	Median asking price	Standard error* (dollars)	Percent	Standard error* (percentage points)	Percent	Standard error* (percentage points)
United States, total	12,300	1,510	\$113,400	\$17,700	100	(X)	56	4.4
Inside MSA	11,200	1,290	\$113,800	\$18,210	91	6.5	56	3.3
In central city	4,100	560	\$167,900	\$49,570	33	5.0	44	2.7
Not in central city	7,100	1,160	\$103,700	\$19,340	58	6.3	63	4.2
Outside MSA	1,100	860	\$111,100	\$58,570	9	6.5	58	36.1
Northeast	1,600	270	\$200,000+	(X)	13	2.5	30	6.5
Midwest	2,400	1,090	\$81,600	\$15,660	20	7.4	62	11.0
South	3,900	460	\$92,100	\$7,720	32	4.6	66	4.7
West	4,300	950	\$149,000	\$24,840	35	6.2	54	10.3

*Standard error within range of about 2 chances out of 3. X Not applicable.

¹Estimates derived using the previous ratio estimation procedure. See page 4 for explanation.

Table 9. Characteristics of Unfurnished Apartments Completed in the Last Four Quarters and Reported as Rented and Remaining For Rent in the First Quarter of 1991

(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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Item	Total unfurnished apartments completed in last 4 quarters	Standard error* (number of apartments)	Apartments rented prior to 1st quarter 1991	Standard error* (number of apartments)	Apartments rented in 1st quarter 1991	Standard error* (number of apartments)	Apartments remaining for rent at end of 1st quarter 1991	Standard error* (number of apartments)
Total	214,800	6,370	132,600	5,950	44,200	2,650	38,100	2,260
RENT CLASS								
Less than \$350	13,800	2,820	8,400	2,540	3,200	1,060	2,200	960
\$350 to \$449	26,000	2,740	19,500	3,520	4,900	1,020	1,600	420
\$450 to \$549	45,900	3,300	28,100	2,780	10,000	1,590	7,800	1,350
\$550 to \$649	43,900	2,490	26,700	1,790	9,800	1,330	7,400	640
\$650 to \$749	33,300	1,570	19,600	1,420	6,200	380	7,500	910
\$750 or more	51,800	2,360	30,300	1,880	10,000	670	11,600	970
Median asking rent	\$599	\$10	\$589	\$16	\$590	\$19	\$651	\$21
BEDROOMS								
Fewer than 2 bedrooms	81,500	3,630	51,600	3,430	15,900	1,550	14,000	1,330
2 bedrooms	114,300	4,840	69,600	4,550	24,900	2,090	19,900	1,680
3 bedrooms or more	19,000	1,980	11,400	1,690	3,400	480	4,100	740

*Standard error within range of about 2 chances out of 3.

NOTE: These data are for completions in the first through the fourth quarters of 1990.

¹Estimates derived using the previous ratio estimation procedure. See page 4 for explanation.

Table 10. Characteristics of Condominium Apartments Completed in the Last Four Quarters and Reported as Sold and Remaining For Sale in the First Quarter of 1991

(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. Data may not add to total due to rounding. Medians are computed using unrounded data.)

Item	Total condominiums completed in last 4 quarters	Standard error* (number of apartments)	Condominiums sold prior to 1st quarter 1991	Standard error* (number of apartments)	Condominiums sold in 1st quarter 1991	Standard error* (number of apartments)	Condominiums remaining for sale at end of 1st quarter 1991	Standard error* (number of apartments)
Total.....	52,700	4,950	28,600	3,370	10,300	1,140	13,700	1,430
PRICE CLASS								
Less than \$50,000.....	1,600	510	800	210	400	140	400	180
\$50,000 to \$74,999.....	7,200	1,740	4,400	930	1,700	420	1,100	430
\$75,000 to \$99,999.....	12,900	3,740	7,600	2,950	2,500	790	2,800	940
\$100,000 to \$149,999.....	13,400	2,160	7,300	1,010	2,700	590	3,400	650
\$150,000 to \$199,999.....	8,200	1,300	4,700	750	1,100	140	2,400	520
\$200,000 or more.....	9,500	930	3,900	480	1,900	340	3,700	500
Median asking price.....	\$117,400	\$13,090	\$110,500	\$16,450	\$110,600	\$14,960	\$137,400	\$14,850
BEDROOMS								
Fewer than 2 bedrooms.....	10,600	3,290	6,500	2,970	1,500	210	2,500	350
2 bedrooms.....	35,600	3,590	18,600	1,490	7,600	1,110	9,500	1,340
3 bedrooms or more.....	6,500	860	3,500	600	1,200	120	1,700	350

*Standard error within range of about 2 chances out of 3.

NOTE: These data are for completions in the first through the fourth quarters of 1990.

¹Estimates derived using the previous ratio estimation procedure. See page 4 for explanation.

Official Business
Penalty for Private Use, \$300

Table 11. Apartments Completed in Buildings With Five Units or More: 1986 to 1990

(Data may not add to total due to rounding.)

Quarter of completion	Total apartments completed		Unfurnished rental apartments		Furnished rental apartments		Cooperatives and condominiums		Federally subsidized		Other ¹	
	Number	Standard error*	Number	Standard error*	Number	Standard error*	Number	Standard error*	Number	Standard error*	Number	Standard error*
1990²												
October-December ^P	70,300	3,650	54,500	3,600	100	30	12,600	1,510	2,500	590	600	90
July-September	82,200	4,040	61,500	3,420	1,500	560	13,000	1,660	2,500	780	3,700	1,350
April-June	75,200	3,250	55,400	2,900	(Z)	(Z)	12,800	1,900	2,700	1,220	4,400	1,610
January-March	66,600	3,210	43,300	2,640	600	80	14,500	3,110	6,200	3,030	1,900	330
1990³												
October-December ^P	70,300	3,650	54,700	3,590	100	30	12,300	1,520	2,600	610	600	90
July-September	82,200	4,040	61,800	3,390	1,400	560	12,800	1,620	2,600	780	3,700	1,350
April-June	75,200	3,250	56,000	2,870	(Z)	(Z)	12,400	1,760	2,600	1,220	4,300	1,610
January-March	66,600	3,210	43,300	2,620	600	80	14,600	3,110	6,300	3,030	1,900	330
1989												
October-December	78,500	3,890	57,300	3,860	500	230	13,100	1,370	5,900	3,070	1,800	740
July-September	92,300	3,400	67,200	3,830	2,800	1,910	15,100	1,930	4,900	1,010	2,500	280
April-June	85,600	2,770	65,700	3,440	1,100	120	15,900	1,920	2,400	620	500	80
January-March	81,500	3,820	56,200	3,610	600	80	15,600	1,700	6,600	2,320	2,500	560
1988												
October-December	95,000	4,770	68,800	4,850	1,100	90	18,700	3,940	3,300	1,030	3,100	1,580
July-September	104,000	4,840	75,600	5,470	2,500	1,360	20,400	3,010	3,100	1,030	2,500	780
April-June	99,100	3,620	72,000	4,450	200	80	21,000	2,810	4,100	1,310	1,700	440
January-March	90,500	3,620	68,100	3,870	400	40	16,200	2,150	4,700	1,900	1,100	90
1987												
October-December	110,000	3,620	77,000	4,640	100	20	25,700	3,310	4,200	1,320	3,000	1,580
July-September	119,900	5,140	89,300	4,240	3,800	1,440	19,000	2,810	5,900	2,000	2,000	520
April-June	117,800	5,140	81,600	4,760	2,600	530	27,000	4,190	3,200	280	3,300	880
January-March	126,400	5,140	97,700	4,620	1,400	780	20,600	3,210	3,700	1,310	3,000	1,160
1986												
October-December	145,400	5,640	107,700	5,670	2,500	1,080	28,200	3,890	4,400	1,430	2,700	1,120
July-September	145,900	5,640	107,700	5,670	3,100	1,200	26,500	3,670	6,900	1,780	1,600	870
April-June	135,500	8,300	99,600	4,020	4,600	1,460	23,700	3,130	6,600	1,740	900	650
January-March	123,400	7,220	92,700	3,430	1,400	710	23,300	2,830	5,300	1,440	700	530

* Standard error within range of about 2 chances out of 3. ^P Preliminary. ^r Revised. ^Z Fewer than 500 units.

NOTE: The order of presentation of yearly data reversed starting with the fourth quarter of 1990.

¹Other includes time-sharing units, continuing care retirement units, and turnkey housing (privately built for and sold to local public housing authorities subsequent to completion).

²Estimates derived using the revised ratio estimation procedure. See page 4 for explanation.

³Estimates derived using the previous ratio estimation procedure.