

# Home Value and Homeownership Rates: Recession and Post-Recession Comparisons From 2007–2009 to 2010–2012

## American Community Survey Briefs

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### INTRODUCTION

This report examines the differences in the median home value and homeownership rate across different geographies during and after the recession of 2007 through 2009. The data used in this report are from a 3-year period roughly encompassing part of the 2007–2009 recession and the 3 years following the recent recession<sup>1</sup> (2010 through 2012) collected in the American Community Survey (ACS). Using the 3-year ACS data enables us to look at geographies with smaller populations, 20,000 or more, than the geographies available from the 1-year data. This report will focus on those changes at the nation, state, county, metropolitan area, and place (city) level.

For the purpose of this report, areas with populations of 20,000 to 65,000 will be referred to as smaller cities or counties. The 50 least populous of the smaller cities or counties will be referred to as the least populous cities or counties.

Since the latest publication of the American Community Survey Brief, “Property Value: 2008 and 2009,” which looked at median home value and the percent change in median home value for Metropolitan Statistical Areas, the recession in the United States has ended. Subsequently, metropolitan areas saw an increase in renter occupied housing units.<sup>2</sup> The United States experienced a significant decrease in median home value (–\$17,300) as well as homeownership rate (–1.7) from 2007–2009 to 2010–2012.

<sup>1</sup> The recent recession started in December 2007 and ended in June 2009 according to the National Bureau of Economic Research, Inc., 1050 Massachusetts Ave., Cambridge, MA, <[www.nber.org/cycles/cyclesmain.html](http://www.nber.org/cycles/cyclesmain.html)>.

<sup>2</sup> See “Rental Housing Market Condition Measures: A Comparison of U.S. Metropolitan Areas From 2009 to 2011” by Christine Flanagan and Mary Schwartz.

**Home Value:** Home value is the owner’s estimate of how much the property (house and lot, mobile home and lot, or condominium unit) would sell for if it were for sale. Median home value means that one-half of all homes were worth more and one-half were worth less. Median home value estimates in this report are presented in current dollars.

**Homeownership Rate:** The homeownership rate is the percent of occupied housing units that are owned with a mortgage and those owned free and clear.

**Current dollars:** Current dollars are the dollar values in other time periods that are not converted into present-day dollars. They do not take into consideration the effects of inflation, but simply present values as they were at the time. In this report, both the average over the 3-year period as well as the comparison across periods are presented in current dollars.

### OWNER HOUSING MARKET CONDITION MEASURES

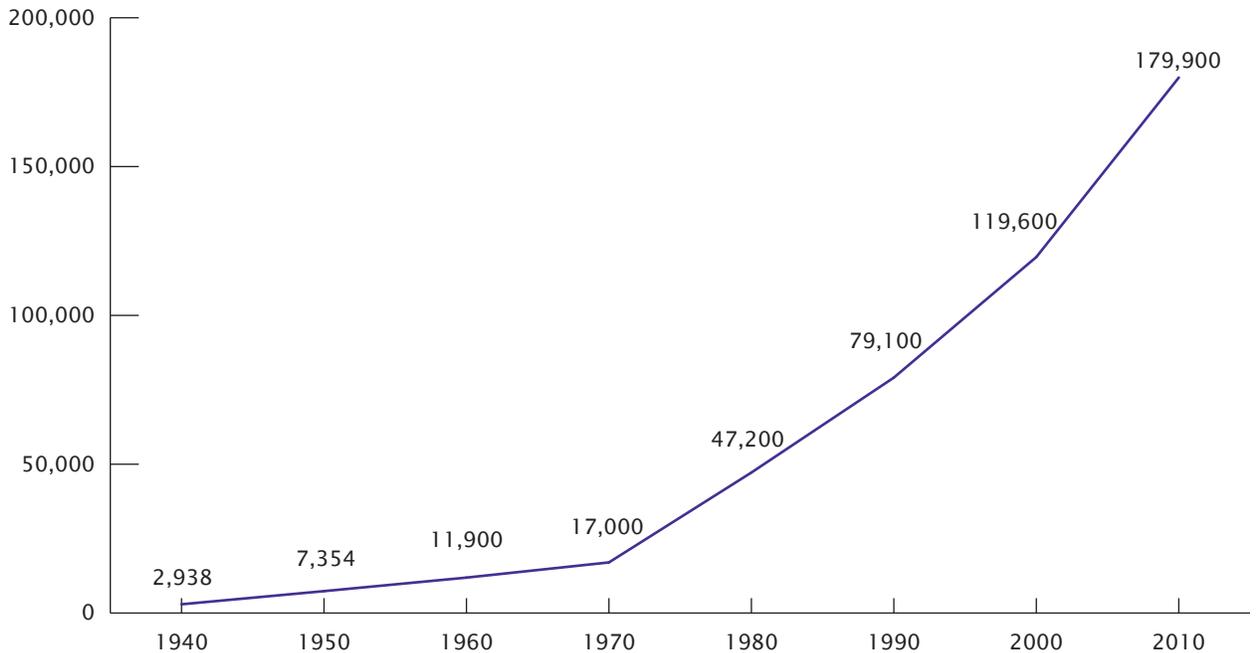
#### Home Value

As Figure 1 shows, the median home value in current dollars, based on decennial census data, rose slowly from 1940 to 1970. After that, the median home value rose steadily. By 2000, it had increased by more than seven times the median home value in 1970. However, the housing bubble was followed by a housing crash and the recession. Figure 2, based on ACS data, which replaced the decennial long form, shows that after the peak of the reported monetary value in 2008, the median home value in current dollars declined.

Figure 1.

### Median Home Value in the United States: 1940 to 2010

(Current dollars. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [www.census.gov/acs/www/](http://www.census.gov/acs/www/))



Source: U.S. Census Bureau, Census of Population and Housing, decennial volumes.

By 2009, the median home value according to the 2009 American Community Survey was \$185,200. This was the same estimate that the 2006 American Community Survey reported as the median home value in 2006. The median home value continued to decline from 2009 to 2012.

#### States

The median home value for the United States in 2010–2012 was \$174,600, a \$17,300 decline from the median home value in 2007–2009. Table 1 shows that in 2010–2012, Hawaii had the highest median home value at \$503,100,

followed by the District of Columbia at \$436,000. California came in third place with a median home value of \$358,800, followed by Massachusetts (\$328,300), New Jersey (\$325,800), and Maryland (\$289,300). Rounding out the top ten states with the highest median home values in 2010–2012 were New York (\$286,700), Connecticut (\$278,600), Washington (\$256,500), and Rhode Island (\$245,300). West Virginia had the lowest median home value at \$98,300, followed by Mississippi at \$100,000, Arkansas at \$106,900, Oklahoma at \$112,900, Michigan at \$119,200, and Kentucky at

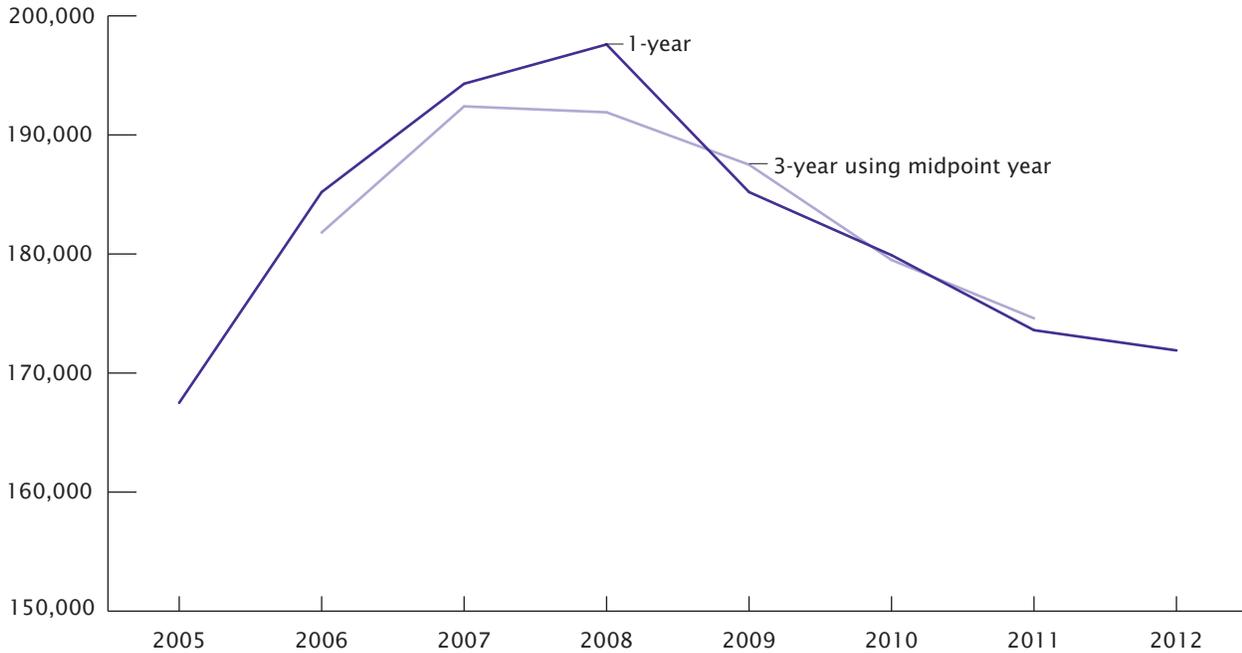
\$120,800. All of these states were statistically different from each other.

The median home value decreased nationally as well as in 28 states between 2007–2009 and 2010–2012: 7 in the Northeast (Connecticut, Maine, Massachusetts, New Hampshire, New Jersey, New York, and Rhode Island), 6 in the South (Delaware, District of Columbia, Florida, Georgia, Maryland, and Virginia), 6 in the Midwest (Illinois, Michigan, Minnesota, Missouri, Ohio, and Wisconsin), and 9 in the West (Arizona, California, Colorado, Hawaii, Idaho, Nevada, Oregon,

Figure 2.

### Median Home Value in the United States: 2005 to 2011

(Current dollars. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [www.census.gov/acs/www/](http://www.census.gov/acs/www/))



Source: ACS 1 Year Estimates 2005 through 2012, ACS 3 Year Estimates, 2005–2007, 2006–2008, 2007–2009, 2008–2010, 2009–2011, and 2010–2012.

Utah, and Washington). Only one state, California, experienced the largest decline in median home value from 2007–2009 to 2010–2012 that exceeded \$100,000. Nevada, followed by Arizona and then Florida, experienced the next largest significant declines in median home value from 2007–2009 to 2010–2012 with declines of \$99,400, \$63,000, and \$55,900 respectively. Of the 19 states that experienced statistically significant increases in their median home value from 2007–2009 to 2010–2012, North Dakota experienced the highest at \$18,200 (Table 1).

### Counties

As shown in Table 2, of the top fifty most populous counties, New York County, NY had the highest median home value at \$812,300 in 2010–2012. Santa Clara County, CA had the second highest median home value at \$634,000, followed by Honolulu County, HI (\$556,400) and Kings County, NY (\$556,300), which were not significantly different from each other. Westchester County, NY (\$516,600) and Orange County, CA (\$509,500) were also not significantly different from each other and were next in the

ranking. Rounding out the top nine counties with the highest median home values were Alameda County, CA (\$484,200); Fairfax County, VA (\$474,700); and Nassau County, NY (\$452,200); all of which were significantly different from each other. Of the top 50 most populous counties in the United States in 2010–2012, Wayne County, MI had the lowest median home value at \$83,800. Rounding out the bottom five counties with the lowest median home values in 2010–2012 were Allegheny County, PA (\$121,200); Bexar County, TX (\$123,500); Cuyahoga County, OH

Table 1.

**Homeownership Rate and Median Property Value by State: 2007–2009 and 2010–2012**

Area	Homeownership rate					Median property value (in current dollars)				
	2007–2009		2010–2012		Difference	2007–2009		2010–2012		Difference
	Estimate	Margin of error ( $\pm$ ) <sup>1</sup>	Estimate	Margin of error ( $\pm$ ) <sup>1</sup>		Estimate	Margin of error ( $\pm$ ) <sup>1</sup>	Estimate	Margin of error ( $\pm$ ) <sup>1</sup>	
<b>United States . . .</b>	<b>66.41</b>	<b>0.1</b>	<b>64.68</b>	<b>0.1</b>	<b>*-1.72</b>	<b>191,900</b>	<b>205</b>	<b>174,600</b>	<b>142</b>	<b>*-17,300</b>
Alabama . . . . .	70.33	0.3	69.57	0.3	*-0.76	118,700	855	123,400	746	*4,700
Alaska . . . . .	64.01	0.7	63.50	0.7	-0.51	232,600	1,996	241,400	2,360	*8,800
Arizona . . . . .	67.55	0.3	63.89	0.3	*-3.66	221,100	952	158,100	710	*-63,000
Arkansas . . . . .	67.14	0.3	66.95	0.4	-0.19	102,900	1,027	106,900	908	*4,000
California . . . . .	57.09	0.1	54.91	0.1	*-2.18	461,400	1,007	358,800	879	*-102,600
Colorado . . . . .	67.66	0.4	64.91	0.3	*-2.75	237,800	713	235,000	1,080	*-2,800
Connecticut . . . . .	69.16	0.3	67.63	0.3	*-1.53	301,000	1,859	278,600	1,228	*-22,400
Delaware . . . . .	73.07	0.6	71.73	0.6	*-1.35	246,000	2,306	235,900	1,678	*-10,100
District of Columbia . . . . .	44.86	0.7	41.61	0.7	*-3.25	457,100	6,945	436,000	8,360	*-21,100
Florida . . . . .	69.27	0.2	66.89	0.2	*-2.37	210,800	626	154,900	453	*-55,900
Georgia . . . . .	67.35	0.3	64.94	0.2	*-2.41	165,100	560	149,300	792	*-15,800
Hawaii . . . . .	57.87	0.6	57.28	0.6	-0.59	543,600	5,606	503,100	5,879	*-40,500
Idaho . . . . .	71.13	0.5	68.97	0.5	*-2.16	177,400	1,391	160,000	941	*-17,400
Illinois . . . . .	68.84	0.2	67.33	0.2	*-1.51	207,300	617	179,900	715	*-27,400
Indiana . . . . .	71.10	0.3	69.91	0.3	*-1.19	122,800	471	122,600	478	-200
Iowa . . . . .	72.78	0.3	72.30	0.3	*-0.48	120,100	572	124,300	688	*4,200
Kansas . . . . .	68.94	0.4	67.42	0.4	*-1.52	123,600	862	128,500	997	*4,900
Kentucky . . . . .	69.50	0.3	68.12	0.3	*-1.38	116,800	641	120,800	548	*4,000
Louisiana . . . . .	67.98	0.3	66.72	0.3	*-1.26	131,800	1,143	138,800	1,140	*7,000
Maine . . . . .	72.77	0.4	71.57	0.5	*-1.19	178,100	1,776	173,900	1,199	*-4,200
Maryland . . . . .	69.19	0.3	67.07	0.3	*-2.11	335,100	1,175	289,300	1,168	*-45,800
Massachusetts . . . . .	64.68	0.2	62.32	0.2	*-2.36	352,400	932	328,300	1,184	*-24,100
Michigan . . . . .	73.94	0.2	71.88	0.2	*-2.06	145,400	379	119,200	401	*-26,200
Minnesota . . . . .	74.18	0.2	72.39	0.2	*-1.79	209,900	557	185,800	692	*-24,100
Mississippi . . . . .	70.13	0.4	69.23	0.4	*-0.91	97,300	888	100,000	1,091	*2,700
Missouri . . . . .	69.74	0.2	68.38	0.2	*-1.36	139,700	626	137,100	656	*-2,600
Montana . . . . .	68.55	0.6	68.18	0.6	-0.37	174,900	1,682	183,600	2,139	*8,700
Nebraska . . . . .	67.91	0.4	66.76	0.4	*-1.14	122,600	702	127,800	765	*5,200
Nevada . . . . .	59.59	0.4	56.17	0.4	*-3.42	260,700	1,962	161,300	998	*-99,400
New Hampshire . . . . .	72.83	0.6	71.36	0.5	*-1.47	257,600	1,878	239,100	1,338	*-18,500
New Jersey . . . . .	66.75	0.2	65.56	0.2	*-1.19	361,100	921	325,800	908	*-35,300
New Mexico . . . . .	69.16	0.5	68.07	0.4	*-1.09	160,900	1,384	159,300	1,201	-1,600
New York . . . . .	55.39	0.1	53.90	0.1	*-1.50	310,100	1,639	286,700	1,398	*-23,400
North Carolina . . . . .	67.70	0.2	66.33	0.2	*-1.37	151,800	603	152,800	638	*1,000
North Dakota . . . . .	65.95	0.6	65.69	0.6	-0.26	112,300	1,509	130,500	1,816	*18,200
Ohio . . . . .	68.85	0.2	67.30	0.2	*-1.55	136,900	362	130,600	470	*-6,300
Oklahoma . . . . .	67.45	0.3	67.07	0.3	-0.37	104,900	681	112,900	541	*8,000
Oregon . . . . .	63.90	0.3	61.65	0.4	*-2.26	263,200	1,317	233,900	1,296	*-29,300
Pennsylvania . . . . .	70.94	0.2	69.55	0.2	*-1.39	161,700	551	164,700	368	*3,000
Rhode Island . . . . .	63.04	0.7	60.32	0.6	*-2.72	282,300	1,875	245,300	1,637	*-37,000
South Carolina . . . . .	70.07	0.3	68.78	0.3	*-1.29	136,300	797	136,300	951	0
South Dakota . . . . .	68.21	0.5	68.02	0.5	-0.18	122,500	1,425	131,600	1,445	*9,100
Tennessee . . . . .	69.50	0.3	67.48	0.3	*-2.02	135,400	671	138,400	678	*3,000
Texas . . . . .	64.22	0.1	63.01	0.2	*-1.21	124,400	355	128,400	482	*4,000
Utah . . . . .	71.77	0.4	69.69	0.4	*-2.09	227,400	1,025	209,000	1,134	*-18,400
Vermont . . . . .	71.68	0.7	70.92	0.7	-0.77	211,800	1,964	215,700	2,038	*3,900
Virginia . . . . .	68.55	0.2	67.11	0.2	*-1.44	260,100	1,205	243,100	1,042	*-17,000
Washington . . . . .	65.06	0.3	62.80	0.3	*-2.25	297,000	1,131	256,500	1,152	*-40,500
West Virginia . . . . .	73.91	0.4	72.93	0.5	*-0.97	95,400	940	98,300	958	*2,900
Wisconsin . . . . .	69.40	0.2	67.96	0.2	*-1.44	170,800	471	167,200	475	*-3,600
Wyoming . . . . .	69.80	0.8	69.98	0.7	0.17	181,900	2,636	183,200	2,453	1,300

\* Statistically different from zero at the 90 percent confidence level.

<sup>1</sup> Data are based on a sample and are subject to sampling variability. A margin of error is a measure of an estimate's variability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. When added to and subtracted from the estimate, the margin of error forms the 90 percent confidence interval.

Sources: U.S. Census Bureau, 2007–2009 and 2010–2012 American Community Surveys.

Table 2.

### Homeownership Rate and Median Property Value by 50 Most Populous Counties: 2007–2009 and 2010–2012<sup>1</sup>

Area	Homeownership rate					Median property value (in current dollars)				
	2007–2009		2010–2012		Difference	2007–2009		2010–2012		Difference
	Estimate	Margin of error ( $\pm$ ) <sup>2</sup>	Estimate	Margin of error ( $\pm$ ) <sup>2</sup>		Estimate	Margin of error ( $\pm$ ) <sup>2</sup>	Estimate	Margin of error ( $\pm$ ) <sup>2</sup>	
<b>United States</b> . . . . .	<b>66.41</b>	<b>0.1</b>	<b>64.68</b>	<b>0.1</b>	<b>*-1.72</b>	<b>191,900</b>	<b>205</b>	<b>174,600</b>	<b>142</b>	<b>*-17,300</b>
Los Angeles County, California . . . . .	47.82	0.2	46.42	0.2	*-1.40	517,900	2,884	414,100	1,679	*-103,800
Cook County, Illinois . . . . .	60.23	0.3	57.88	0.3	*-2.35	274,400	1,327	227,400	1,201	*-47,000
Harris County, Texas . . . . .	57.09	0.3	56.30	0.4	*-0.79	133,700	820	131,000	942	*-2,700
Maricopa County, Arizona . . . . .	66.47	0.3	61.74	0.4	*-4.73	243,400	1,228	167,100	955	*-76,300
San Diego County, California . . . . .	55.95	0.3	53.58	0.4	*-2.37	484,700	2,680	396,500	2,043	*-88,200
Orange County, California . . . . .	60.87	0.4	58.33	0.4	*-2.55	608,800	2,583	509,500	3,575	*-99,300
Miami-Dade County, Florida . . . . .	57.87	0.5	55.71	0.6	*-2.16	279,800	1,921	188,400	2,264	*-91,400
Kings County, New York . . . . .	30.37	0.4	29.49	0.3	*-0.88	580,900	4,034	556,300	4,291	*-24,600
Dallas County, Texas . . . . .	54.09	0.4	52.52	0.4	*-1.57	130,600	1,249	128,000	1,583	*-2,600
Queens County, New York . . . . .	45.67	0.5	43.33	0.4	*-2.34	491,100	4,546	447,500	3,089	*-43,600
Riverside County, California . . . . .	69.19	0.5	66.26	0.6	*-2.94	330,100	2,674	223,700	1,873	*-106,400
San Bernardino County, California . . . . .	64.34	0.6	61.77	0.6	*-2.56	323,800	2,813	211,700	2,879	*-112,100
Clark County, Nevada . . . . .	57.62	0.5	53.79	0.6	*-3.83	262,800	2,235	156,500	1,252	*-106,300
King County, Washington . . . . .	60.62	0.4	57.41	0.5	*-3.22	423,600	2,408	369,000	2,547	*-54,600
Tarrant County, Texas . . . . .	62.77	0.4	61.36	0.5	*-1.41	135,700	806	135,100	1,107	-600
Santa Clara County, California . . . . .	59.39	0.6	56.87	0.5	*-2.51	707,900	4,271	634,000	4,342	*-73,900
Wayne County, Michigan . . . . .	66.86	0.5	64.34	0.4	*-2.52	118,100	972	83,800	727	*-34,300
Broward County, Florida . . . . .	69.55	0.5	65.44	0.5	*-4.11	252,800	3,246	170,800	1,521	*-82,000
Bexar County, Texas . . . . .	61.64	0.5	59.18	0.6	*-2.47	117,500	1,110	123,500	1,490	*6,000
New York County, New York . . . . .	23.92	0.4	22.03	0.4	*-1.89	840,100	15,423	812,300	17,978	*-27,800
Philadelphia County, Pennsylvania . . . . .	55.59	0.5	53.42	0.5	*-2.17	143,300	2,265	142,300	2,205	-1,000
Alameda County, California . . . . .	55.08	0.6	52.81	0.5	*-2.27	594,600	4,166	484,200	4,995	*-110,400
Middlesex County, Massachusetts . . . . .	64.29	0.5	62.52	0.5	*-1.77	419,400	2,814	396,400	2,451	*-23,000
Suffolk County, New York . . . . .	82.18	0.4	78.89	0.5	*-3.29	430,600	2,555	383,000	1,718	*-47,600
Sacramento County, California . . . . .	59.14	0.6	56.30	0.6	*-2.83	321,100	2,789	224,800	2,298	*-96,300
Bronx County, New York . . . . .	21.30	0.4	19.02	0.5	*-2.28	397,300	7,958	373,500	5,185	*-23,800
Nassau County, New York . . . . .	83.17	0.5	80.37	0.4	*-2.80	494,000	2,310	452,200	2,020	*-41,800
Palm Beach County, Florida . . . . .	72.73	0.5	71.01	0.5	*-1.72	263,800	2,556	190,500	2,753	*-73,300
Cuyahoga County, Ohio . . . . .	61.21	0.5	60.66	0.4	-0.55	136,600	946	125,700	1,080	*-10,900
Hillsborough County, Florida . . . . .	62.40	0.6	59.84	0.6	*-2.57	204,200	2,230	154,900	1,500	*-49,300
Allegheny County, Pennsylvania . . . . .	66.33	0.5	65.24	0.4	*-1.09	116,300	1,092	121,200	1,111	*4,900
Oakland County, Michigan . . . . .	74.64	0.5	71.11	0.5	*-3.52	207,100	1,973	165,300	1,021	*-41,800
Franklin County, Ohio . . . . .	57.55	0.6	54.29	0.5	*-3.26	157,000	1,143	151,200	1,459	*-5,800
Orange County, Florida . . . . .	60.09	0.7	57.32	0.7	*-2.77	237,200	2,418	161,000	1,463	*-76,200
Hennepin County, Minnesota . . . . .	65.73	0.5	63.49	0.5	*-2.25	250,900	2,224	228,100	1,570	*-22,800
Fairfax County, Virginia . . . . .	71.54	0.7	68.29	0.7	*-3.25	510,600	5,122	474,700	3,668	*-35,900
Contra Costa County, California . . . . .	69.45	0.7	65.08	0.7	*-4.38	534,400	6,986	392,900	5,138	*-141,500
Travis County, Texas . . . . .	52.89	0.6	51.17	0.8	*-1.72	206,600	3,169	215,700	3,602	*9,100
Salt Lake County, Utah . . . . .	68.46	0.7	66.68	0.7	*-1.78	247,500	1,753	228,300	1,734	*-19,200
St. Louis County, Missouri . . . . .	72.34	0.6	70.84	0.6	*-1.50	181,600	1,845	174,100	1,475	*-7,500
Montgomery County, Maryland . . . . .	70.11	0.6	66.55	0.6	*-3.56	484,700	4,101	444,100	4,298	*-40,600
Pima County, Arizona . . . . .	65.36	0.6	62.11	0.7	*-3.25	204,000	2,023	164,800	1,712	*-39,200
Honolulu County, Hawaii . . . . .	55.79	0.7	55.29	0.6	-0.49	565,600	5,881	556,400	5,246	*-9,200
Westchester County, New York . . . . .	62.47	0.6	62.06	0.6	-0.41	562,700	6,781	516,600	6,280	*-46,100
Milwaukee County, Wisconsin . . . . .	53.56	0.6	50.97	0.6	*-2.59	168,100	1,040	158,700	1,188	*-9,400
Fulton County, Georgia . . . . .	57.56	0.8	53.23	0.7	*-4.33	260,400	5,464	235,600	4,822	*-24,800
Mecklenburg County, North Carolina . . . . .	62.30	0.6	59.89	0.7	*-2.41	190,000	2,237	181,600	2,931	*-8,400
Fresno County, California . . . . .	54.54	0.8	53.58	0.8	-0.96	261,300	3,908	190,400	3,186	*-70,900
Shelby County, Tennessee . . . . .	60.99	0.7	58.62	0.7	*-2.37	134,700	2,034	132,500	1,935	-2,200
Wake County, North Carolina . . . . .	66.53	0.7	65.29	0.8	*-1.24	226,200	2,443	228,800	2,431	2,600

\* Statistically different from zero at the 90 percent confidence level.

<sup>1</sup> Ranked in order of population—highest to lowest.

<sup>2</sup> Data are based on a sample and are subject to sampling variability. A margin of error is a measure of an estimate's variability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. When added to and subtracted from the estimate, the margin of error forms the 90 percent confidence interval.

Sources: U.S. Census Bureau, 2007–2009 and 2010–2012 American Community Surveys.

Table 3.

### Homeownership Rate and Median Property Value by 50 Least Populous Counties: 2007–2009 and 2010–2012<sup>1</sup>

Area	Homeownership rate					Median property value (in current dollars)				
	2007–2009		2010–2012		Differ- ence	2007–2009		2010–2012		Differ- ence
	Estimate	Margin of error ( $\pm$ ) <sup>2</sup>	Estimate	Margin of error ( $\pm$ ) <sup>2</sup>		Estimate	Margin of error ( $\pm$ ) <sup>2</sup>	Estimate	Margin of error ( $\pm$ ) <sup>2</sup>	
<b>United States . . . . .</b>	<b>66.41</b>	<b>0.1</b>	<b>64.68</b>	<b>0.1</b>	<b>*-1.72</b>	<b>191,900</b>	<b>205</b>	<b>174,600</b>	<b>142</b>	<b>*-17,300</b>
Covington County, Mississippi . . . . .	83.44	4.8	83.07	3.9	-0.36	79,400	6,216	74,100	6,779	-5,300
Plumas County, California . . . . .	67.66	5.8	71.70	4.6	4.03	279,500	25,394	237,100	18,649	*-42,400
Jackson County, Iowa . . . . .	78.68	3.1	73.82	3.0	*-4.86	111,500	6,856	104,800	7,482	-6,700
Langlade County, Wisconsin . . . . .	79.44	3.0	74.83	2.9	*-4.61	116,300	6,199	112,800	7,034	-3,500
Elbert County, Georgia . . . . .	75.15	3.7	66.47	3.9	*-8.68	87,300	12,309	83,000	3,960	-4,300
Gonzales County, Texas . . . . .	63.81	6.0	72.28	4.3	*8.47	77,600	9,082	82,000	7,433	4,400
Lampasas County, Texas . . . . .	74.92	4.6	74.98	3.9	0.07	118,400	13,369	125,900	12,071	7,500
Marion County, Kentucky . . . . .	79.12	4.3	76.05	3.9	-3.07	93,000	8,458	100,900	6,610	7,900
Minidoka County, Idaho . . . . .	78.31	3.8	71.13	4.5	*-7.18	99,500	8,397	107,900	6,533	8,400
Carroll County, Indiana . . . . .	77.21	3.7	79.65	3.2	2.44	109,000	6,819	105,900	6,306	-3,100
Breckinridge County, Kentucky . . . . .	77.85	4.2	82.41	2.8	4.56	81,800	6,689	81,600	5,359	-200
East Feliciana Parish, Louisiana . . . . .	84.15	3.7	77.95	3.2	*-6.2	98,400	9,605	123,800	20,599	* 25,400
Allen County, Kentucky . . . . .	75.08	4.4	73.93	3.8	-1.15	90,800	4,960	91,800	5,164	1,000
Jones County, Texas . . . . .	82.41	3.6	76.53	4.4	*-5.88	55,700	8,297	65,500	8,171	9,800
Dodge County, Minnesota . . . . .	86.78	2.4	84.64	2.4	-2.14	166,100	5,715	159,700	5,517	-6,400
Woodward County, Oklahoma . . . . .	69.55	4.5	72.59	4.3	3.04	97,000	7,196	105,000	10,023	8,000
Kent County, Maryland . . . . .	72.63	4.2	70.55	4.0	-2.08	286,600	25,109	254,000	17,326	*-32,600
Henry County, Iowa . . . . .	71.10	3.6	75.24	3.4	4.15	99,100	5,422	100,000	5,452	900
Washington County, Nebraska . . . . .	80.58	3.2	81.69	2.6	1.11	168,600	8,741	174,000	9,665	5,400
DeWitt County, Texas . . . . .	76.44	4.4	73.85	5.0	-2.6	71,000	6,936	79,200	8,591	8,200
Roosevelt County, New Mexico . . . . .	63.06	4.4	57.16	5.2	-5.89	87,800	8,060	117,500	8,423	*29,700
Polk County, North Carolina . . . . .	77.04	5.2	75.20	4.4	-1.84	180,500	25,644	167,000	19,404	-13,500
Morgan County, Missouri . . . . .	83.11	2.8	82.73	2.8	-0.38	116,200	12,182	114,000	10,058	-2,200
Hubbard County, Minnesota . . . . .	83.96	2.4	82.53	2.0	-1.43	171,300	6,618	175,000	7,091	3,700
Buena Vista County, Iowa . . . . .	67.67	3.9	71.35	3.6	3.68	85,800	3,938	97,600	5,084	*11,800
McIntosh County, Oklahoma . . . . .	76.54	3.4	79.29	3.4	2.75	70,200	8,184	82,400	7,251	*12,200
Lincoln County, New Mexico . . . . .	77.81	3.8	78.92	3.6	1.12	162,200	21,004	157,600	11,495	-4,600
La Paz County, Arizona . . . . .	72.17	4.7	75.21	4.2	3.05	97,100	19,165	95,600	13,414	-1,500
Jackson County, Wisconsin . . . . .	76.23	2.9	74.08	2.5	-2.15	123,500	4,855	125,000	6,792	1,500
Clay County, Mississippi . . . . .	70.62	4.9	70.93	3.9	0.31	76,100	8,062	80,700	4,959	4,600
Bandera County, Texas . . . . .	83.56	3.9	76.98	4.0	*-6.58	142,000	19,031	142,600	23,057	600
Polk County, Arkansas . . . . .	77.29	4.1	75.94	4.0	-1.35	82,700	6,556	85,300	5,919	2,600
Kewaunee County, Wisconsin . . . . .	81.05	2.7	81.45	2.9	0.4	143,500	8,524	146,600	7,000	3,100
Klickitat County, Washington . . . . .	69.64	4.2	67.33	4.4	-2.31	188,100	13,231	197,900	14,725	9,800
Butler County, Alabama . . . . .	68.04	4.3	70.47	4.2	2.43	77,500	9,585	73,900	4,677	-3,600
Taylor County, Wisconsin . . . . .	80.28	2.4	77.71	2.2	-2.57	121,800	3,643	127,500	5,442	5,700
Clinton County, Missouri . . . . .	74.84	3.3	72.19	3.6	-2.65	153,000	8,839	143,300	9,387	-9,700
Martin County, Minnesota . . . . .	76.21	3.3	75.70	2.5	-0.51	96,600	4,946	105,800	5,875	*9,200
Concordia Parish, Louisiana . . . . .	65.61	5.0	63.30	4.9	-2.31	79,400	9,151	78,800	8,530	-600
Jones County, Iowa . . . . .	80.51	3.3	80.33	2.8	-0.18	104,200	8,609	124,600	11,517	*20,400
Marengo County, Alabama . . . . .	69.98	5.1	70.10	3.6	0.13	79,300	7,936	95,900	11,215	*16,600
Wayne County, Mississippi . . . . .	81.40	5.2	83.45	3.8	2.05	57,800	7,015	68,700	7,026	* 10,900
Franklin Parish, Louisiana . . . . .	71.94	4.2	73.02	3.8	1.09	73,600	5,301	77,900	7,836	4,300
Carroll County, Iowa . . . . .	72.37	3.1	77.60	3.1	*5.24	108,800	5,165	105,400	6,717	-3,400
Crook County, Oregon . . . . .	75.18	3.9	69.60	3.8	*-5.59	237,600	13,443	172,700	18,334	*-64,900
Colorado County, Texas . . . . .	77.94	3.8	76.15	4.5	-1.79	84,900	10,731	112,600	15,490	*27,700
Madison County, North Carolina . . . . .	78.71	4.0	72.21	4.6	*-6.5	173,600	17,812	155,100	11,789	-18,500
Fulton County, Indiana . . . . .	80.03	3.7	73.44	4.3	*-6.6	97,900	5,850	93,300	7,853	-4,600
Pacific County, Washington . . . . .	75.53	2.9	72.73	3.4	-2.8	170,100	7,117	158,100	7,493	*-12,000
Warren County, North Carolina . . . . .	77.30	4.2	67.82	4.3	*-9.49	93,300	9,947	106,800	9,548	13,500

\* Statistically different from zero at the 90 percent confidence level.

<sup>1</sup> Ranked in order of population—lowest to highest.

<sup>2</sup> Data are based on a sample and are subject to sampling variability. A margin of error is a measure of an estimate's variability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. When added to and subtracted from the estimate, the margin of error forms the 90 percent confidence interval.

Sources: U.S. Census Bureau, 2007–2009 and 2010–2012 American Community Surveys.

(\$125,700); and Dallas County, TX (\$128,000); all of which were significantly different from each other.

Worth noting is that out of the top 50 most populous counties, 43 counties experienced significant declines in their overall median home value from 2007–2009 to 2010–2012. The largest decline was in Contra Costa County, CA, which declined by \$141,500. Only Bexar County, TX; Allegheny County, PA; and Travis County, TX; experienced significant increases in their median home value from 2007–2009 to 2010–2012 (Table 2).

Of the 1,038 smaller counties in 2010–2012, which include the 50 least populous counties shown in Table 3, 344 (33.1 percent) experienced significant changes in their median home value from 2007–2009 to 2010–2012. A little over half (183 counties or 53.2 percent) of these counties experienced significant declines in their median home value, while 46.8 percent (161 counties) experienced significant increases in their median home value.

McDowell County, WV had the lowest median home value at \$39,900 of these smaller counties. Five of these counties had median home values that were over \$400,000. The highest was Teton County, WY at \$705,600. Teton County was followed by Summit County, UT at \$488,700, Eagle County, CO at \$469,800, Fairfax City, VA<sup>3</sup> at \$450,900, and Summit County, CO at \$442,800, none of which

<sup>3</sup> Fairfax city, VA is a county equivalent and is included in the discussion of counties.

were significantly different from one another.

Table 3 shows that of the fifty least populous counties in 2010–2012, Kent County, MD and Plumas County, CA had the highest median home values at \$254,000 and \$237,100 respectively and were not significantly different from each other. Rounding out the bottom three counties with the highest median value was Klickitat County, WA with a median home value of \$197,900.

Only 4 of the 50 least populous counties experienced significant declines in median home value from 2007–2009 to 2010–2012. They were Crook County, OR (–\$64,900); Plumas County, CA (–\$42,400); Kent County, MD (–\$32,600); and Pacific County, WA (–\$12,000). Conversely, nine counties experienced significant increases in median home value from 2007–2009 to 2010–2012.

### Metropolitan Areas

Of the top 50 most populous metro areas in 2010–2012, Table 4 shows that the San Jose-Sunnyvale-Santa Clara, CA Metro Area had the highest median home value at \$624,800. The San Francisco-Oakland-Fremont, CA Metro Area had the second highest median home value at \$568,900. These were followed by the Los Angeles-Long Beach-Santa Ana, CA Metro Area (\$442,000) with the third highest median home value and the New York-Northern New Jersey-Long Island, NY-NJ-PA Metro Area (\$412,500) with the fourth highest median home value. Rounding out the top nine metro areas with the

highest median home values were the San Diego-Carlsbad-San Marcos, CA Metro Area (\$396,500), the Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area (\$369,500), the Boston-Cambridge-Quincy, MA-NH Metro Area (\$360,100), the Seattle-Tacoma-Bellevue, WA Metro Area (\$312,700), and the Baltimore-Towson, MD Metro Area (\$279,300), all significantly different from each other. The 3 of the top 50 most populous metro areas with the lowest median home values in 2010–2012 were the Detroit-Warren-Livonia, MI Metro Area (\$119,900), followed by the Buffalo-Niagara Falls, NY Metro Area (\$121,500), and then the Pittsburgh, PA Metro Area (\$124,300) with the third lowest median home value, all significantly different from each other.

Of the top 50 most populous metro areas, 36 metro areas experienced significant declines in median home value from 2007–2009 to 2010–2012. Three of these significant declines amounted to over \$100,000. These metro areas were the Riverside-San Bernardino-Ontario, CA Metro Area, the Las Vegas-Paradise, NV Metro Area, and the Los Angeles-Long Beach-Santa Ana, CA Metro Area. Only the Riverside-San Bernardino-Ontario, CA Metro Area and the Los Angeles-Long Beach-Santa Ana, CA Metro Areas were statistically different from each other. Conversely, ten metro areas experienced significant increases in median home value.

### Places (Cities)

Table 5 shows that the 3 cities of the top 50 most populous cities

Table 4.

### Homeownership Rate and Median Property Value by 50 Most Populous Metropolitan Statistical Area: 2007–2009 and 2010–2012<sup>1</sup>—Con.

Area	Homeownership rate					Median property value (in current dollars)				
	2007–2009		2010–2012		Difference	2007–2009		2010–2012		Difference
	Estimate	Margin of error (±) <sup>2</sup>	Estimate	Margin of error (±) <sup>2</sup>		Estimate	Margin of error (±) <sup>2</sup>	Estimate	Margin of error (±) <sup>2</sup>	
<b>United States</b> .....	<b>66.41</b>	<b>0.1</b>	<b>64.68</b>	<b>0.1</b>	<b>*-1.72</b>	<b>191,900</b>	<b>205</b>	<b>174,600</b>	<b>142</b>	<b>*-17,300</b>
New York-Northern New Jersey-Long Island, NY-NJ-PA Metro Area.....	53.08	0.1	51.59	0.1	*-1.49	455,900	1,060	412,500	1,011	*-43,400
Los Angeles-Long Beach-Santa Ana, CA Metro Area.....	50.89	0.2	49.23	0.2	*-1.66	546,500	2,065	442,000	1,294	*-104,500
Chicago-Joliet-Naperville, IL-IN-WI Metro Area.....	67.69	0.2	65.69	0.2	*-2.00	258,800	957	221,800	956	*-37,000
Dallas-Fort Worth-Arlington, TX Metro Area.....	62.46	0.2	60.93	0.2	*-1.54	148,100	634	149,200	722	*1,100
Houston-Sugar Land-Baytown, TX Metro Area.....	62.50	0.3	61.91	0.3	*-0.59	139,400	728	140,700	842	*1,300
Philadelphia-Camden-Wilmington, PA-NJ-DE-MD Metro Area.....	69.77	0.3	68.10	0.2	*-1.67	247,700	900	239,700	883	*-8,000
Washington-Arlington-Alexandria, DC-VA-MD-WV Metro Area.....	66.57	0.3	63.67	0.3	*-2.90	421,600	1,694	369,500	1,421	*-52,100
Miami-Fort Lauderdale-Pompano Beach, FL Metro Area.....	65.52	0.3	62.90	0.3	*-2.62	266,800	1,366	182,500	1,321	*-84,300
Atlanta-Sandy Springs-Marietta, GA Metro Area.....	68.46	0.3	65.06	0.3	*-3.40	193,000	818	168,100	904	*-24,900
Boston-Cambridge-Quincy, MA-NH Metro Area.....	63.84	0.3	61.51	0.3	*-2.33	382,400	1,066	360,100	1,084	*-22,300
San Francisco-Oakland-Fremont, CA Metro Area.....	56.17	0.4	53.68	0.3	*-2.49	656,300	3,105	568,900	3,547	*-87,400
Riverside-San Bernardino-Ontario, CA Metro Area.....	66.89	0.4	64.15	0.4	*-2.74	327,200	1,772	218,800	1,726	*-108,400
Detroit-Warren-Livonia, MI Metro Area.....	72.98	0.3	70.21	0.3	*-2.77	158,000	622	119,900	680	*-38,100
Phoenix-Mesa-Glendale, AZ Metro Area.....	67.26	0.4	62.85	0.4	*-4.41	237,100	1,140	161,700	907	*-75,400
Seattle-Tacoma-Bellevue, WA Metro Area.....	62.62	0.3	60.05	0.3	*-2.57	371,000	1,361	312,700	1,982	*-58,300
Minneapolis-St. Paul-Bloomington, MN-WI Metro Area.....	72.98	0.3	70.52	0.3	*-2.46	242,300	683	213,900	944	*-28,400
San Diego-Carlsbad-San Marcos, CA Metro Area.....	55.95	0.3	53.58	0.4	*-2.37	484,700	2,680	396,500	2,043	*-88,200
Tampa-St. Petersburg-Clearwater, FL Metro Area.....	68.97	0.4	66.12	0.4	*-2.85	187,200	1,190	141,200	1,242	*-46,000
St. Louis, MO-IL Metro Area.....	71.95	0.4	70.34	0.4	*-1.61	160,900	767	157,800	873	*-3,100
Baltimore-Towson, MD Metro Area.....	68.09	0.4	66.35	0.4	*-1.74	307,900	1,913	279,300	1,492	*-28,600
Denver-Aurora-Broomfield, CO Metro Area.....	66.72	0.4	63.42	0.4	*-3.30	246,700	883	245,700	1,206	-1,000
Pittsburgh, PA Metro Area.....	70.97	0.4	69.75	0.3	*-1.22	118,100	744	124,300	793	*6,200
Portland-Vancouver-Hillsboro, OR-WA Metro Area.....	63.68	0.4	61.03	0.4	*-2.64	296,900	1,741	260,600	1,722	*-36,300
San Antonio-New Braunfels, TX Metro Area.....	64.82	0.5	62.90	0.5	*-1.92	123,400	1,091	131,800	1,656	*8,400
Orlando-Kissimmee-Sanford, FL Metro Area.....	66.24	0.5	63.09	0.5	*-3.15	225,200	1,587	155,600	1,204	*-69,600
Sacramento—Arden-Arcade—Roseville, CA Metro Area.....	62.46	0.5	59.89	0.4	*-2.57	356,000	2,053	261,700	2,192	*-94,300
Cincinnati-Middletown, OH-KY-IN Metro Area.....	68.87	0.5	67.96	0.4	*-0.91	157,500	827	153,100	980	*-4,400
Cleveland-Elyria-Mentor, OH Metro Area.....	67.25	0.4	66.41	0.4	*-0.85	150,100	1,006	141,700	788	*-8,400
Kansas City, MO-KS Metro Area.....	68.60	0.4	67.10	0.4	*-1.50	160,000	831	157,600	849	*-2,400
Las Vegas-Paradise, NV Metro Area.....	57.62	0.5	53.79	0.6	*-3.83	262,800	2,235	156,500	1,252	*-106,300
San Jose-Sunnyvale-Santa Clara, CA Metro Area.....	59.53	0.5	57.06	0.5	*-2.47	702,700	4,247	624,800	4,296	*-77,900
Columbus, OH Metro Area.....	64.28	0.5	61.89	0.4	*-2.39	164,400	950	160,500	965	*-3,900
Charlotte-Gastonia-Rock Hill, NC-SC Metro Area.....	67.31	0.4	65.93	0.5	*-1.38	173,000	1,150	168,300	1,442	*-4,700
Austin-Round Rock-San Marcos, TX Metro Area.....	59.30	0.5	57.40	0.6	*-1.89	184,000	1,847	188,700	1,966	*4,700

See notes at end of table.

Table 4.

### Homeownership Rate and Median Property Value by 50 Most Populous Metropolitan Statistical Area: 2007–2009 and 2010–2012<sup>1</sup>—Con.

Area	Homeownership rate					Median property value (in current dollars)				
	2007–2009		2010–2012		Difference	2007–2009		2010–2012		Difference
	Estimate	Margin of error (±) <sup>2</sup>	Estimate	Margin of error (±) <sup>2</sup>		Estimate	Margin of error (±) <sup>2</sup>	Estimate	Margin of error (±) <sup>2</sup>	
Indianapolis-Carmel, IN Metro Area . . . . .	67.94	0.4	66.19	0.5	*-1.75	144,500	1,007	144,400	1,164	-100
Virginia Beach-Norfolk-Newport News, VA-NC Metro Area . . . . .	63.87	0.5	62.82	0.5	*-1.04	247,800	1,645	239,400	1,569	*-8,400
Nashville-Davidson—Murfreesboro—Franklin, TN Metro Area . . . . .	68.65	0.5	65.83	0.5	*-2.82	171,900	1,017	172,100	1,221	200
Providence-New Bedford-Fall River, RI-MA Metro Area . . . . .	63.54	0.5	61.06	0.5	*-2.48	291,000	1,577	257,700	1,637	*-33,300
Milwaukee-Waukesha-West Allis, WI Metro Area . . . . .	62.85	0.5	61.09	0.4	*-1.76	207,300	1,553	198,200	1,281	*-9,100
Jacksonville, FL Metro Area . . . . .	67.76	0.6	66.68	0.6	*-1.07	196,300	1,775	159,500	1,678	*-36,800
Memphis, TN-MS-AR Metro Area . . . . .	64.42	0.6	62.64	0.6	*-1.77	135,300	1,671	134,400	1,804	-900
Louisville/Jefferson County, KY-IN Metro Area . . . . .	69.56	0.5	67.86	0.5	*-1.70	145,100	1,119	147,000	1,166	*1,900
Oklahoma City, OK Metro Area . . . . .	65.50	0.5	65.21	0.6	-0.29	121,700	1,221	130,400	1,051	*8,700
Richmond, VA Metro Area . . . . .	69.28	0.6	67.88	0.5	*-1.40	231,800	1,530	216,600	1,443	*-15,200
Hartford-West Hartford-East Hartford, CT Metro Area . . . . .	68.95	0.5	67.76	0.5	*-1.19	261,500	2,071	250,000	1,727	*-11,500
New Orleans-Metairie-Kenner, LA Metro Area . . . . .	65.48	0.8	62.11	0.6	*-3.37	182,800	1,993	174,100	1,277	*-8,700
Raleigh-Cary, NC Metro Area . . . . .	68.21	0.7	66.75	0.7	*-1.46	200,400	2,708	205,800	2,902	*5,400
Salt Lake City, UT Metro Area . . . . .	69.09	0.6	67.47	0.6	*-1.62	246,800	1,780	228,700	1,710	*-18,100
Buffalo-Niagara Falls, NY Metro Area . . . . .	67.13	0.5	65.98	0.5	*-1.15	113,600	892	121,500	1,186	*7,900
Birmingham-Hoover, AL Metro Area . . . . .	71.31	0.6	70.12	0.7	*-1.19	141,700	1,693	144,200	1,636	*2,500

\* Statistically different from zero at the 90 percent confidence level.

<sup>1</sup> Ranked in order of population—highest to lowest.

<sup>2</sup> Data are based on a sample and are subject to sampling variability. A margin of error is a measure of an estimate's variability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. When added to and subtracted from the estimate, the margin of error forms the 90 percent confidence interval.

Sources: U.S. Census Bureau, 2007–2009 and 2010–2012 American Community Surveys.

that had the largest median home values in 2010–2012 were San Francisco City, CA (\$737,700), followed by San Jose City, CA (\$546,300), and then New York City, NY (\$490,400). The city that had the lowest median home value of the 50 most populous cities in 2010–2012 was Detroit City, MI at \$48,000. Cleveland City, OH had the second lowest median home value (\$76,700), followed by Memphis City, TN (\$96,800), and San Antonio City, TX (\$113,400).

Thirty-five of the top fifty most populous cities experienced significant declines in their median home value from 2007–2009 to 2010–2012. Seven cities experienced significant increases in median home value. The cities with the highest increase in median home

values were Austin City, TX with a \$13,800 increase and Denver City, CO with a \$9,600 increase, which were not significantly different from each other. Additionally, Denver City was not significantly different from Oklahoma City, OK; Tulsa City, OK; El Paso City TX; or Wichita City, KS.

Of the 1,596 smaller cities in 2010–2012, which include the 50 least populous cities shown on Table 6, 1,023 (64.1 percent) experienced significant changes in their median home value from 2007–2009 to 2010–2012. Of these cities, 90.9 percent (930 cities) experienced significant declines in their median home value. Conversely, 93 cities (9.1 percent) experienced significant increases in their median home value. Sixty-one cities

were not discussed in this report because comparable statistics for previous years were not available.

Table 6 shows that Lake Forest City, IL had the highest median home value in 2010–2012 of the 50 least populous cities at \$837,600.<sup>4</sup> In second place was Naples City, FL at \$722,100 followed by Syosset CDP, NY (\$609,700) and La Crescenta-Montrose CDP, CA (\$608,700), which were not significantly different from one another. Rounding out the top five was Marblehead CDP,

<sup>4</sup> Six places that would have been included in the fifty least populous cities were not included because comparable statistics for previous years were not comparable.

Table 5.

### Homeownership Rate and Median Property Value by 50 Most Populous Cities: 2007–2009 and 2010–2012<sup>1</sup>

Area	Homeownership rate					Median property value (in current dollars)				
	2007–2009		2010–2012		Difference	2007–2009		2010–2012		Difference
	Estimate	Margin of error (±) <sup>2</sup>	Estimate	Margin of error (±) <sup>2</sup>		Estimate	Margin of error (±) <sup>2</sup>	Estimate	Margin of error (±) <sup>2</sup>	
<b>United States . . . . .</b>	<b>66.41</b>	<b>0.1</b>	<b>64.68</b>	<b>0.1</b>	<b>*-1.72</b>	<b>191,900</b>	<b>205</b>	<b>174,600</b>	<b>142</b>	<b>*-17,300</b>
New York city, New York . . . . .	33.49	0.2	31.66	0.2	*-1.83	530,800	3,053	490,400	2,263	*-40,400
Los Angeles city, California . . . . .	38.53	0.3	36.99	0.3	*-1.54	561,700	4,260	437,600	2,964	*-124,100
Chicago city, Illinois . . . . .	47.86	0.4	44.87	0.4	*-2.99	277,900	2,512	229,200	2,251	*-48,700
Houston city, Texas . . . . .	47.12	0.4	45.09	0.5	*-2.03	129,200	1,566	123,900	1,110	*-5,300
Philadelphia city, Pennsylvania . . . . .	55.59	0.5	53.42	0.5	*-2.17	143,300	2,265	142,300	2,205	-1,000
Phoenix city, Arizona . . . . .	60.30	0.5	54.77	0.7	*-5.53	226,800	1,883	146,400	2,144	*-80,400
San Antonio city, Texas . . . . .	58.83	0.6	55.31	0.6	*-3.52	112,200	1,087	113,400	1,413	1,200
San Diego city, California . . . . .	49.75	0.5	47.94	0.6	*-1.82	498,100	4,821	434,500	4,551	*-63,600
Dallas city, Texas . . . . .	45.83	0.5	43.35	0.6	*-2.49	131,300	2,854	130,000	3,543	-1,300
San Jose city, California . . . . .	60.04	0.7	57.17	0.7	*-2.87	641,900	4,731	546,300	5,251	*-95,600
Jacksonville city, Florida . . . . .	62.71	0.7	61.82	0.7	-0.88	177,300	2,212	142,000	2,180	*-35,300
Indianapolis city (balance), Indiana . . . . .	57.91	0.6	54.94	0.7	*-2.97	122,000	1,211	117,200	1,130	*-4,800
Austin city, Texas . . . . .	45.94	0.7	44.44	0.8	*-1.50	205,000	3,248	218,800	2,700	*13,800
San Francisco city, California . . . . .	37.18	0.7	36.37	0.7	-0.82	796,700	10,106	737,700	10,274	*-59,000
Columbus city, Ohio . . . . .	49.89	0.8	45.97	0.6	*-3.92	141,000	1,351	131,200	1,531	*-9,800
Fort Worth city, Texas . . . . .	59.90	0.8	57.86	0.9	*-2.03	120,800	1,401	120,000	1,734	-800
Charlotte city, North Carolina . . . . .	58.26	0.7	56.82	0.8	*-1.43	178,700	2,922	170,500	2,168	*-8,200
Detroit city, Michigan . . . . .	54.61	0.8	51.63	0.8	*-2.98	81,000	1,102	48,000	1,045	*-33,000
El Paso city, Texas . . . . .	61.43	0.8	59.25	1.0	*-2.18	111,600	1,412	117,600	1,429	*6,000
Memphis city, Tennessee . . . . .	53.69	0.9	50.49	0.8	*-3.20	100,100	1,987	96,800	1,546	*-3,300
Boston city, Massachusetts . . . . .	36.97	0.9	33.21	0.7	*-3.75	394,600	5,293	368,600	3,677	*-26,000
Seattle city, Washington . . . . .	49.53	0.7	46.13	0.7	*-3.40	468,500	4,869	426,600	6,195	*-41,900
Baltimore city, Maryland . . . . .	50.65	1.0	47.15	0.9	*-3.50	167,300	2,367	156,800	2,109	*-10,500
Denver city, Colorado . . . . .	53.39	0.9	48.98	0.8	*-4.40	240,100	2,629	249,700	4,399	*9,600
Washington city, District of Columbia . . . . .	44.86	0.7	41.61	0.7	*-3.25	457,100	6,945	436,000	8,360	*-21,100
Nashville-Davidson metropolitan government (balance), Tennessee . . . . .	58.00	0.9	53.16	0.9	*-4.84	162,500	1,534	164,900	1,834	*2,400
Louisville/Jefferson County metro government (balance), Kentucky . . . . .	63.41	0.8	61.04	0.8	*-2.36	137,800	1,654	139,400	1,581	1,600
Milwaukee city, Wisconsin . . . . .	47.02	0.7	43.21	0.7	*-3.81	144,800	1,532	128,200	1,834	*-16,600
Portland city, Oregon . . . . .	55.22	0.8	52.50	0.8	*-2.72	298,800	3,834	278,000	3,421	*-20,800
Oklahoma City city, Oklahoma . . . . .	60.27	0.8	59.45	0.9	-0.82	124,000	1,886	132,100	1,716	*8,100
Las Vegas city, Nevada . . . . .	56.53	0.9	53.29	1.0	*-3.24	257,300	4,000	153,700	2,965	*-103,600
Albuquerque city, New Mexico . . . . .	60.78	0.9	59.40	0.9	*-1.39	191,700	2,404	187,000	2,468	*-4,700
Tucson city, Arizona . . . . .	53.66	0.9	50.40	1.0	*-3.26	175,200	2,248	137,300	2,244	*-37,900
Fresno city, California . . . . .	48.64	1.1	47.68	1.1	-0.96	249,000	4,410	174,000	3,141	*-75,000
Sacramento city, California . . . . .	50.17	1.0	48.24	1.0	*-1.93	309,100	5,309	218,200	4,882	*-90,900
Long Beach city, California . . . . .	41.99	0.9	40.11	1.0	*-1.87	515,600	10,961	421,300	7,380	*-94,300
Kansas City city, Missouri . . . . .	58.54	0.9	55.90	0.8	*-2.64	138,200	2,356	135,000	2,384	-3,200
Mesa city, Arizona . . . . .	65.79	1.0	60.59	0.9	*-5.19	204,800	3,239	140,500	2,774	*-64,300
Virginia Beach city, Virginia . . . . .	65.43	1.0	64.27	0.9	-1.15	282,000	2,836	266,200	3,133	*-15,800
Atlanta city, Georgia . . . . .	51.67	1.0	44.25	0.8	*-7.41	261,500	8,163	204,800	7,946	*-56,700
Colorado Springs city, Colorado . . . . .	62.86	1.1	58.37	0.9	*-4.48	215,800	2,827	210,100	3,344	*-5,700
Omaha city, Nebraska . . . . .	60.81	1.0	57.75	0.9	*-3.06	133,700	1,411	132,300	1,304	-1,400
Raleigh city, North Carolina . . . . .	54.96	1.0	53.47	1.0	*-1.49	209,100	3,972	204,800	5,336	-4,300
Miami city, Florida . . . . .	36.97	1.0	32.09	1.1	*-4.88	296,400	7,170	202,100	6,895	*-94,300
Oakland city, California . . . . .	42.59	1.0	39.95	0.9	*-2.64	535,400	11,313	420,400	11,251	*-115,000
Cleveland city, Ohio . . . . .	46.62	1.1	44.52	0.8	*-2.10	87,400	967	76,700	977	*-10,700
Tulsa city, Oklahoma . . . . .	54.10	1.0	53.50	0.9	-0.59	115,500	2,082	122,600	1,735	*7,100
Minneapolis city, Minnesota . . . . .	51.04	0.8	49.24	0.9	*-1.80	231,000	2,258	205,100	3,302	*-25,900
Wichita city, Kansas . . . . .	62.59	0.9	60.57	0.9	*-2.02	113,900	2,021	117,600	2,395	*3,700
Arlington city, Texas . . . . .	57.88	1.1	57.50	1.2	-0.39	132,600	1,552	128,900	1,939	*-3,700

\* Statistically different from zero at the 90 percent confidence level.

<sup>1</sup> Ranked in order of population—highest to lowest.

<sup>2</sup> Data are based on a sample and are subject to sampling variability. A margin of error is a measure of an estimate's variability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. When added to and subtracted from the estimate, the margin of error forms the 90 percent confidence interval.

Sources: U.S. Census Bureau, 2007–2009 and 2010–2012 American Community Surveys.

Table 6.

### Homeownership Rate and Median Property Value by 50 Least Populous Cities: 2007–2009 and 2010–2012<sup>1</sup>

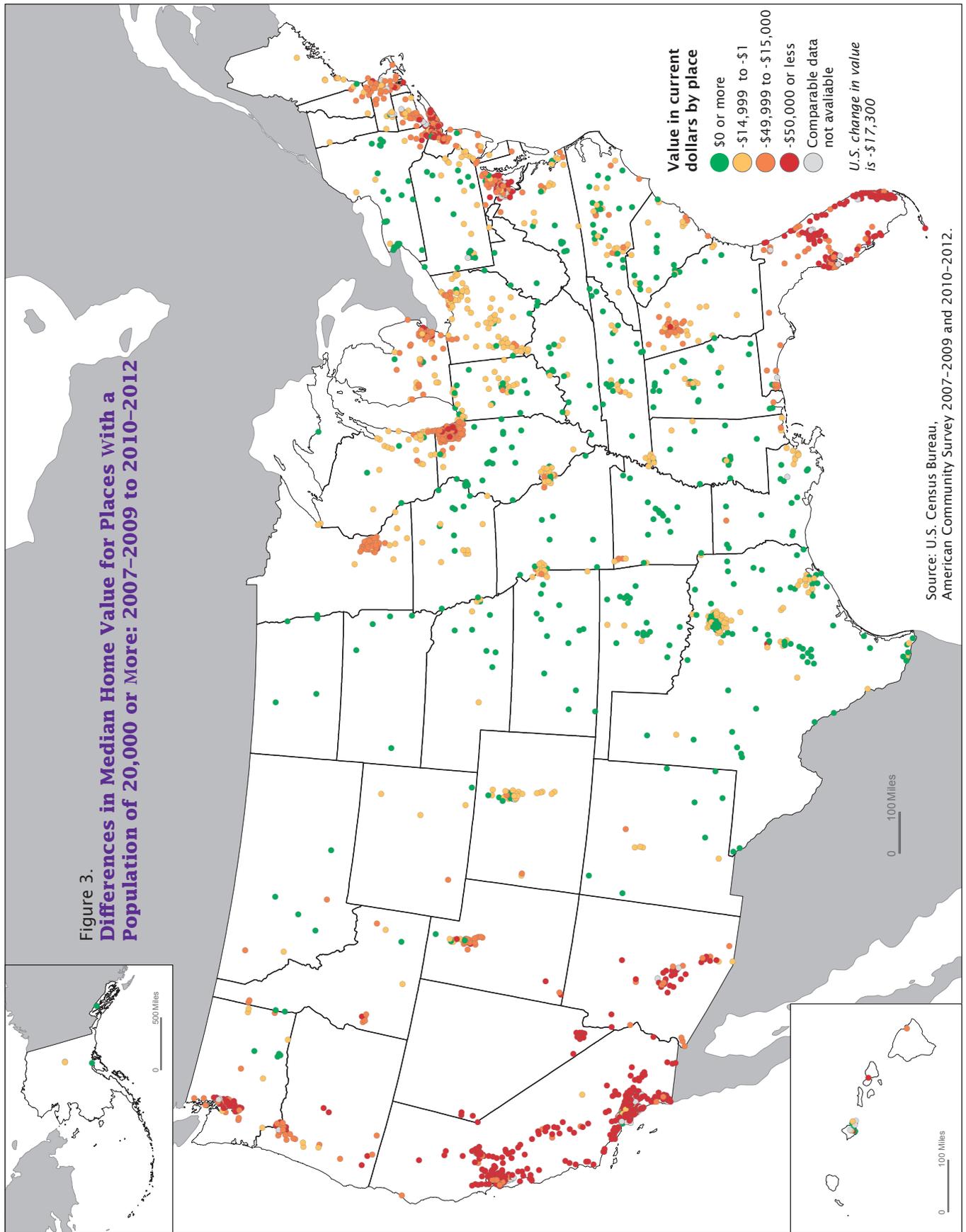
Area	Homeownership rate					Median property value (in current dollars)				
	2007–2009		2010–2012		Difference	2007–2009		2010–2012		Difference
	Estimate	Margin of error ( $\pm$ ) <sup>2</sup>	Estimate	Margin of error ( $\pm$ ) <sup>2</sup>		Estimate	Margin of error ( $\pm$ ) <sup>2</sup>	Estimate	Margin of error ( $\pm$ ) <sup>2</sup>	
<b>United States</b> . . . . .	<b>66.41</b>	<b>0.1</b>	<b>64.68</b>	<b>0.1</b>	<b>*-1.72</b>	<b>191,900</b>	<b>205</b>	<b>174,600</b>	<b>142</b>	<b>*-17,300</b>
Lake Forest city, Illinois . . . . .	91.01	2.8	88.90	2.7	-2.11	882,700	40,820	837,600	51,962	-45,100
Norwood city, Ohio . . . . .	53.55	4.0	46.85	4.2	*-6.7	130,600	5,571	118,800	8,224	*-11,800
Syosset CDP, New York . . . . .	95.25	2.5	91.81	3.8	-3.44	643,500	18,192	609,700	12,455	*-33,800
Cockeysville CDP, Maryland . . . . .	35.66	3.2	37.76	3.5	2.1	320,500	18,875	329,200	18,560	8,700
Ronkonkoma CDP, New York . . . . .	79.62	4.2	79.43	4.8	-0.19	403,200	17,147	344,200	9,038	*-59,000
Pace CDP, Florida . . . . .	68.42	8.1	81.70	4.4	*13.28	153,100	15,482	156,800	12,918	3,700
Saratoga Springs city, Utah . . . . .	93.50	4.0	80.33	6.9	*-13.17	283,000	11,736	238,100	10,281	*-44,900
Farmington city, Utah . . . . .	87.31	3.5	83.57	4.1	-3.74	324,500	17,755	269,900	15,723	*-54,600
Oxford city, Mississippi . . . . .	51.27	5.7	38.63	4.9	*-12.64	192,300	16,332	243,900	24,851	*51,600
Ypsilanti city, Michigan . . . . .	40.11	4.0	32.02	3.1	*-8.08	157,300	5,876	108,100	10,149	*-49,200
Woodbridge CDP, New Jersey . . . . .	64.05	5.0	61.56	4.6	-2.49	321,600	15,646	273,600	11,021	*-48,000
Wilsonville city, Oregon . . . . .	49.12	4.3	48.01	4.2	-1.11	391,600	24,079	336,800	14,947	*-54,800
Morrisville town, North Carolina . . . . .	50.04	4.9	50.91	6.3	0.87	253,300	28,134	267,700	16,495	14,400
McKeesport city, Pennsylvania . . . . .	55.52	3.8	55.60	3.1	0.08	49,000	4,710	47,100	4,292	-1,900
Canyon Lake CDP, Texas . . . . .	79.48	5.3	82.37	5.7	2.89	141,300	11,719	163,000	15,398	*21,700
Arvin city, California . . . . .	52.79	7.0	43.64	5.4	*-9.15	172,300	30,696	94,500	4,859	*-77,800
Lake Ronkonkoma CDP, New York . . . . .	76.00	4.6	73.13	4.0	-2.87	391,200	12,875	347,500	10,272	*-43,700
Lake Zurich village, Illinois . . . . .	89.17	3.1	88.73	3.4	-0.44	355,700	8,723	316,300	13,921	*-39,400
Fort Walton Beach city, Florida . . . . .	61.87	3.8	62.21	4.0	0.34	180,500	10,632	154,000	10,856	*-26,500
Gardner city, Kansas . . . . .	77.87	5.1	70.47	6.4	-7.39	165,800	7,913	159,600	5,702	-6,200
Naples city, Florida . . . . .	76.15	3.9	79.23	3.2	3.08	838,700	55,583	722,100	61,859	*-116,600
Pleasant Prairie village, Wisconsin . . . . .	79.93	3.7	80.07	3.8	0.14	244,400	13,065	216,200	17,384	*-28,200
Spanish Lake CDP, Missouri . . . . .	57.39	5.2	46.65	5.0	*-10.73	116,000	5,121	107,200	6,818	*-8,800
Washington city, Utah . . . . .	74.59	6.5	69.69	8.0	-4.9	247,900	23,148	221,800	14,087	-26,100
Pooler city, Georgia . . . . .	74.74	4.9	67.15	5.8	*-7.59	184,000	10,898	173,700	10,900	-10,300
Montclair CDP, Virginia . . . . .	93.08	3.7	88.47	4.4	-4.61	401,600	16,245	338,100	11,127	*-63,500
Willowbrook CDP, California . . . . .	48.83	4.5	39.98	6.3	*-8.84	348,400	13,697	212,100	24,174	*-136,300
Oak Ridge CDP, Florida . . . . .	36.88	4.9	34.55	5.0	-2.33	168,200	14,853	89,000	7,429	*-79,200
Bellview CDP, Florida . . . . .	78.31	4.2	75.31	4.4	-3.00	130,000	8,951	99,100	7,388	*-30,900
Marblehead CDP, Massachusetts . . . . .	79.55	3.0	80.39	4.1	0.84	596,100	27,951	544,400	40,952	*-51,700
Marina city, California . . . . .	37.28	3.5	45.89	4.5	*8.61	546,100	32,489	349,400	14,119	*-196,700
Ferndale city, Michigan . . . . .	73.09	4.1	59.91	3.9	*-13.19	128,400	6,620	88,900	3,862	*-39,500
La Crescenta-Montrose CDP, California . . . . .	64.89	5.0	65.44	4.7	0.55	732,900	31,175	608,700	26,853	*-124,200
White Oak CDP, Ohio . . . . .	70.23	5.4	73.47	4.1	3.24	145,600	8,642	131,100	6,906	*-14,500
Camas city, Washington . . . . .	80.59	3.9	78.73	4.8	-1.86	357,800	16,630	286,800	16,464	*-71,000
Carboro town, North Carolina . . . . .	34.79	3.5	33.05	3.1	-1.73	345,400	19,351	329,400	31,325	-16,000
Union City city, Georgia . . . . .	50.31	3.8	43.20	5.4	*-7.12	146,700	7,459	102,800	16,153	*-43,900
Trussville city, Alabama . . . . .	92.75	2.7	87.62	4.1	*-5.13	234,600	8,087	228,900	10,177	-5,700
Hammond city, Louisiana . . . . .	51.58	5.0	47.97	5.0	-3.61	151,500	18,560	156,900	22,186	5,400
Mountlake Terrace city, Washington . . . . .	57.38	4.9	60.61	4.0	3.22	298,300	11,280	252,100	10,544	*-46,200
Papillion city, Nebraska . . . . .	74.78	3.5	69.21	3.5	*-5.57	166,500	4,374	167,200	3,470	700
St. Andrews CDP, South Carolina . . . . .	34.14	3.6	35.33	3.6	1.18	108,100	6,673	108,500	6,505	400
North Bay Shore CDP, New York . . . . .	83.93	6.4	71.86	6.3	*-12.07	351,000	11,298	281,700	17,058	*-69,300
Rocky River city, Ohio . . . . .	74.83	3.3	75.62	3.5	0.79	210,800	9,462	205,500	12,262	-5,300
Palm Springs village, Florida . . . . .	58.70	5.4	57.71	5.2	-0.99	178,900	12,146	78,700	10,675	*-100,200
Hunters Creek CDP, Florida . . . . .	47.32	6.4	52.50	6.5	5.19	331,500	27,013	228,200	24,731	*-103,300
Bear CDP, Delaware . . . . .	69.46	5.1	68.33	5.6	-1.13	211,800	22,454	182,600	13,178	*-29,200
Easley city, South Carolina . . . . .	68.30	4.3	62.77	4.1	-5.53	130,800	7,578	137,800	6,156	7,000
Murrysville municipality, Pennsylvania . . . . .	93.21	2.5	87.17	3.8	*-6.04	206,100	12,170	209,500	11,785	3,400
Miamisburg city, Ohio . . . . .	75.11	3.5	69.27	4.2	*-5.84	153,600	7,457	141,600	5,923	*-12,000

\* Statistically different from zero at the 90 percent confidence level.

<sup>1</sup> Ranked in order of population—lowest to highest.<sup>2</sup> Data are based on a sample and are subject to sampling variability. A margin of error is a measure of an estimate's variability. The larger the margin of error in relation to the size of the estimate, the less reliable the estimate. When added to and subtracted from the estimate, the margin of error forms the 90 percent confidence interval.

Sources: U.S. Census Bureau, 2007–2009 and 2010–2012 American Community Surveys.

**Figure 3.  
Differences in Median Home Value for Places with a  
Population of 20,000 or More: 2007-2009 to 2010-2012**

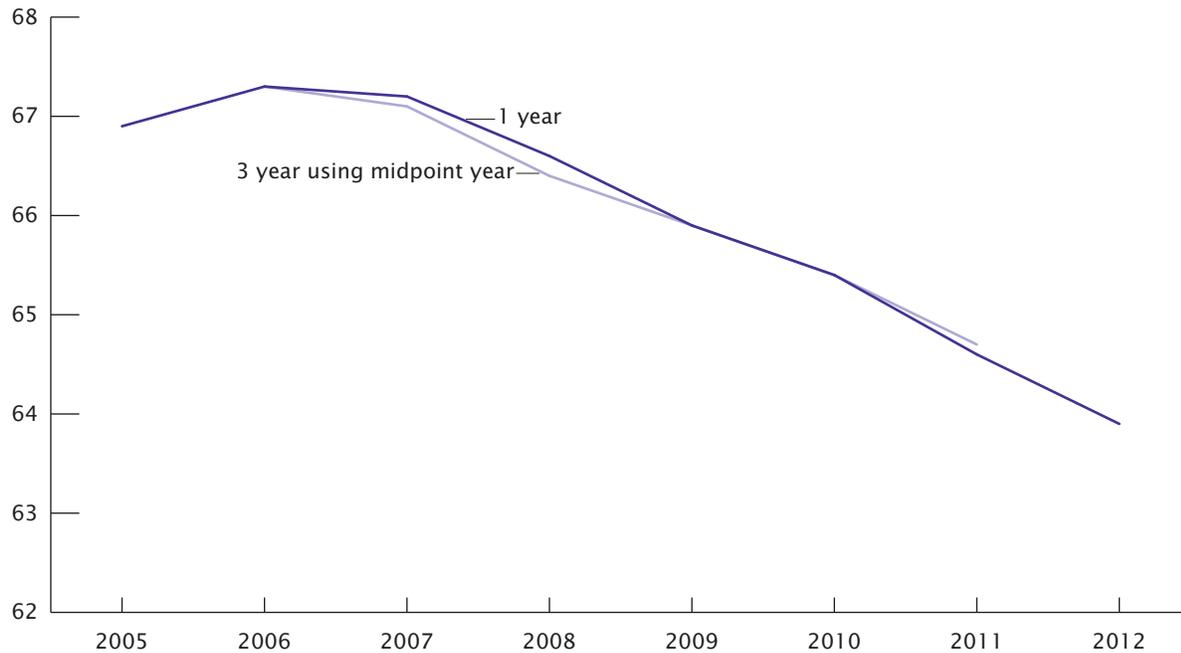


Source: U.S. Census Bureau, American Community Survey 2007-2009 and 2010-2012.

Figure 4.

### Homeownership Rate in the United States: 2005 to 2012

(Percent of occupied housing units that are owner-occupied. Data based on sample. For information on confidentiality protection, sampling error, nonsampling error, and definitions, see [www.census.gov/acs/www/](http://www.census.gov/acs/www/))



Source: ACS 1 Year Estimates 2005 through 2012, ACS 3 Year Estimates, 2005–2007, 2006–2008, 2007–2009, 2008–2010, 2009–2011, and 2010–2012.

MA at \$544,400.<sup>5</sup> The city with the lowest median home value of those cities in 2010–2012 was McKeesport City, PA with a median home value of \$47,100.

Thirty-three of the fifty least populous cities experienced significant declines in median home value

<sup>5</sup> Census Designated Places (CDPs) are the statistical counterparts of incorporated places and are delineated to provide data for settled concentrations of population that are identifiable by name but are not legally incorporated under the laws of the state in which they are located. The boundaries usually are defined in cooperation with local or tribal officials and generally updated prior to each decennial census. These boundaries, which usually coincide with visible features or the boundary of an adjacent incorporated place or another legal entity boundary, have no legal status, nor do these places have officials elected to serve traditional municipal functions. CDP boundaries may change from one decennial census to the next with changes in the settlement pattern; a CDP with the same name as in an earlier census does not necessarily have the same boundary. CDPs must be contained within a single state and may not extend into an incorporated place. There are no population size requirements for CDPs.

from 2007–2009 to 2010–2012. Of the 50 cities, one, Marina City, CA (–\$196,700), had a higher decline than any other city with the exception of Naples City, FL (–\$116,600).

For graphical presentation of change in median home values for places with populations of 20,000 or more, see Figure 3.

### Homeownership Rates

Historical homeownership rates from the decennial census show a dramatic upward trend from 1940 to 1960, after which the percent of owners started to increase at a slower rate and finally to decrease in 2010.<sup>6</sup> ACS data show that after 2006, when the homeownership rate was at its highest (not significantly different from 2007), the

<sup>6</sup> See *Housing Characteristics: 2010*, 2010 Census Brief; Figure 5. Owner-Occupied Units as a Percentage of All Occupied Housing Units 1890 to 2010, issued October 2011.

rate dropped continuously through 2012 (Figure 4).

### States

The rise and fall of the housing market measured in change in home value has contributed to a decline in homeownership rates across the country. As seen on Table 1, the United States had a homeownership rate of 64.7 percent in 2010–2012, which was significantly lower than the nation's homeownership rate of 66.4 percent in 2007–2009. Only nine states did not show a significant decrease in homeownership rate between 2007–2009 and 2010–2012: Vermont, Hawaii, Alaska, Montana, Oklahoma, North Dakota, Arkansas, South Dakota, and Wyoming. All other states had a lower homeownership rate in 2010–2012 (Table 1).

In 2010–2012, West Virginia had a higher homeownership rate than any other state (72.9 percent). The District of Columbia (41.6 percent), New York (53.9 percent), California (54.9 percent), Nevada (56.2 percent), Hawaii (57.3 percent), Rhode Island (60.3 percent), Oregon (61.7 percent), and Massachusetts (62.3 percent) had the lowest homeownership rates, all of which were statistically different from each other. The U.S. homeownership rate of 64.7 percent was not significantly different from that of Colorado (64.9 percent), which in turn was not significantly different from the rate in Georgia (64.9 percent). Aside from those states, the U.S. rate was different from the homeownership rate of all other states.

### Counties

Table 2 shows that of the 50 most populous counties, 5 experienced a higher percentage point difference in homeownership rates from 2007–2009 to 2010–2012 than the change at the national level (–1.72 percent). Those counties—Westchester County, NY; Honolulu County, HI; Cuyahoga County, OH; Harris County, TX; and Kings County, NY all experienced smaller decreases (–0.41 percent, –0.49 percent, –0.55 percent, –0.79 percent, and –0.88 percent respectively). Conversely, 22 counties had larger decreases, ranging from –2.35 percent to –4.73 percent, than that of the United States (–1.72 percent).

Most of the 50 most populous counties in the United States had statistically lower homeownership rates in 2010–2012 than in 2007–2009. Only Cuyahoga County, OH (–0.55 percent); Honolulu County, HI (–0.49 percent); Westchester County, NY (–0.41 percent); and Fresno County, CA (–0.96 percent) experienced a similar percentage

of owner-occupied housing units in 2010–2012 as in 2007–2009.

In 2010–2012, Nassau (80.4 percent) and Suffolk (78.9 percent) counties in New York had higher homeownership rates than any other of the 50 most populous counties in the United States. This was followed by Oakland County, MI (71.1 percent); Palm Beach County, FL (71.0 percent); and St. Louis County, MO (70.8 percent); which were not significantly different from each other, and then Fairfax County, VA (68.3 percent). The four lowest were also in New York: Bronx County (19.0 percent), New York County (22.0 percent), Kings County (29.5 percent), Queens County (43.3 percent), followed by Los Angeles County, CA (46.4 percent), which was in fifth place. All of these are significantly different from each other.

The 2007–2009 homeownership rates for 81.5 percent of smaller counties, which include the 50 least populous counties shown in Table 3, were similar to the rate in 2010–2012. Of those that were significantly different, 135 had a lower rate in 2010–2012, while 57 were higher. Two county equivalents in Virginia, Fredericksburg and Petersburg cities, experienced the lowest homeownership rate for smaller counties in 2010–2012 (35.2 percent and 44.3 percent, respectively).

Looking at the same data for the 50 least populous counties in Table 3, only 13 showed a significant change. Of these, only Gonzales County, TX (8.5 percent) and Carroll County, IA (5.2 percent), which were not statistically different from each other, had an increase in the percentage point change in homeownership rate. Eleven of the thirteen counties showed decreases from 2007–2009 to 2010–2012: Langlade County, WI (–4.6 percent);

Jackson County, IA (–4.9 percent); Crook County, OR (–5.6 percent); Jones County, TX (–5.9 percent); East Feliciana Parish, LA (–6.2 percent); Madison County, NC (–6.5 percent); Bandera County, TX (–6.6 percent); Fulton County, IN (–6.6 percent); Minidoka County, ID (–7.2 percent); Elbert County, GA (–8.7 percent); and Warren County, NC (–9.5 percent), which were all similar to each other.

### Metropolitan Areas

Table 4 shows that 49 of the 50 metropolitan areas with the largest total population had a statistically lower homeownership rate in 2010–2012 than in 2007–2009. The homeownership rate for the Oklahoma City, OK Metro Area, the only metropolitan area whose homeownership rate did not decrease was similar in 2010–2012 to that in 2007–2009.

Of those 50 most populous metropolitan areas, those with the highest homeownership rates were the Minneapolis-St. Paul-Bloomington, MN-WI Metro Area (70.5 percent); the St. Louis, MO-IL Metro Area (70.3 percent); the Detroit-Warren-Livonia, MI Metro Area (70.2 percent); and the Birmingham-Hoover, AL Metro Area (70.1 percent). All were statistically similar but higher than all of the other 45 metro areas, with the exception of the Pittsburgh, PA Metro Area. The Pittsburgh Metro Area (69.8 percent) was higher than all the remaining metro areas but similar to the Birmingham-Hoover, AL Metro Area.

### Places (Cities)

Forty-three of the fifty cities with the largest total population had a statistically lower homeownership rate in 2010–2012 than in 2007–2009. As shown on Table 5, the remaining seven cities had similar

rates between the two time periods—Virginia Beach city, VA; Fresno city, CA; Jacksonville city, FL; San Francisco city, CA; Oklahoma City, OK; Tulsa city, OK; and Arlington city, TX.

Twenty-three of the fifty most populous cities had bigger percentage point decreases than the United States (-1.72 percent) ranging from -2.49 percent to -7.41 percent. Atlanta city, GA had the largest percentage point decrease (-7.4 percent) of the 50 most populous cities.

In 2010–2012, Virginia Beach city, Virginia, had a higher homeownership rate (64.3 percent) than any of the other 49 most populous cities. The lowest rate was in New York city, NY (31.7 percent), which was not significantly different from Miami city, FL (32.1 percent), but was different from Boston city, MA (33.2 percent) and all other remaining cities. Miami was not different from Boston or New York, but the rates in New York, Miami, and Boston were significantly lower than those in the 50 remaining cities.

Smaller places showed a slightly different story. The majority (73.5 percent) of those cities showed no significant change between 2007–2009 and 2010–2012. Of those that were significant, 349 cities experienced a lower homeownership rate in 2010–2012, 29 cities had increases, and for 45 cities, comparable statistics were not available.

As Table 6 shows, for the 50 least populous cities, only 17

experienced a significant percentage point change in homeownership rates between 2007–2009 and 2010–2012. Pace CDP, FL and Marina city, CA increased by 13.3 and 8.6 percentage points, respectively, during that time period, increases that were higher than that of the other 15 cities. Pace CDP and Marina city were not statistically different from each other.

For graphical presentation of the differences in homeownership rates for places with populations of 20,000 or more, see Figure 5.

### THREE-YEAR DATA SOURCE AND ACCURACY STATEMENT

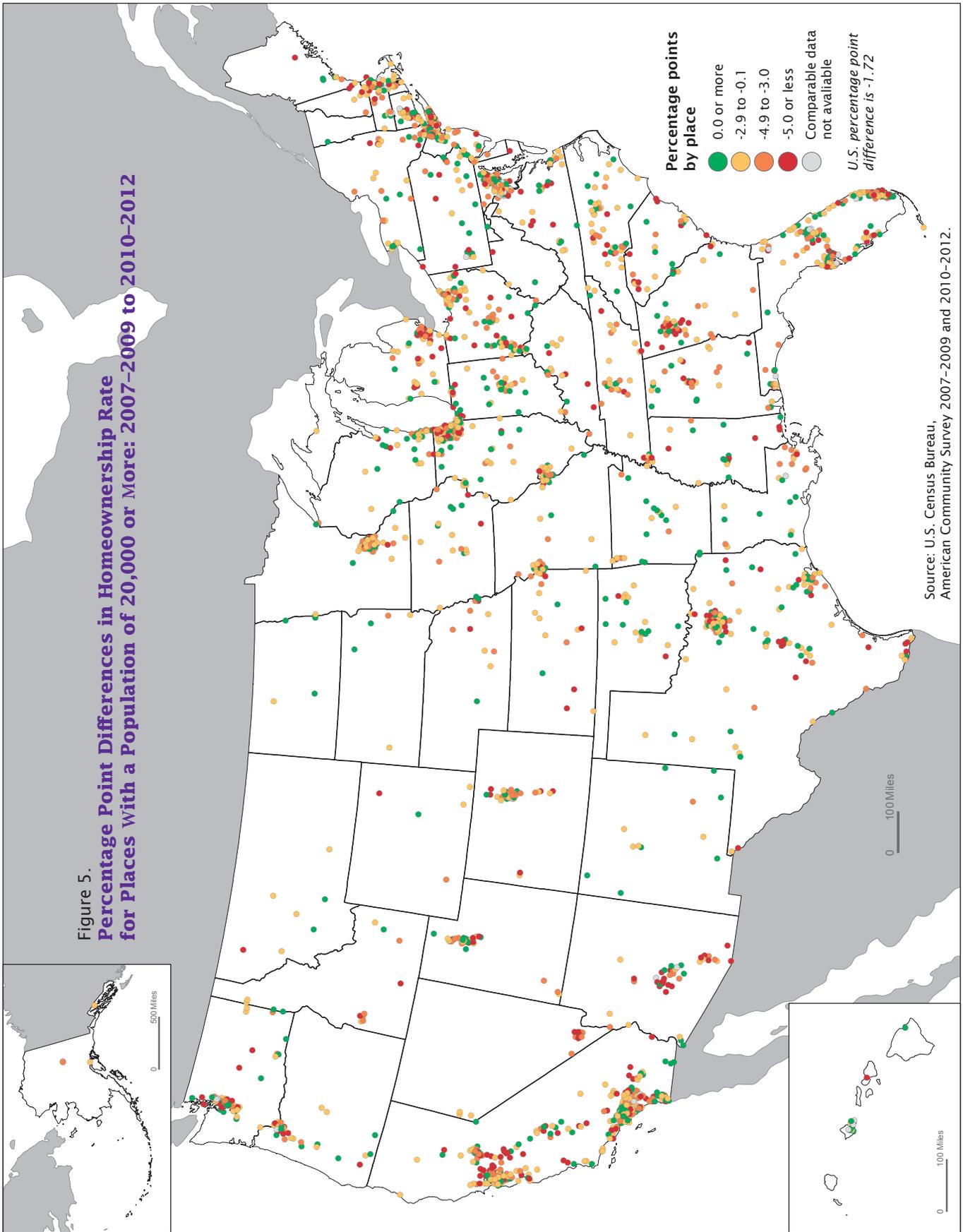
The data presented in this report are based on the ACS sample interviewed from January 2010 through December 2012 and from January 2007 through December 2009. The estimates based on this sample describe the actual average values of person, household, and housing unit characteristics over this period of collection. Sampling error is the uncertainty between an estimate based on a sample and the corresponding value that would be obtained if the estimate were based on the entire population (as from a census). Measures of sampling error are provided in the form of margins of error for all estimates included in this report. All comparative statements in this report have undergone statistical testing, and comparisons are significant at the 90 percent level unless otherwise noted. In addition to sampling error, nonsampling error may be introduced during any of

### WHAT IS THE AMERICAN COMMUNITY SURVEY?

The American Community Survey (ACS) is a nationwide survey designed to provide communities with reliable and timely demographic, social, economic, and housing data for the nation, states, congressional districts, counties, places, and other localities every year. It has an annual sample size of about 3.3 million addresses across the United States and Puerto Rico and includes both housing units and group quarters (e.g., nursing facilities and prisons). The ACS is conducted in every county throughout the nation, and every municipio in Puerto Rico, where it is called the Puerto Rico Community Survey. Beginning in 2006, ACS data for 2005 were released for geographic areas with populations of 65,000 and greater. For information on the ACS sample design and other topics, visit [www.census.gov/acs/www](http://www.census.gov/acs/www).

the operations used to collect and process survey data such as editing, reviewing, or keying data from questionnaires. For more information on sampling and estimation methods, confidentiality protection, and sampling and nonsampling errors, please see the ACS Multiyear Accuracy of the Data document located at [www.census.gov/acs/www/Downloads/data\\_documentation/Accuracy/MultiyearACS/AccuracyofData2012.pdf](http://www.census.gov/acs/www/Downloads/data_documentation/Accuracy/MultiyearACS/AccuracyofData2012.pdf).

**Figure 5.  
Percentage Point Differences in Homeownership Rate  
for Places with a Population of 20,000 or More: 2007–2009 to 2010–2012**



Source: U.S. Census Bureau, American Community Survey 2007–2009 and 2010–2012.