

Market Absorption of Apartments First Quarter 2006 Absorptions

Issued August 2006

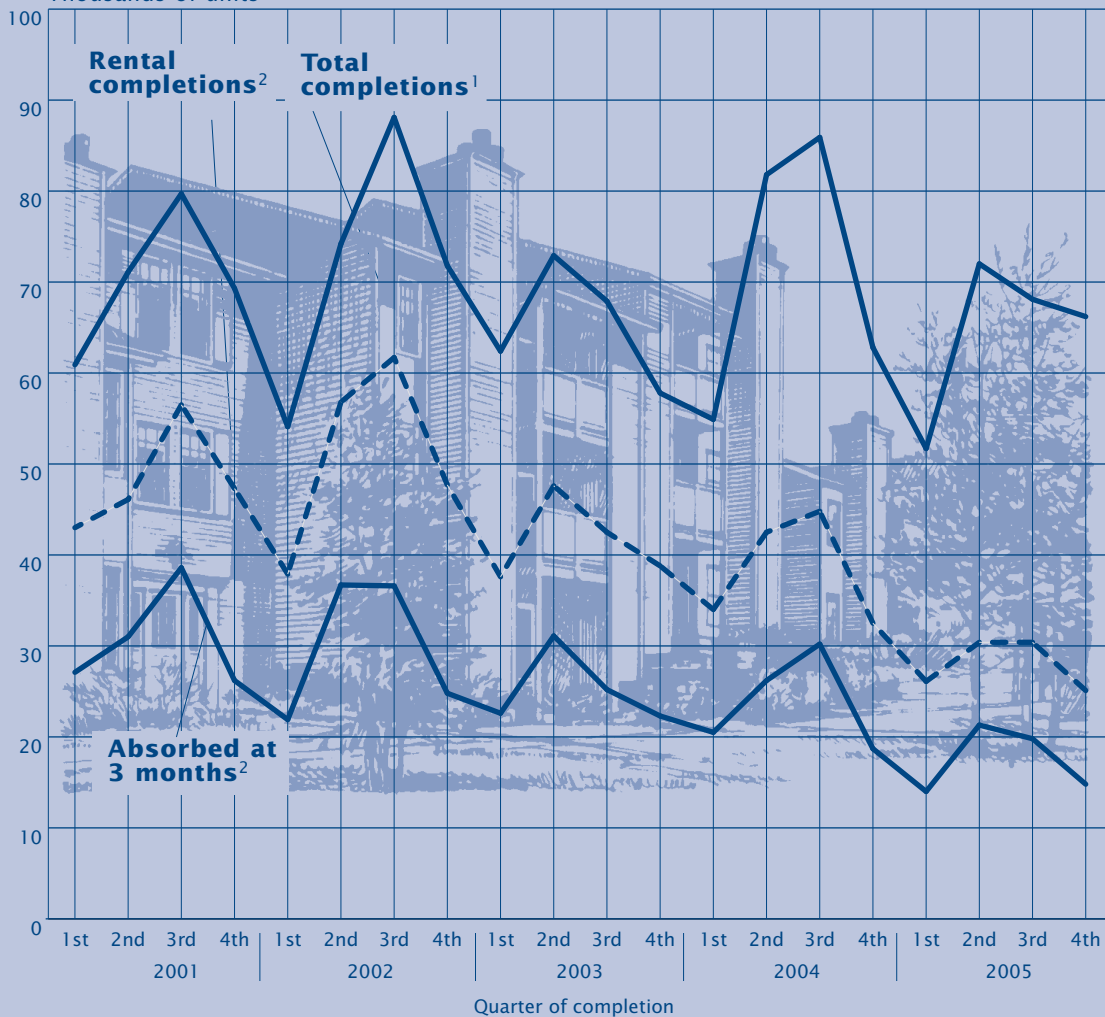
Completions in Fourth Quarter 2005

H130/06-Q1

Current Housing Reports

Figure 1.
**Units in Apartment Buildings Completed
and Absorbed: 2001 to 2005**

Thousands of units



¹All apartments.

²Privately financed, nonsubsidized, unfurnished rental apartments.

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

Questions may be directed to the U.S. Census Bureau's **Housing and Household Economic Statistics Division**, telephone: 301-763-3199.

INTRODUCTION

The Survey of Market Absorption (SOMA) measures how soon privately financed, nonsubsidized, unfurnished units in buildings with five or more units are rented or sold (absorbed) after completion. In addition, the survey collects data on characteristics such as number of bedrooms, asking rent, and asking price.

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

HIGHLIGHTS¹

- An estimated 66,200 apartments were completed in buildings with five units or more in the fourth quarter of 2005, which is not statistically different from the completions in the previous quarter nor does it differ from the completions in the same quarter of the previous year (Table 11).
- Of the 66,200 units completed in the fourth quarter of 2005, approximately 25,100 were privately financed, nonsubsidized, unfurnished rental apartments. This estimate does not differ statistically from the revised estimate of unfurnished units completed in the previous quarter, but it is about 7,400 fewer than the estimated 32,500 unfurnished rental completions in the same quarter the previous year (Table 1).
- An estimated 64 percent (seasonally adjusted) of the newly completed, unfurnished apartments built in the fourth quarter were rented (absorbed) within 3 months of completion. This estimate is not statistically different from the rate for the previous quarter, nor from the same quarter last year (Table 1). The not-seasonally-adjusted 3-month absorption rate of 59 percent for the 25,100 apartments completed in the fourth quarter of 2005 does not differ statistically from the revised rate of 65 percent in the previous quarter or the rate of 58 percent in the same quarter in 2004 (Table 1).
- The median asking rent for all privately financed, nonsubsidized, unfurnished rental units completed in buildings with five units or more in the fourth quarter of 2005 was \$974. This estimate does not differ statistically from the revised median asking rent for the third quarter of 2005. New units with two bedrooms, with 52 percent, accounted for the highest proportion of all new units. The second highest were units that contained one bedroom (34 percent), followed

by those with three or more bedrooms (12 percent), while efficiencies (no bedroom) accounted for 2 percent of the total (Tables 2 and 3).

- During the fourth quarter of 2005, the South, with 48 percent of new unfurnished rental completions, had a greater proportion than both the Midwest (10 percent) and the Northeast (6 percent), but did not differ from the estimated 36 percent in the West. The Midwest and the Northeast did not differ from one another and both also had a significantly lower proportion of new rental units than the West (Table 4).
- An estimated 23,300 condominium and cooperative apartments in buildings with five units or more were completed in the fourth quarter of 2005, not statistically different from the number in the previous quarter. However, condominiums and cooperatives in the fourth quarter differed statistically by an estimated 9,300 from the same quarter of 2004 (Table 5). In the fourth quarter of 2005, condominiums and cooperatives accounted for about 35 percent of all completions in the building with five or more units.
- About 68 percent of the 22,300 condominium apartments completed in the fourth quarter of 2005 were sold within 3 months of completion. This rate is lower by about 11 percentage points from the revised rate of 79 percent absorption rate for condominium completions in the previous quarter. The median asking price for condominiums built in the fourth quarter of 2005 was \$285,000—not statistically different from the revised median asking price of \$329,300 in the previous quarter (Tables 6 and 7).
- Of the remaining apartments completed in all buildings with five units or more in the fourth quarter of 2005, 13,000 units were federally subsidized or received a tax credit, about 4,400 units were not in the scope of the survey, followed by about 400 that were furnished units (Table 11).

CHARACTERISTICS OF THE DATA

All statistics from the SOMA refer to apartments in newly constructed buildings with five units or more. 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 U.S. Department of Housing and Urban Development (HUD) or Federal Housing Administration (FHA) programs—Sections 8, 202, 811, 221(d) (3), or 221(d) (4). In addition, units receiving Low Income Housing Tax Credit (LIHTC)

¹Details may not sum to totals because of rounding.

through the Internal Revenue Service program are included in this category. The data on privately financed units include privately owned housing subsidized by state and local governments. Time-share units, continuing-care retirement units, and turnkey units (privately built for and sold to local public housing authorities after completion) are outside the scope of the survey.

Tables 1 through 4 and Table 9 provide information about privately financed, nonsubsidized, unfurnished rental apartments. Table 5 provides information about privately financed, nonsubsidized condominium and cooperative apartments, while Tables 6 through 8 and Table 10 provide information about condominium apartments only. Table 11 summarizes the totals for all types of newly constructed apartments in buildings with five units or more.

NOTE TO DATA USERS

The SOMA adopted new ratio estimation procedures in 1990 to derive more accurate estimates of completions.² Please use caution when comparing the number of completions in 1990 and following years with those in earlier years.

SAMPLE DESIGN

The U.S. Census Bureau designed the survey to provide data concerning the rate at which privately financed, nonsubsidized, unfurnished units in buildings with five units or more 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).³ For the SOC, the United States is first divided into primary sampling units (PSUs), which 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 locations that issue permits is chosen within each of the selected PSUs. All newly constructed buildings with five units or more within the sampled places and a subsample of buildings with one to four units are included in the SOC.

For the SOMA, the Census Bureau selects, each quarter, a sample of buildings with five units or more 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.

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 in a revised table in the next quarterly report. Final data appear in the Census Bureau's H-130 report series, *Market Absorption of 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 reestimation 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:

$$\frac{\text{total units in buildings with five units or more in permit-issuing areas as estimated by the SOC for that quarter}^4}{\text{total units in buildings with five units or more as estimated by the SOMA for that quarter}}$$

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 estimates 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, which are consistent with the published figures from the SOC and reduces, to some extent, the sampling variability of the estimates of totals.

⁴Beginning with January 2001 completions, the SOC revised its methodology for estimating the number of units completed for 5+ multiunit structures. See <<http://www.census.gov/ftp/pub/const/www/newmethodologyconst.html>> for these changes. Thus, caution is advised when comparing data from 2001 and forward to any estimates prior to 2001.

²See ESTIMATION below.

³See the January 2005 issue of "Housing Starts," *Current Construction Reports*, Series C20, for details of this survey.

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

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 thinks that many of the important response and operational errors were detected during review of the data for reasonableness and consistency.

Sampling Errors

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

If all possible samples were selected, if each was surveyed under the same general conditions, and if an estimate and its estimated standard error were calculated from each sample, then:

- Approximately 90 percent of the intervals from 1.645 standard errors below the estimate to 1.645 standard errors above the estimate (i.e., the 90-percent confidence interval) would include the average result from all possible samples.

This report uses a 90-percent confidence level as its standard for statistical significance.⁵ The estimates in this report show the totals, percents, and medians with the 90-percent confidence interval.

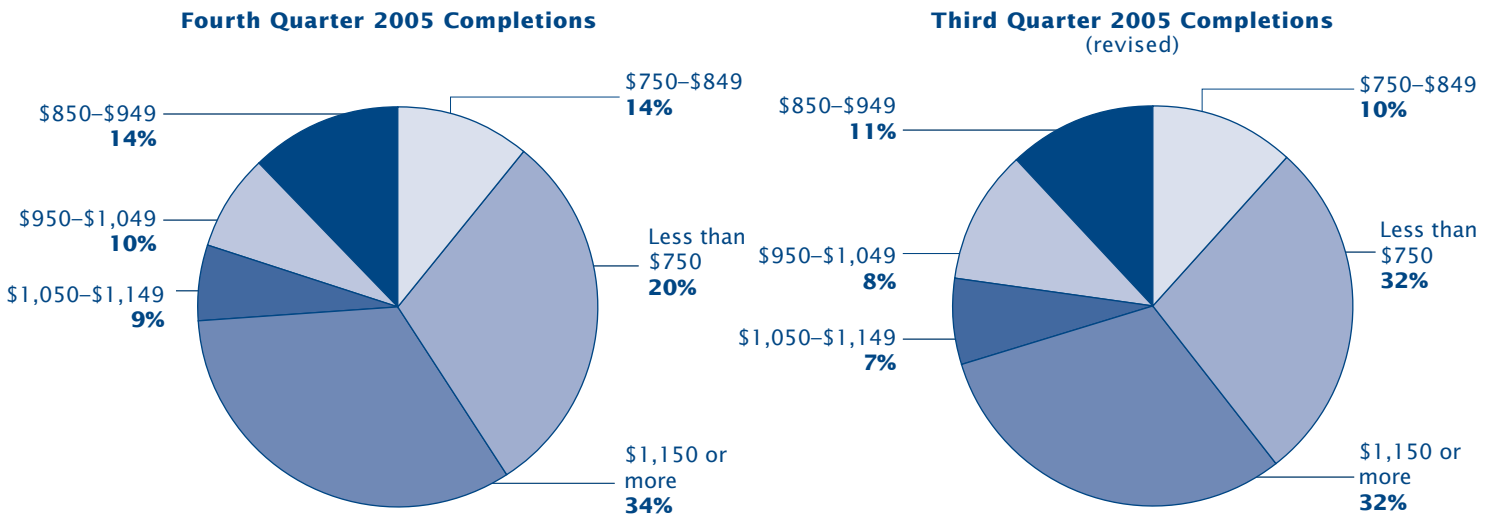
For very small estimates, the lower limit of the confidence interval may be negative. In this case, a better approximation to the true interval estimate can be achieved by restricting the interval estimate to positive values; that is, by changing the lower limit of the interval estimate to zero.

The average result from 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 from all possible samples is included in the constructed interval.

For example, Table 2 of this report shows that the median asking price for all privately financed, nonsubsidized, and unfurnished apartments completed in buildings with five units or more in the fourth quarter of 2005 was \$974. The 90-percent confidence interval around this estimate is \pm \$65. Thus the 90-percent confidence interval shown by these data is \$1,039 to \$909. A conclusion that the average 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.

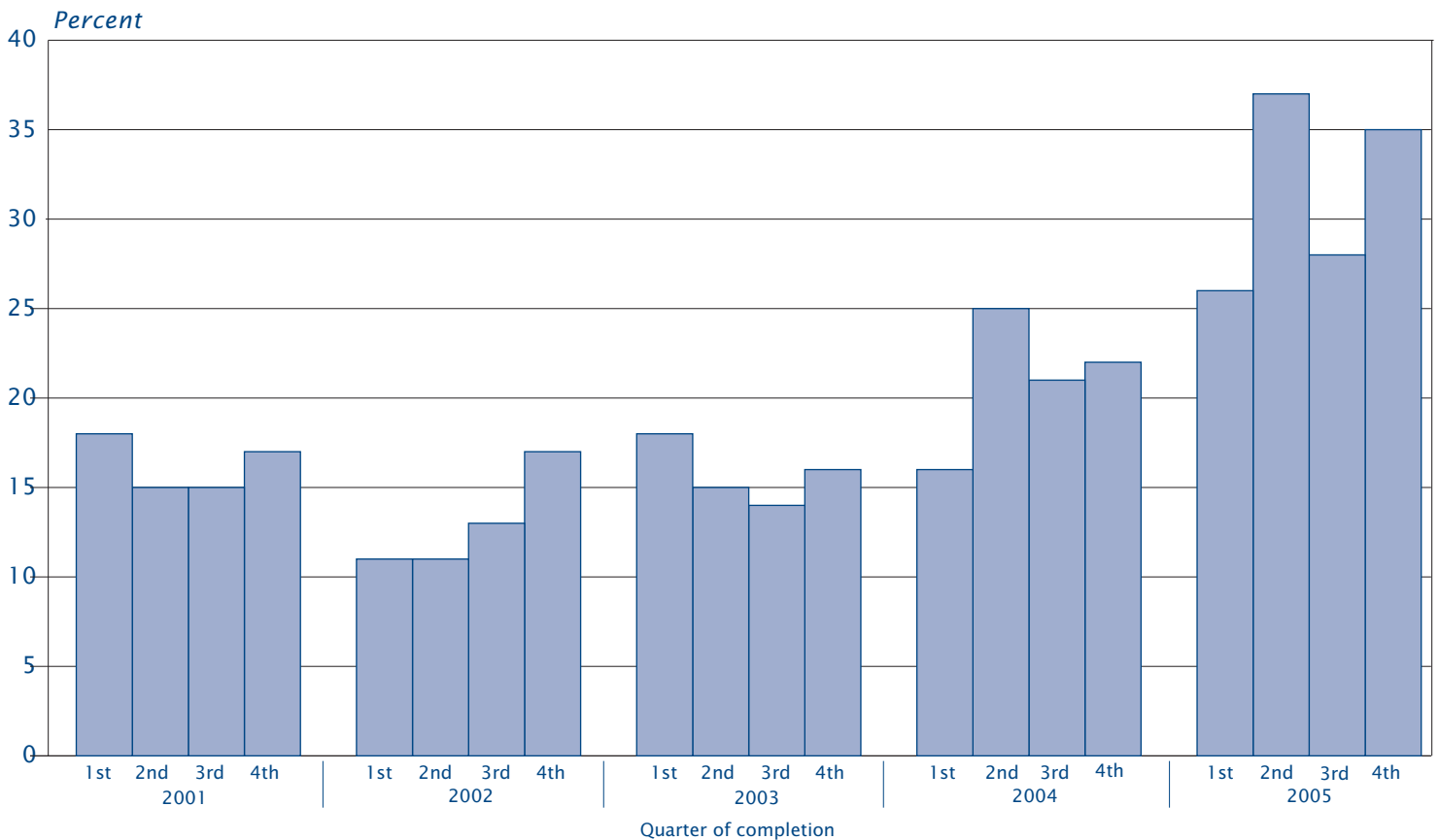
⁵Beginning with data for completions in the second quarter of 1999, the Census Bureau implemented a new procedure for computing standard errors. The new procedure may result in differences in standard errors derived using the prior methodology, so standard errors were revised back to the third quarter of 1998.

Figure 2.
Percent of New Unfurnished Rental Apartments Completed by Rent Category



Source: U.S. Census Bureau, *Survey of Market Absorption*.

Figure 3.
Condominium and Cooperative Apartment Completions as Percent of Total Apartment Completions: 2001 to 2005



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

Source: U.S. Census Bureau, *Survey of Market Absorption*.

Market Absorption of Apartment First Quarter 2006 Absorptions

Table 1. Absorption Rates of Privately Financed, Nonsubsidized, Unfurnished Rental Apartments: 1999 to 2005

[Buildings with five units or more. Percents are computed using unrounded data]

Quarter of completion	Unfurnished apartments completed		Seasonally adjusted—rented within 3 months		Not seasonally adjusted—rented within—							
					3 months		6 months		9 months		12 months	
	Total	90-percent C.I.(±)* (number of apartments)	Percent	90-percent C.I.(±)* (percentage points)	Percent	90-percent C.I.(±)* (percentage points)	Percent	90-percent C.I.(±)* (percentage points)	Percent	90-percent C.I.(±)* (percentage points)	Percent	90-percent C.I.(±)* (percentage points)
2005												
October–December ^P . . .	25,100	2,910	64	4.1	59	3.8	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
July–September	^r 30,400	4,680	^r 64	5.2	^r 65	5.3	81	3.5	(NA)	(NA)	(NA)	(NA)
April–June	30,400	4,040	65	4.3	70	4.7	87	3.1	93	2.1	(NA)	(NA)
January–March	^r 26,100	3,350	^r 61	3.8	^r 59	3.7	84	2.9	93	1.9	96	1.2
2004												
October–December . . .	32,500	5,390	63	6.8	58	6.2	79	4.3	90	2.5	95	1.3
July–September	44,700	9,250	64	4.0	67	4.2	83	3.6	91	3.7	94	2.8
April–June	42,500	6,740	59	5.0	62	5.2	81	4.3	87	3.6	92	2.9
January–March	34,000	3,800	61	4.7	60	4.7	82	3.6	91	3.0	94	2.7
2003												
October–December . . .	38,800	6,360	63	4.3	58	3.9	78	4.1	88	3.6	92	3.8
July–September	42,500	6,060	56	4.3	59	4.5	74	4.6	84	4.2	91	3.6
April–June	47,600	5,820	61	4.3	65	4.6	85	2.5	91	2.0	96	1.0
January–March	37,600	4,620	62	4.9	60	5.1	79	3.9	87	3.8	94	2.3
2002												
October–December . . .	47,700	6,930	57	4.4	52	4.1	74	4.6	88	3.0	94	1.8
July–September	61,700	5,990	56	4.1	59	4.3	77	2.8	88	2.0	93	1.8
April–June	56,800	6,860	62	4.1	65	4.3	83	3.3	89	2.8	93	2.5
January–March	37,900	4,560	55	4.4	58	4.6	78	4.1	86	3.3	91	2.8
2001												
October–December . . .	47,300	8,440	58	5.1	55	4.9	76	3.5	87	2.8	92	2.0
July–September	56,500	6,530	65	4.6	68	4.8	82	3.0	91	1.8	96	1.0
April–June	46,100	5,920	65	3.8	67	3.9	84	2.8	92	1.8	97	0.8
January–March	43,000	4,010	65	4.8	63	4.8	85	2.6	93	1.8	96	1.2
2000												
October–December . . .	54,100	4,800	67	3.8	64	3.6	82	2.5	93	1.2	97	(Z)
July–September	65,700	6,040	73	3.1	76	3.3	87	2.5	94	1.3	97	0.8
April–June	56,700	5,860	73	4.4	75	4.6	90	1.6	95	1.3	97	(Z)
January–March	49,700	5,680	73	3.3	71	3.1	89	2.0	95	1.3	98	0.8
1999												
October–December . . .	58,300	5,590	73	2.6	70	2.5	88	1.6	96	0.8	98	(Z)
July–September	65,200	5,890	72	2.8	75	3.0	89	1.3	96	(Z)	99	(Z)
April–June	55,700	7,060	71	3.6	73	3.8	88	2.5	94	2.3	97	1.0
January–March	46,700	7,320	71	5.4	70	5.3	88	3.3	95	1.5	97	1.2

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

NA Not available. ^P Preliminary. ^r Revised. Z Fewer than 50 units or less than one-half of 1 percent.

Source: U.S. Census Bureau, *Survey of Market Absorption*.

Table 2. Characteristics of Unfurnished Apartments Completed During the Fourth Quarter of 2005 and of 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 percents are computed using unrounded data]

Item	Total unfurnished apartments completed	90-percent C.I.(±)* (number of apartments)	Percent of total units	90-percent C.I.(±)* (percentage points)	Percent rented within 3 months	90-percent C.I.(±)* (percentage points)
Total	25,100	2,910	100	(X)	59	3.7
ASKING RENT						
Less than \$750.....	5,000	1,470	20	6.9	69	8.7
\$750 to \$849.....	3,400	950	14	4.0	53	9.3
\$850 to \$949.....	3,400	580	14	2.8	54	7.0
\$950 to \$1,049.....	2,500	440	10	1.8	58	3.8
\$1,050 to \$1,149.....	2,200	500	9	1.9	53	5.3
\$1,150 or more.....	8,500	2,270	34	8.2	59	7.6
Median asking rent	\$974	\$65	(X)	(X)	\$965	\$56
Fewer than two bedrooms						
Less than \$750.....	2,700	760	11	2.9	58	9.7
\$750 to \$849.....	1,500	350	6	1.7	66	6.0
\$850 to \$949.....	1,300	450	5	2.1	62	8.2
\$950 to \$1,049.....	300	100	1	0.5	63	9.4
\$1,050 to \$1,149.....	400	240	2	1.0	48	17.7
\$1,150 or more.....	2,800	1,220	11	5.0	65	16.8
Median asking rent	\$878	\$67	(X)	(X)	\$880	\$63
Two bedrooms or more						
Less than \$750.....	2,400	1,130	10	5.7	81	9.2
\$750 to \$849.....	1,900	810	8	3.4	42	14.0
\$850 to \$949.....	2,200	850	9	4.0	50	4.8
\$950 to \$1,049.....	2,200	470	9	2.0	57	4.5
\$1,050 to \$1,149.....	1,700	400	7	1.7	54	4.5
\$1,150 to \$1,249.....	1,100	190	4	0.8	60	6.6
\$1,250 or more.....	4,600	1,150	18	4.0	56	6.6
Median asking rent	\$1,020	\$68	(X)	(X)	\$1,012	\$77
BEDROOMS						
No bedroom	600	360	2	1.6	73	23.5
1 bedroom.....	8,400	1,420	34	3.5	61	4.0
2 bedrooms.....	13,000	1,470	52	3.5	56	4.7
3 bedrooms or more.....	3,100	540	12	2.4	62	9.0

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

X Not applicable.

Source: U.S. Census Bureau, *Survey of Market Absorption*.

Table 3. Characteristics of Unfurnished Apartments Completed During the Third Quarter of 2005 and of 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 percents are computed using unrounded data]

Item	Total unfurnished apartments completed	90-percent C.I.(±)* (number of apartments)	Percent of total units	90-percent C.I.(±)* (percentage points)	Percent rented within 3 months	90-percent C.I.(±)* (percentage points)
Total.....	30,400	4,680	100	(X)	65	5.3
ASKING RENT						
Less than \$750	9,600	3,470	32	9.7	68	9.3
\$750 to \$849	3,100	570	10	1.9	66	15.8
\$850 to \$949	3,400	710	11	2.4	58	6.2
\$950 to \$1,049.....	2,400	450	8	1.6	73	6.4
\$1,050 to \$1,149.....	2,000	470	7	2.0	65	7.5
\$1,150 or more	9,800	3,220	32	9.4	63	8.6
Median asking rent	\$920	\$66	(X)	(X)	\$913	\$53
Fewer than two bedrooms.....						
Less than \$750	10,200	1,420	34	4.7	69	5.3
\$750 to \$849	3,800	1,540	13	5.4	70	11.0
\$850 to \$949	1,600	560	5	2.1	79	9.2
\$950 to \$1,049.....	1,600	340	5	1.3	63	4.8
\$1,050 to \$1,149.....	500	150	2	0.6	76	9.6
\$1,150 or more	500	190	2	0.7	63	13.9
Median asking rent	2,000	910	7	2.8	63	6.9
Median asking rent	\$827	\$63	(X)	(X)	\$813	\$58
Two bedrooms or more						
Less than \$750	20,200	3,970	66	4.7	63	6.3
\$750 to \$849	5,800	2,580	19	7.0	66	11.9
\$850 to \$949	1,500	690	5	2.2	53	17.1
\$950 to \$1,049.....	1,800	770	6	2.6	54	9.0
\$1,050 to \$1,149.....	1,900	400	6	1.4	72	8.1
\$1,150 to \$1,249.....	1,500	430	5	1.8	65	8.1
\$1,250 or more	1,400	370	4	1.2	74	8.4
Median asking rent	6,400	2,260	21	6.7	60	10.4
Median asking rent	\$1,001	\$66	(X)	(X)	\$1,005	\$77
BEDROOMS						
No bedroom	600	270	2	1.0	61	18.3
1 bedroom.....	9,600	1,350	32	4.0	69	5.4
2 bedrooms.....	14,600	2,930	48	3.9	63	6.7
3 bedrooms or more.....	5,600	1,690	18	4.5	63	9.3

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

X Not applicable.

Source: U.S. Census Bureau, *Survey of Market Absorption*.

**Table 4. Unfurnished Apartments Completed During the Fourth Quarter of 2005
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 percents are computed using unrounded data]

Geographic area	Total unfurnished apartments completed	90-percent C.I.(±)* (number of apartments)	Median asking rent	90-percent C.I.(±)* (dollars)	Percent of total units completed	90-percent C.I.(±)* (percentage points)	Percent rented within 3 months	90-percent C.I.(±)* (percentage points)
United States, total	25,100	2,910	\$974	65	100	(X)	59	3.8
Inside metropolitan areas	24,000	3,280	\$991	64	96	5.3	58	3.3
In central cities	9,900	1,570	\$974	92	40	6.0	57	5.3
Not in central cities	14,100	2,790	\$1,001	104	56	8.3	59	5.2
Outside metropolitan areas	1,000	1,080	<\$750	97	4	5.3	80	21.0
Northeast	1,600	1,190	\$1,150+	87	6	5.3	65	37.9
Midwest	2,400	1,200	<\$750	88	10	5.8	55	20.7
South	12,000	2,080	\$885	49	48	9.0	55	4.7
West	9,000	2,520	\$1,088	68	36	9.2	65	4.6

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

X Not applicable.

Source: U.S. Census Bureau, *Survey of Market Absorption*.

Table 5. Absorption Rates of Condominium and Cooperative Apartments: 1999 to 2005

Not Seasonally Adjusted

[Privately financed, nonsubsidized condominium and cooperative apartments in buildings with five units or more. Percents are computed using unrounded data]

Quarter of completion	Total condominium and cooperative apartments completed	90-percent C.I.(±)* (number of apartments)	Percent of all completions	90-percent C.I.(±)* (percentage points)	Percent absorbed in 3 months	90-percent C.I.(±)* (percentage points)	Percent absorbed in 6 months	90-percent C.I.(±)* (percentage points)	Percent absorbed in 9 months	90-percent C.I.(±)* (percentage points)	Percent absorbed in 12 months	90-percent C.I.(±)* (percentage points)
2005												
October–December ^P . . .	23,300	4,420	35	6.1	68	8.2	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
July–September	^r 18,900	3,470	^r 28	5.7	^r 78	6.3	86	5.8	(NA)	(NA)	(NA)	(NA)
April–June	26,300	5,660	37	5.9	80	10.5	89	7.5	91	1.2	(NA)	(NA)
January–March	^r 13,200	2,650	^r 26	5.9	75	8.6	90	4.1	94	3.4	96	2.9
2004												
October–December . . .	14,000	4,120	22	6.6	75	10.0	85	9.4	93	6.2	96	3.1
July–September	17,800	3,300	21	3.8	66	8.2	82	8.5	91	3.8	95	2.7
April–June	20,700	4,930	25	5.8	75	11.4	86	7.1	93	3.3	96	2.0
January–March	8,900	1,960	16	3.5	78	6.4	88	5.6	92	3.9	96	1.8
2003												
October–December . . .	9,300	2,200	16	4.1	76	6.5	87	4.3	93	2.0	95	1.5
July–September	9,800	2,470	14	3.8	75	4.7	84	3.5	90	2.8	96	1.7
April–June	10,900	4,330	15	8.4	76	6.7	87	4.1	90	4.4	96	3.9
January–March	11,100	3,370	18	5.4	69	2.1	78	2.5	86	1.8	94	3.1
2002												
October–December . . .	12,000	2,900	17	4.1	67	8.7	86	4.1	92	2.3	96	1.5
July–September	11,300	2,470	13	2.6	71	6.6	84	3.8	90	3.8	93	3.8
April–June	8,000	3,440	11	4.4	86	5.4	93	3.3	96	2.5	97	2.1
January–March	6,100	1,250	11	2.6	72	7.4	85	4.9	90	3.6	94	2.5
2001												
October–December . . .	11,900	2,630	17	4.6	73	6.9	85	6.3	90	5.9	91	5.9
July–September	12,200	3,650	15	4.8	73	7.2	81	7.1	88	6.3	93	4.1
April–June	10,700	3,320	15	4.6	72	11.0	82	7.6	90	4.1	94	3.6
January–March	11,000	2,710	18	3.8	74	5.6	90	3.8	94	3.3	96	2.3
2000												
October–December . . .	9,900	2,480	13	3.1	77	5.9	89	4.4	92	3.9	94	3.3
July–September	9,700	2,480	11	2.8	74	8.4	82	8.7	87	7.7	91	6.1
April–June	8,400	2,090	11	3.1	83	6.1	92	3.9	95	3.6	96	3.6
January–March	8,100	2,370	12	3.8	77	7.4	87	5.9	91	5.3	94	4.3
1999												
October–December . . .	9,200	3,270	12	4.3	78	4.3	89	2.6	95	1.8	98	0.8
July–September	10,500	4,670	12	5.1	65	19.6	76	17.4	83	19.4	84	19.7
April–June	8,500	1,990	12	2.8	76	5.4	88	4.3	92	3.1	96	1.6
January–March	6,000	1,890	10	3.5	87	3.3	94	2.1	97	1.6	98	1.3

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

NA Not available. ^P Preliminary. ^r Revised.

Source: U.S. Census Bureau, *Survey of Market Absorption*.

Table 6. Characteristics of Condominium Apartments Completed During the Fourth Quarter of 2005 and of 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 percents are computed using unrounded data]

Item	Total condominium apartments completed	90-percent C.I.(±)* (number of apartments)	Percent of total condominiums	90-percent C.I.(±)* (percentage points)	Percent sold within 3 months	90-percent C.I.(±)* (percentage points)
Total	22,300	4,170	100	(X)	68	8.4
ASKING PRICE						
Less than \$150,000	3,500	1,610	16	6.7	57	24.3
\$150,000 to \$199,999	3,100	1,110	14	3.9	75	7.6
\$200,000 to \$249,999	3,000	1,010	14	5.2	77	16.2
\$250,000 to \$299,999	2,300	770	10	3.4	67	13.7
\$300,000 to \$349,999	2,100	900	9	4.7	52	11.7
\$350,000 or more	8,400	1,800	38	7.4	71	10.1
Median asking price	\$285,000	\$25,500	(X)	(X)	\$282,900	\$21,300
BEDROOMS						
Fewer than 2 bedrooms	4,200	980	19	5.1	68	14.4
2 bedrooms	12,800	2,480	57	7.1	64	9.6
3 bedrooms or more	5,300	2,170	24	8.3	76	10.0

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

X Not applicable.

Source: U.S. Census Bureau, *Survey of Market Absorption*.

Table 7. Characteristics of Condominium Apartments Completed During the Third Quarter of 2005 and of 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 percents are computed using unrounded data]

Item	Total condominium apartments completed	90-percent C.I.(±)* (number of apartments)	Percent of total condominiums	90-percent C.I.(±)* (percentage points)	Percent sold within 3 months	90-percent C.I.(±)* (percentage points)
Total	18,600	3,480	100	(X)	79	6.4
ASKING PRICE						
Less than \$150,000	2,100	840	11	5.1	72	9.8
\$150,000 to \$199,999	2,100	690	11	4.6	84	9.1
\$200,000 to \$249,999	1,600	640	8	3.0	60	23.7
\$250,000 to \$299,999	2,600	1,430	14	6.8	67	15.2
\$300,000 to \$349,999	1,700	770	9	3.9	71	17.7
\$350,000 or more	8,600	1,650	46	5.4	87	5.6
Median asking price	\$329,300	\$36,400	(X)	(X)	\$350,000+	\$41,500
BEDROOMS						
Fewer than 2 bedrooms	3,300	1,680	18	8.4	76	9.4
2 bedrooms	10,000	1,620	54	5.8	75	5.6
3 bedrooms or more	5,300	1,490	29	6.1	87	11.5

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

X Not applicable.

Source: U.S. Census Bureau, *Survey of Market Absorption*.

Table 8. Condominium Apartments Completed During the Fourth Quarter of 2005 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 percents are computed using unrounded data]

Geographic area	Total condominium apartments completed	90-percent C.I.(±)* (number of apartments)	Median asking price	90-percent C.I.(±)* (dollars)	Percent of total units completed	90-percent C.I.(±)* (percentage points)	Percent sold within 3 months	90-percent C.I.(±)* (percentage points)
United States, total . . .	22,300	4,170	\$285,000	25,500	100	(X)	68	8.4
Inside metropolitan areas	21,800	3,810	\$280,500	41,210	98	4.1	68	8.3
In central cities	11,700	3,310	\$303,300	47,730	52	11.4	67	11.7
Not in central cities	10,100	2,440	\$248,800	54,600	45	12.5	68	10.3
Outside metropolitan areas	500	840	\$350,000+	98,390	2	4.1	79	18.3
Northeast	3,100	1,190	\$350,000+	123,180	14	7.1	61	24.9
Midwest	2,800	1,180	\$231,900	13,450	13	6.0	49	11.4
South	11,300	3,300	\$280,300	59,880	51	11.4	71	13.2
West	5,000	1,970	\$281,900	104,360	22	7.9	77	10.6

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

X Not applicable.

Source: U.S. Census Bureau, *Survey of Market Absorption*.

Table 9. Characteristics of Unfurnished Apartments Completed in the Last Four Quarters and of Those Reported as Rented and Remaining for Rent in the First Quarter of 2006

[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]

Item	Total apartments completed in last 4 quarters	90-percent C.I.(±)* (number of apartments)	Apartments completed in last 4 quarters and rented prior to 1st quarter 2006	90-percent C.I.(±)* (number of apartments)	Apartments completed in last 4 quarters and rented in 1st quarter 2006	90-percent C.I.(±)* (number of apartments)	Apartments completed in last 4 quarters and remaining for rent at end of 1st quarter 2006	90-percent C.I.(±)* (number of apartments)
Total	111,900	9,010	70,500	6,430	22,500	2,220	19,000	2,770
ASKING RENT								
Less than \$750	28,600	6,140	19,600	4,860	5,200	1,280	3,900	1,410
\$750 to \$849	13,800	2,220	8,700	1,440	2,900	650	2,300	630
\$850 to \$949	14,500	1,540	8,500	1,180	3,000	350	2,900	620
\$950 to \$1,049	10,500	1,150	6,800	1,010	2,000	280	1,600	270
\$1,050 to \$1,149	8,100	1,040	4,700	630	1,800	300	1,700	350
\$1,150 or more	36,500	7,250	22,200	3,900	7,700	1,900	6,600	1,800
Median asking rent	\$943	\$45	\$931	\$53	\$960	\$61	\$977	\$56
BEDROOMS								
Fewer than 2 bedrooms	40,500	3,310	25,900	2,120	8,400	1,260	6,200	990
2 bedrooms	56,300	5,810	35,100	4,400	10,700	1,010	10,500	1,990
3 bedrooms or more	15,100	2,360	9,500	1,420	3,300	900	2,300	570

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

Note: These data are for completions in the first, second, third, and fourth quarters of 2005.

Source: U.S. Census Bureau, *Survey of Market Absorption*.

Table 10. Characteristics of Condominium Apartments Completed in the Last Four Quarters and of Those Reported as Sold and Remaining for Sale in the First Quarter of 2006

[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]

Item	Total condominiums completed in last 4 quarters	90-percent C.I.(±)* (number of apartments)	Condominiums completed in last 4 quarters and sold prior to 1st quarter 2006	90-percent C.I.(±)* (number of apartments)	Condominiums completed in last 4 quarters and sold in 1st quarter 2006	90-percent C.I.(±)* (number of apartments)	Condominiums completed in last 4 quarters and remaining for sale at end of 1st quarter 2006	90-percent C.I.(±)* (number of apartments)
Total.....	80,000	11,020	49,900	7,910	17,400	3,440	12,700	3,450
ASKING PRICE								
Less than \$150,000	14,100	4,490	10,000	3,410	2,400	1,120	2,100	1,020
\$150,000 to \$199,999	9,500	1,840	5,800	1,040	2,500	910	1,200	450
\$200,000 to \$249,999	8,000	2,370	4,100	1,240	2,500	950	1,500	990
\$250,000 to \$299,999	7,900	2,080	4,400	1,360	1,800	570	1,700	880
\$300,000 to \$349,999	7,300	1,860	4,300	1,860	1,400	420	1,600	630
\$350,000 or more	33,200	5,400	21,700	3,960	6,800	1,680	4,700	1,990
Median asking price	\$303,000	\$36,290	\$312,300	\$43,030	\$285,600	\$33,180	\$297,500	\$61,290
BEDROOMS								
Fewer than 2 bedrooms...	14,300	2,160	9,000	1,890	3,100	710	2,200	810
2 bedrooms	46,200	6,860	28,100	4,850	9,900	1,880	8,200	2,300
3 bedrooms or more.....	19,600	4,870	12,900	2,810	4,400	1,780	2,300	1,500

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

Note: These data are for completions in the first, second, third, and fourth quarters of 2005.

Source: U.S. Census Bureau, *Survey of Market Absorption*.

Table 11. Apartments Completed in Buildings With Five Units or More: 1999 to 2005

[Details may not sum to totals because of rounding]

Quarter of completion	Total apartments	90-percent C.I.(±)*	Unfurnished apartments	90-percent C.I.(±)*	Furnished apartments	90-percent C.I.(±)*	Condominiums and cooperatives	90-percent C.I.(±)*	Subsidized or Tax Credit ¹	90-percent C.I.(±)*	Other ² units	90-percent C.I.(±)*
2005												
October–December ^P . . .	66,200	5,420	25,100	2,910	400	340	23,300	4,420	13,000	3,410	4,400	1,830
July–September	68,100	5,780	[†] 30,400	4,680	[†] 2,600	1,120	[†] 18,900	3,470	[†] 11,500	2,370	[†] 4,700	2,360
April–June	72,000	8,220	30,400	4,040	1,900	1,720	26,300	5,660	10,800	2,420	2,500	1,120
January–March	51,700	3,880	[†] 26,100	3,350	[†] 500	270	[†] 13,200	2,650	[†] 9,900	1,990	2,000	940
2004												
October–December . . .	62,800	7,130	32,500	5,390	(Z)	(Z)	14,000	4,120	14,500	3,770	1,800	1,060
July–September	85,900	8,100	44,700	9,250	3,400	1,490	17,800	3,300	15,900	5,280	4,000	2,030
April–June	81,800	7,230	42,500	6,740	800	710	20,700	4,930	16,200	4,190	1,600	680
January–March	54,900	5,100	34,000	3,800	100	160	8,900	1,960	8,500	2,890	3,200	1,900
2003												
October–December . . .	57,800	6,010	38,800	6,360	–	–	9,300	2,200	8,700	2,260	1,100	220
July–September	67,900	7,070	42,500	6,060	1,700	1,290	9,800	2,470	8,700	2,410	5,100	2,790
April–June	72,900	9,010	47,600	5,820	200	150	10,900	4,330	11,300	4,890	2,900	1,480
January–March	62,400	6,860	37,600	4,620	300	260	11,100	3,370	11,300	(Z)	2,100	1,270
2002												
October–December . . .	71,800	7,290	47,700	6,930	400	330	12,000	2,900	8,700	2,940	3,000	2,940
July–September	88,100	7,390	61,700	5,990	2,200	1,880	11,300	2,470	8,600	2,900	4,300	2,060
April–June	74,200	7,450	56,800	6,860	100	50	8,000	3,440	7,400	3,450	1,900	940
January–March	54,100	5,170	37,900	4,560	500	440	6,100	1,250	7,400	2,900	2,200	1,140
2001												
October–December . . .	69,300	7,810	47,300	7,960	200	280	11,900	2,630	6,500	2,480	3,300	2,090
July–September	79,700	6,760	56,500	6,530	3,700	2,630	12,200	3,650	4,900	1,170	2,400	2,140
April–June	71,100	7,440	46,100	5,920	500	180	10,700	3,320	10,400	5,260	3,300	1,680
January–March	60,900	5,260	43,000	4,010	(Z)	(Z)	11,000	2,710	4,800	1,880	2,100	860
2000												
October–December . . .	73,800	5,510	54,100	4,800	100	(Z)	9,900	2,480	6,900	2,040	2,700	2,120
July–September	87,800	5,430	65,700	6,040	1,100	990	9,700	2,480	7,000	1,990	4,200	2,400
April–June	72,800	6,070	56,700	5,860	1,200	1,000	8,400	2,090	3,800	1,400	2,700	2,400
January–March	65,600	6,970	49,700	5,680	400	490	8,100	2,370	6,500	5,350	800	310
1999												
October–December . . .	75,900	7,570	58,300	5,590	600	610	9,200	3,270	3,100	940	4,800	4,740
July–September	85,500	6,700	65,200	5,890	5,300	3,340	10,500	4,670	3,300	1,410	1,100	610
April–June	72,400	7,240	55,700	7,060	1,500	1,880	8,500	1,990	4,800	2,220	1,900	1,140
January–March	58,000	7,480	46,700	7,320	300	350	6,000	1,890	2,400	860	2,600	1,350

* A 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval in relation to the size of the estimate, the less reliable the estimate.

– Represents zero. ^P Preliminary. [†] Revised. ^Z Fewer than 50 units or less than one-half of 1 percent.

¹ Beginning with completions in the second quarter of 2004, Low Income Tax Credit units were included in this category.

² Other includes 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*.



UNITED STATES DEPARTMENT OF COMMERCE
Economics and Statistics Administration
U.S. Census Bureau
Washington, DC 20233-0001

SOMA Data User:

The U.S. Census Bureau is contacting known users of the Survey of Market Absorption (SOMA) data to inform them that the survey may be discontinued due to funding issues and to provide users with a point of contact to express their views on the importance of the data.

The Census Bureau processes the Survey of Market Absorption under a reimbursable agreement with the Department of Housing and Urban Development (HUD). The Census Bureau receives no funding of our own for this survey apart from the money received from HUD, but does consider it an essential part of knowing what is happening in the housing industry. Funding for the SOMA has become an issue. Many federal agencies, including HUD, are feeling the budget crunch and have had to make spending cuts. For FY 2007, the Census Bureau has received only half of the normal funds for the SOMA. This will allow us to complete data collection for the 2006 statistical months (complete January–December processing). Whether we receive additional funding to continue the survey remains to be seen at this time. We may not know until the fall of 2006.

We believe it would be helpful if users contacted HUD to express their needs for SOMA data. It would be of great benefit if as many data users as possible would let HUD know that the information provided by the SOMA is useful, important, and necessary. Our counterparts at HUD also consider this very important data, but they are the ones that must decide on the future of the survey. Hopefully, getting positive feedback from the industry and data users will influence the decision-makers to continue the survey. Please be as specific as possible about the consequences of not having SOMA data in the future. Please state how it would affect your interests and usage of the data from SOMA.

To express your interest in the continuation of the survey, please send your comments to:

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Director, Housing & Demographic Analysis Division
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U.S. Department of Housing and Urban Development
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If you have any questions or concerns, please contact me.

Thanks for your support.

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