

# Market Absorption of Apartments Third Quarter 2006 Absorptions

Issued January 2007

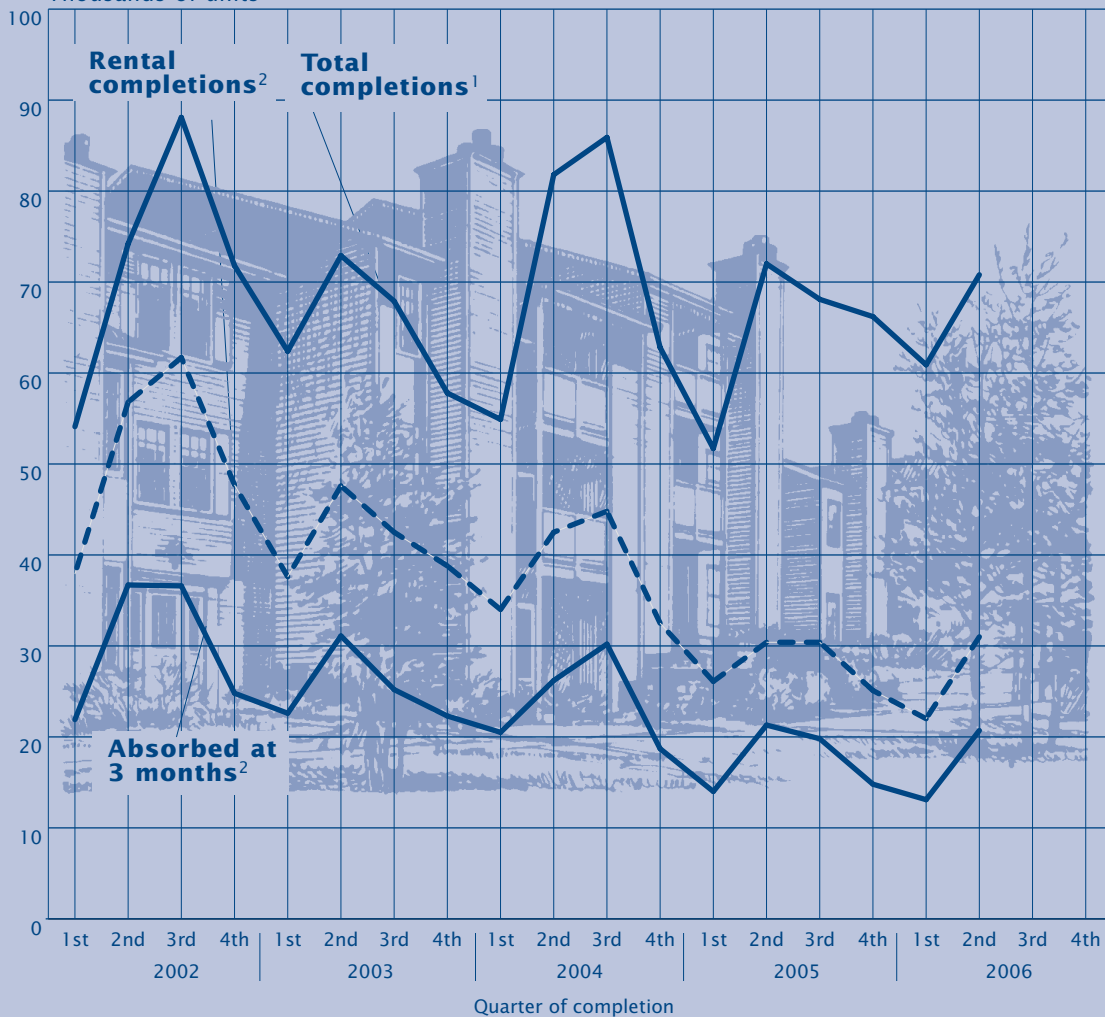
*Completions in Second Quarter 2006*

H130/06-Q3

## Current Housing Reports

Figure 1.  
**Units in Apartment Buildings Completed  
and Absorbed: 2002 to 2006**

Thousands of units



<sup>1</sup> All apartments.

<sup>2</sup> Privately 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.

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## INTRODUCTION

The Survey of Market Absorption (SOMA) measures how soon privately financed, nonsubsidized, unfurnished units in buildings with five units or more 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.

## HIGHLIGHTS<sup>1</sup>

- An estimated 70,800 apartments were completed in buildings with five units or more in the second quarter of 2006, which is greater by about 9,900 units than the completions in the previous quarter, but is not statistically different from completions in the same quarter of the previous year (Table 11).
- Of the 70,800 units completed in the second quarter of 2006, approximately 31,000 were privately financed, nonsubsidized, unfurnished rental apartments. This estimate is about 9,000 greater than the revised estimate of unfurnished units completed in the previous quarter, yet it does not differ from the completions in the same quarter the previous year (Table 1).
- An estimated 61 percent (seasonally adjusted) of the newly completed, unfurnished apartments built in the second 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 in the previous year (Table 1). The not-seasonally-adjusted 3-month absorption rate of 67 percent for the 31,000 apartments completed in the second quarter of 2006 does not differ statistically from the rate for the previous quarter, nor does it differ statistically from the rate in the same quarter of 2005 (Table 1).
- The median asking rent for all privately financed, nonsubsidized, unfurnished rental units completed in buildings with five units or more in the second quarter of 2006 was \$937. This estimate does not differ statistically from the revised median asking rent for the previous quarter. Most (48 percent) of these new units built in the second quarter of 2006 contained two bedrooms. Units that contained one bedroom accounted for about 38 percent, followed by those with three or more bedrooms (11 percent), while efficiencies (no bedroom) accounted for 3 percent of the total (Tables 2 and 3).

- During the second quarter of 2006, the South had the highest proportion (51 percent) of new unfurnished rental completions followed by the West (27 percent). The Midwest (20 percent) did not differ statistically from the West; however, it was a greater proportion than the 2 percent of rental completions in the Northeast (Table 4).
- An estimated 24,600 condominium and cooperative apartments in buildings with five units or more were completed in the second quarter of 2006, not statistically different from the number in the previous quarter, nor was it significantly different from the same quarter of 2005 (Table 5). In the second quarter of 2006, condominiums and cooperatives accounted for about 35 percent of all completions in buildings with five units or more.
- About 70 percent of the 24,500 condominium apartments completed in the second quarter of 2006 were sold within 3 months of completion (Table 6). This rate is not statistically different from the previous quarter. The median asking price for condominiums built in the second quarter of 2006 was \$350,000+—which is statistically different from the revised median asking price of \$292,700 in the previous quarter (Tables 6 and 7).
- Of the remaining apartments completed in all buildings with five units or more in the second quarter of 2006, 12,300 units were federally subsidized or received a tax credit, about 1,300 were furnished units, and about 1,600 units were not in the scope of the survey (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) 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.

<sup>1</sup> Details may not sum to totals because of rounding.

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.<sup>2</sup> 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).<sup>3</sup> 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.

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.

<sup>4</sup> Beginning 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/new\\_methodology\\_const.html](http://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.

<sup>2</sup> See ESTIMATION below.

<sup>3</sup> See Section V (sample design) <<http://www.census.gov/const/www/newresconstdoc.html#sample>> for further details on the SOC sample design.

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## 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.<sup>5</sup> 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.

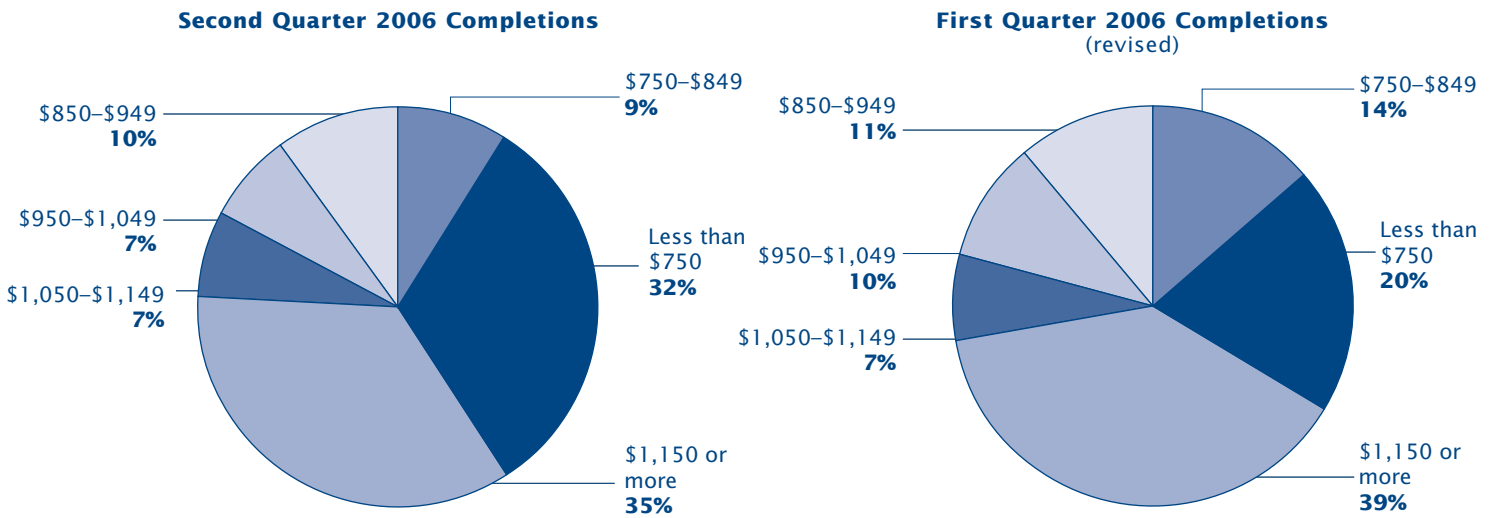
The average result from all possible samples either is or is not contained in any particular computed interval. However, for a particular sample, one can say with specified confidence that the average result from all possible samples is included in the constructed interval.

For example, Table 2 of this report shows that the median asking rent for all unfurnished apartments completed in buildings with five units or more in the second quarter of 2006 was \$937. The 90-percent confidence interval around this estimate is  $\pm$  \$63. Thus the 90-percent confidence interval shown by these data is \$874 to \$1,000. 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.

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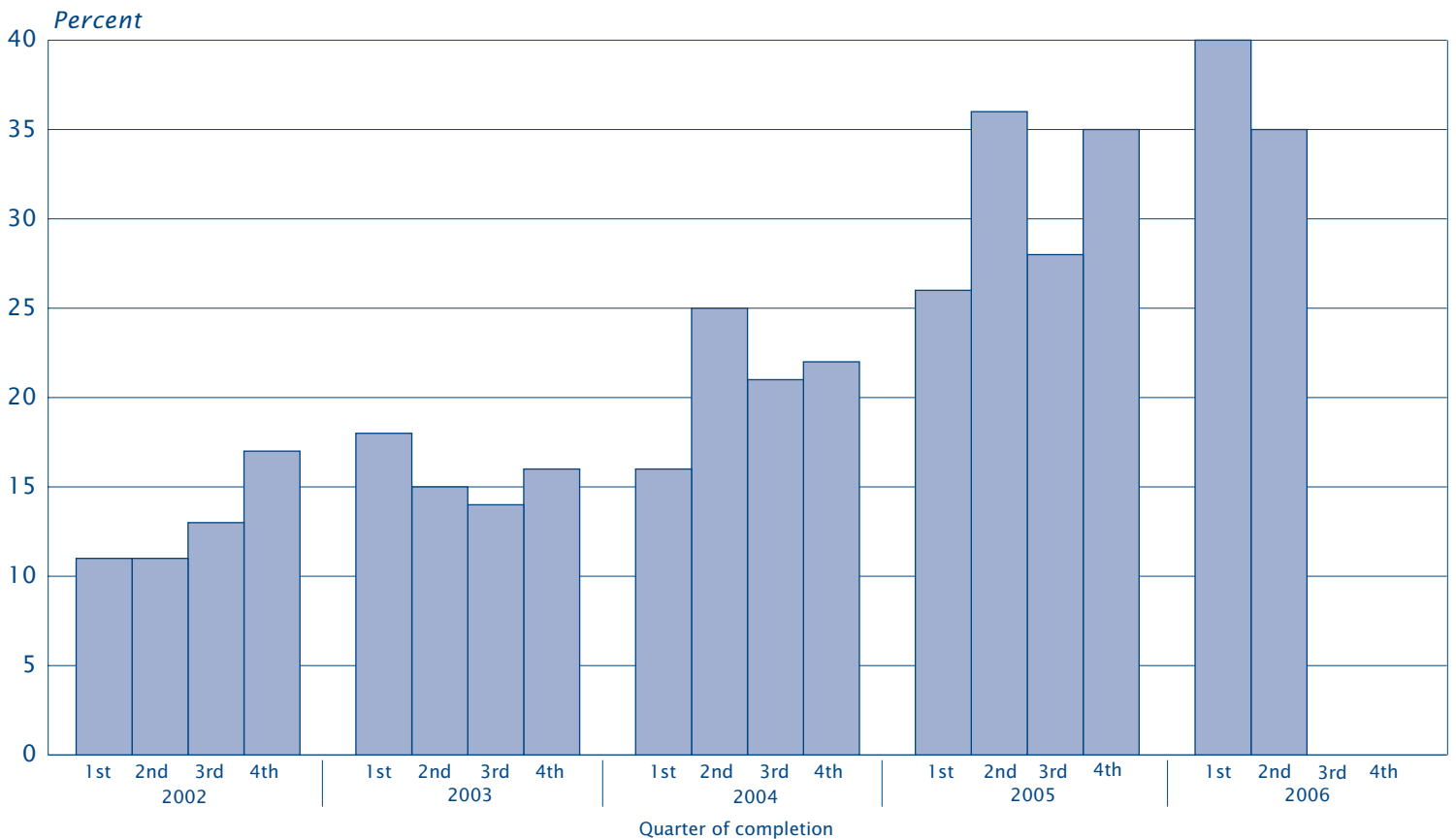
<sup>5</sup> Beginning with data for completions in the second quarter of 1999, the Census Bureau implemented a new procedure for computing standard errors. The new procedure may result in differences in standard errors derived using the prior methodology, so standard errors were revised back to the 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: 2002 to 2006**



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

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

**Table 1. Absorption Rates of Privately Financed, Nonsubsidized, Unfurnished Rental Apartments: 2000 to 2006**

[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)
<b>2006</b>												
April–June <sup>P</sup> . . . . .	31,000	5,140	61	5.1	67	5.6	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
January–March . . . . .	'22,000	3,350	'62	4.7	'60	4.5	81	3.1	(NA)	(NA)	(NA)	(NA)
<b>2005</b>												
October–December . . . . .	'25,800	4,490	63	4.8	'58	4.4	'80	3.3	90	2.4	(NA)	(NA)
July–September . . . . .	30,500	5,340	'63	5.7	'64	5.8	'82	2.8	'91	1.7	96	0.9
April–June . . . . .	30,800	4,900	65	3.6	71	3.9	88	2.0	93	1.2	97	0.7
January–March . . . . .	26,100	3,350	61	3.8	59	3.7	84	2.9	93	1.9	96	1.2
<b>2004</b>												
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
<b>2003</b>												
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
<b>2002</b>												
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
<b>2001</b>												
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
<b>2000</b>												
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

\* 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. <sup>P</sup> Preliminary. <sup>r</sup> Revised. <sup>Z</sup> 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 Second Quarter of 2006 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)
<b>Total .....</b>	<b>31,000</b>	<b>5,140</b>	<b>100</b>	<b>(X)</b>	<b>67</b>	<b>5.5</b>
<b>ASKING RENT</b>						
Less than \$750.....	9,800	3,940	32	9.3	75	10.9
\$750 to \$849.....	2,900	620	9	1.9	65	7.2
\$850 to \$949.....	3,200	720	10	2.6	61	10.5
\$950 to \$1,049.....	2,000	390	7	1.5	63	5.2
\$1,050 to \$1,149.....	2,100	580	7	1.9	67	6.8
\$1,150 or more.....	11,000	2,690	35	7.3	62	7.4
Median asking rent .....	\$937	\$63	(X)	(X)	\$907	\$53
<b>Fewer than two bedrooms .....</b>						
Less than \$750.....	4,800	1,760	16	4.1	75	10.6
\$750 to \$849.....	1,400	410	5	1.4	76	8.0
\$850 to \$949.....	1,500	420	5	1.5	60	16.9
\$950 to \$1,049.....	700	90	2	0.5	65	3.5
\$1,050 to \$1,149.....	500	260	2	0.9	77	13.9
\$1,150 or more.....	3,900	1,520	13	4.4	61	10.5
Median asking rent .....	\$865	\$66	(X)	(X)	\$827	\$59
<b>Two bedrooms or more.....</b>						
Less than \$750.....	5,000	2,580	16	6.9	75	13.8
\$750 to \$849.....	1,500	450	5	1.3	55	7.9
\$850 to \$949.....	1,700	610	6	2.1	61	15.3
\$950 to \$1,049.....	1,300	360	4	1.2	62	8.6
\$1,050 to \$1,149.....	1,600	490	5	1.6	63	7.6
\$1,150 to \$1,249.....	1,000	250	3	0.8	73	6.7
\$1,250 or more.....	6,100	1,350	20	3.8	61	7.7
Median asking rent .....	\$1,016	\$67	(X)	(X)	\$998	\$75
<b>BEDROOMS</b>						
No bedroom .....	1,000	490	3	1.5	69	10.1
1 bedroom.....	11,800	2,090	38	2.6	68	6.3
2 bedrooms.....	14,800	2,500	48	2.9	64	6.7
3 bedrooms or more.....	3,300	820	11	2.0	73	6.8

\* 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 First Quarter of 2006 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)
<b>Total</b> .....	<b>22,000</b>	<b>3,350</b>	<b>100</b>	<b>(X)</b>	<b>60</b>	<b>4.5</b>
<b>ASKING RENT</b>						
Less than \$750 .....	4,300	1,500	20	5.6	67	12.1
\$750 to \$849 .....	3,000	650	14	2.2	79	5.1
\$850 to \$949 .....	2,400	810	11	3.3	68	3.9
\$950 to \$1,049 .....	2,100	360	10	1.5	46	5.8
\$1,050 to \$1,149 .....	1,600	250	7	1.4	53	4.2
\$1,150 or more .....	8,500	1,930	39	6.2	51	6.6
Median asking rent .....	\$1,008	\$73	(X)	(X)	\$927	\$54
Fewer than two bedrooms .....	8,400	1,460	38	3.2	60	5.0
Less than \$750 .....	2,000	790	9	3.1	66	10.8
\$750 to \$849 .....	1,600	350	7	1.2	69	5.3
\$850 to \$949 .....	1,100	240	5	1.2	67	3.8
\$950 to \$1,049 .....	900	170	4	0.8	45	12.2
\$1,050 to \$1,149 .....	500	130	2	0.7	51	7.8
\$1,150 or more .....	2,400	960	11	3.8	54	14.5
Median asking rent .....	\$905	\$69	(X)	(X)	\$863	\$61
Two bedrooms or more .....	13,600	2,180	62	3.2	59	5.2
Less than \$750 .....	2,300	970	10	3.9	68	15.6
\$750 to \$849 .....	1,500	420	7	1.7	89	6.0
\$850 to \$949 .....	1,400	750	6	3.1	69	8.7
\$950 to \$1,049 .....	1,200	310	6	1.3	48	5.3
\$1,050 to \$1,149 .....	1,200	200	5	1.0	55	4.9
\$1,150 to \$1,249 .....	1,100	200	5	1.1	56	6.9
\$1,250 or more .....	5,000	1,160	23	3.7	49	6.3
Median asking rent .....	\$1,090	\$72	(X)	(X)	\$991	\$76
<b>BEDROOMS</b>						
No bedroom .....	300	200	2	0.9	65	31.5
1 bedroom .....	8,100	1,460	37	3.0	60	5.0
2 bedrooms .....	10,600	1,840	48	2.7	56	6.0
3 bedrooms or more .....	3,000	520	14	1.9	72	4.4

\* 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 Second Quarter of 2006 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)
<b>United States, total</b> .....	<b>31,000</b>	<b>5,140</b>	<b>\$937</b>	<b>63</b>	<b>100</b>	<b>(X)</b>	<b>67</b>	<b>5.6</b>
Inside CBSA** .....	31,000	5,140	\$937	60	100	(Z)	67	5.6
In principal city of CBSA** .....	16,700	3,330	\$1,007	95	54	9.6	69	7.0
Outside principal city of CBSA** ...	14,300	4,350	\$883	91	46	9.6	64	9.6
Outside CBSA** .....	(Z)	(Z)	(Z)	97	(Z)	(Z)	-	(Z)
Northeast .....	600	560	\$1,150+	87	2	1.9	71	34.5
Midwest .....	6,300	4,110	<\$750	88	20	11.2	68	20.6
South .....	15,700	3,100	\$942	52	51	10.8	68	4.5
West .....	8,400	2,780	\$1,150+	68	27	8.1	63	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.

\*\* Core Based Statistical Area.

- Represents or rounds to zero. X Not applicable. Z Fewer than 50 units or less than one-half of 1 percent.

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

**Table 5. Absorption Rates of Condominium and Cooperative Apartments: 2000 to 2006**

[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)
<b>2006</b>												
April–June <sup>P</sup> . . . . .	24,600	4,790	35	4.8	70	4.1	(NA)	(NA)	(NA)	(NA)	(NA)	(NA)
January–March . . . . .	24,400	5,250	40	7.1	66	8.8	80	5.3	(NA)	(NA)	(NA)	(NA)
<b>2005</b>												
October–December . . . . .	23,000	5,350	35	7.1	71	7.1	81	5.8	87	0.9	(NA)	(NA)
July–September . . . . .	19,300	3,750	28	6.0	79	6.3	86	5.3	89	5.2	93	5.1
April–June . . . . .	26,200	6,230	36	6.9	79	10.6	88	7.9	91	7.4	93	6.0
January–March . . . . .	13,200	2,650	26	5.9	75	8.6	90	4.1	94	3.4	96	2.9
<b>2004</b>												
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
<b>2003</b>												
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
<b>2002</b>												
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
<b>2001</b>												
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
<b>2000</b>												
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

\* 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. <sup>P</sup> Preliminary. <sup>r</sup> Revised.

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

**Table 6. Characteristics of Condominium Apartments Completed During the Second Quarter of 2006 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)
<b>Total .....</b>	<b>24,500</b>	<b>4,790</b>	<b>100</b>	<b>(X)</b>	<b>70</b>	<b>4.1</b>
<b>ASKING PRICE</b>						
Less than \$150,000 .....	1,700	350	7	1.9	75	6.7
\$150,000 to \$199,999 .....	3,400	910	14	3.9	67	6.8
\$200,000 to \$249,999 .....	2,400	590	10	2.6	81	7.5
\$250,000 to \$299,999 .....	2,300	490	9	2.4	70	7.0
\$300,000 to \$349,999 .....	1,800	740	8	2.6	77	8.9
\$350,000 or more .....	13,000	4,150	53	8.4	66	5.6
Median asking price .....	\$350,000+	\$31,600	(X)	(X)	\$350,000+	\$22,100
<b>BEDROOMS</b>						
Fewer than 2 bedrooms .....	4,700	1,370	19	4.7	78	5.8
2 bedrooms .....	14,100	3,900	57	7.3	69	4.8
3 bedrooms or more .....	5,800	1,080	24	4.7	65	6.3

\* 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 7. Characteristics of Condominium Apartments Completed During the First Quarter of 2006 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)
<b>Total .....</b>	<b>24,300</b>	<b>5,260</b>	<b>100</b>	<b>(X)</b>	<b>66</b>	<b>8.8</b>
<b>ASKING PRICE</b>						
Less than \$150,000 .....	3,100	1,480	13	5.4	72	11.8
\$150,000 to \$199,999 .....	2,300	550	10	1.8	71	6.2
\$200,000 to \$249,999 .....	3,200	790	13	2.8	70	9.3
\$250,000 to \$299,999 .....	4,100	960	17	3.8	59	24.3
\$300,000 to \$349,999 .....	3,000	2,170	12	7.4	79	16.9
\$350,000 or more .....	8,600	2,130	35	5.8	59	10.4
Median asking price .....	\$292,700	\$32,100	(X)	(X)	\$288,500	\$33,500
<b>BEDROOMS</b>						
Fewer than 2 bedrooms .....	4,300	2,120	18	6.0	79	10.8
2 bedrooms .....	13,000	3,220	54	3.7	69	11.1
3 bedrooms or more .....	7,000	950	29	6.0	51	7.9

\* 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 Second Quarter of 2006 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)
<b>United States, total</b> .....	<b>24,500</b>	<b>4,790</b>	<b>\$350,000+</b>	<b>31,560</b>	<b>100</b>	<b>(X)</b>	<b>70</b>	<b>4.1</b>
Inside CBSA** .....	23,400	4,600	\$350,000+	51,830	95	2.6	69	4.0
Inside principal city of CBSA** .....	9,900	2,580	\$341,800	53,790	40	8.8	78	4.7
Outside principal city of CBSA** .....	13,400	3,860	\$350,000+	78,060	55	9.8	62	4.2
Outside CBSA** .....	1,200	680	\$340,700	98,390	5	2.6	89	7.8
Northeast .....	7,700	3,930	\$350,000+	123,180	31	12.2	56	4.3
Midwest .....	1,200	820	\$245,300	13,450	5	3.5	66	16.9
South .....	11,200	2,500	\$274,500	58,640	46	9.4	75	5.5
West .....	4,500	1,270	\$296,700	109,840	18	5.3	81	8.1

\* 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.

\*\* Core Based Statistical Area.

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 Third 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 3rd quarter 2006	90-percent C.I.(±)* (number of apartments)	Apartments completed in last 4 quarters and rented in 3rd quarter 2006	90-percent C.I.(±)* (number of apartments)	Apartments completed in last 4 quarters and remaining for rent at end of 3rd quarter 2006	90-percent C.I.(±)* (number of apartments)
<b>Total</b> .....	<b>109,300</b>	<b>12,690</b>	<b>61,500</b>	<b>8,290</b>	<b>29,400</b>	<b>4,710</b>	<b>18,400</b>	<b>2,720</b>
<b>ASKING RENT</b>								
Less than \$750 .....	29,500	6,700	16,900	3,440	9,000	3,880	3,500	860
\$750 to \$849 .....	12,500	1,950	8,100	1,600	2,800	390	1,600	540
\$850 to \$949 .....	12,300	2,320	7,000	1,690	3,200	650	2,100	490
\$950 to \$1,049 .....	9,000	1,090	5,200	740	2,300	350	1,500	290
\$1,050 to \$1,149 .....	7,900	1,060	4,300	630	2,200	430	1,400	300
\$1,150 or more .....	38,000	7,780	19,900	4,900	9,900	2,290	8,200	1,970
Median asking rent .....	\$954	\$41	\$931	\$39	\$942	\$62	\$1,078	\$43
<b>BEDROOMS</b>								
Fewer than 2 bedrooms .....	40,600	4,830	22,000	3,150	11,800	2,050	6,800	1,210
2 bedrooms .....	53,500	6,520	29,600	4,140	14,100	2,450	9,800	1,620
3 bedrooms or more .....	15,200	2,480	9,900	1,810	3,500	590	1,800	450

\* 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 third and fourth quarters of 2005 and the first and second quarters of 2006.

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 Third 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 3rd quarter 2006	90-percent C.I.(±)* (number of apartments)	Condominiums completed in last 4 quarters and sold in 3rd quarter 2006	90-percent C.I.(±)* (number of apartments)	Condominiums completed in last 4 quarters and remaining for sale at end of 3rd quarter 2006	90-percent C.I.(±)* (number of apartments)
<b>Total.....</b>	<b>89,900</b>	<b>14,000</b>	<b>50,900</b>	<b>10,380</b>	<b>22,700</b>	<b>3,360</b>	<b>16,200</b>	<b>3,490</b>
<b>ASKING PRICE</b>								
Less than \$150,000 .....	9,500	2,710	6,500	2,470	1,700	310	1,400	510
\$150,000 to \$199,999 ....	10,700	2,350	6,100	1,840	2,900	680	1,800	560
\$200,000 to \$249,999 ....	10,000	2,040	6,000	1,190	2,600	650	1,400	930
\$250,000 to \$299,999 ....	11,500	2,130	6,400	1,100	3,100	1,230	2,000	1,170
\$300,000 to \$349,999 ....	8,400	2,890	4,900	2,450	2,200	600	1,300	780
\$350,000 or more .....	36,700	7,920	21,100	5,170	10,300	2,740	8,400	1,880
Median asking price .....	\$318,700	\$12,090	\$305,200	\$15,064	\$324,300	\$15,980	\$350,000+	\$35,230
<b>BEDROOMS</b>								
Fewer than 2 bedrooms...	16,700	4,340	9,800	2,850	4,700	1,330	2,200	550
2 bedrooms .....	49,000	7,910	27,500	5,600	13,100	2,500	8,500	2,210
3 bedrooms or more.....	24,200	5,590	13,600	4,370	5,000	1,030	5,500	1,600

\* 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 third and fourth quarters of 2005 and the first and second quarters of 2006.

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

**Table 11. Apartments Completed in Buildings With Five Units or More: 2000 to 2006**

[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 <sup>1</sup>	90-percent C.I.(±)*	Other <sup>2</sup> units	90-percent C.I.(±)*
<b>2006</b>												
April–June <sup>P</sup> . . . . .	70,800	7,500	31,000	5,140	1,300	290	24,600	4,790	12,300	1,480	1,600	510
January–March . . . . .	60,900	5,190	22,000	3,350	100	50	24,400	5,250	12,700	2,820	1,700	680
<b>2005</b>												
October–December . . . . .	66,200	4,840	25,800	4,490	400	390	23,000	5,350	12,400	3,010	4,600	1,730
July–September . . . . .	68,200	5,400	30,500	5,340	2,600	1,200	19,300	3,750	10,900	2,050	4,800	2,540
April–June . . . . .	72,000	8,100	30,800	4,900	1,800	1,800	26,200	6,230	10,700	2,730	2,500	1,010
January–March . . . . .	51,700	3,880	26,100	3,350	500	270	13,200	2,650	9,900	1,990	2,000	940
<b>2004</b>												
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
<b>2003</b>												
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
<b>2002</b>												
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
<b>2001</b>												
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
<b>2000</b>												
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

\* 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 or rounds to zero. <sup>P</sup> Preliminary. <sup>r</sup> Revised. <sup>Z</sup> Fewer than 50 units or less than one-half of 1 percent.

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

<sup>2</sup> 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:

Ronald J. Sepanik

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If you have any questions or concerns, please contact me.

Thanks for your support.

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