32 Years of Housing Data

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Prepared by:

Frederick J. Eggers
Alexander Thackeray
Econometrica, Inc.
Bethesda, Maryland

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32 Years of Housing Data

Introduction

The year 1973 may not seem that long ago, but a lot of changes have taken place since then. In 1973, the United States signed the Paris Peace Accords, which presaged the country's complete withdrawal from Vietnam. The Watergate scandal was hitting the front pages of newspapers across the nation. Secretariat won the Triple Crown in horse racing—the last time that feat has been accomplished. The latest James Bond movie, *Live and Let Die*, was playing in movie theaters and, among the hip, the Nehru jacket was just falling out of fashion. These events may be memories—albeit dim ones—to many Americans. But, to many others, 1973 is ancient history. Only slightly more than half of all Americans alive today had been born by 1973.

The United States has experienced extensive demographic changes in the last three and a half decades—changes that have significantly affected the nation's housing stock. The population has grown from 203 million in 1970 to 302 million in 2007 and has undergone some fundamental shifts:[1]

- *The population has grown older.* The 1970 census reported that 20.1 million residents were 65 years old or older; by 2005, that number had grown to 34.8 million. There were 1.5 million people 85 years old or older in 1970 compared with 3.8 million in 2005.

- *Racial and ethnic minorities have grown relative to the total population.* In 1970, 87.5 percent of the population was white; in 2005, only 74.7 percent was white. The decennial censuses began reporting Hispanic ethnicity in 1980; at that time, 6.4 percent of the population was Hispanic. By 2005, the Hispanic population had grown to 14.5 percent of the total population.

- *Family households, particularly two-parent family households, have declined.* In 1970, 80.3 percent of households were family households; by 2005, that proportion had fallen to 66.9 percent. Single-parent households were 5.4 percent of the total in 1970 compared with 17.2 percent in 2005.

[1] These comparisons are based on: *Demographic Trends in the 20th Century, Census 2000 Special Reports*, by Frank Hobbs and Nicole Stoops, U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau, CENSR-4, November 2002; *Income, Poverty, and Health Insurance Coverage in the United States: 2005* by Carmen DeNavas-Walt, Bernadette D. Proctor, and Cheryl Hill Lee, U.S. Department of Commerce, Economics and Statistics Administration, U.S. Census Bureau, pp. 60-231, August 2006; and data from the American Community Survey for 2005 from tables on the U.S. Census Bureau's Web site.

- *Household income also grew, despite the rise in one-person households.* Real median household income rose from $38,026 in 1970 to $46,326 in 2005.

As the population aged and the distribution by household types changed, the average household size decreased from 3.1 in 1970 to 2.6 in 2005. The growth in population and the decline in average household size combined to produce a 75-percent increase in the number of households—from 63 million in 1970 to 111 million in 2005.

Because by definition each household occupies a separate housing unit, the American housing stock underwent dramatic changes from 1973 to 2005. This reflects not only the growth in households, but also changes in housing tastes brought about by changes in household structure, rising income, and an aging population. The United States has a unique resource—the American Housing Survey (AHS)—that tracks the evolution of its housing stock. This report uses the AHS to describe the changes that took place in housing in the United States between 1973 and 2005.

The American Housing Survey

The U.S. Department of Housing and Urban Development (HUD) conceived of the idea of a database that would assess the quality of the housing stock, analyze its characteristics, record what Americans were paying for housing and related services, and monitor how housing units changed over time. The U.S. Census Bureau (Census Bureau) worked with HUD to convert this idea into a full-fledged survey—complete with sampling frame, questionnaires, and survey procedures. With HUD funding, the Census Bureau launched the first AHS in 1973, and today the Census Bureau is still collecting information on housing for HUD through the AHS.

The AHS is really two surveys—a survey of the national housing stock and a collection of surveys of the housing stock in major metropolitan areas. Between 1973 and 1981, the Census Bureau conducted the national surveys annually; from 1983 to the present time, the Census Bureau has carried out the AHS national survey every 2 years. The most recently published data come from the 2005 survey. The national surveys have samples that range from 50,000 to 60,000-plus housing units.

The number of metropolitan areas surveyed and the period between surveys have varied over time. Originally, the AHS surveyed 60 metropolitan areas—20 a year every 3 years. Each survey included between 3,000 and 15,000 sample housing units. Over time, the cost of surveying reduced the number of areas surveyed and the frequency of the surveys. Currently, the AHS metropolitan survey includes 21 areas that are surveyed at 6-year intervals, with 7 metropolitan areas each survey year.

HUD and the Census Bureau publish lengthy reports from each national and metropolitan survey. Those reports are available in hard copy from HUD USER or the Census Bureau

and in PDF© format from both the HUD USER and the Census Bureau Web sites.[2] Analysts can also create their own tables from the more recent AHS national surveys, using the Census Bureau's DataFerrett technology available on the Census Bureau Web site. In addition, both HUD and the Census Bureau make available to analysts public user files containing the responses from individual housing units, after removing any information that might identify respondents.

The AHS survey has two distinguishing features. Unlike most surveys, the primary focus is on the housing unit; the survey does gather extensive information on the people living in the housing units, but only to relate the people characteristics to the housing characteristics. The AHS uses a longitudinal sample, which means that the Census Bureau goes back to the same housing unit with each new survey. This longitudinal feature allows HUD and the Census Bureau to see how housing units change over time and how people served by those units change over time.

This paper uses the data collected from all the AHS national surveys from 1973 to 2005 to portray how American housing changed over that 32-year period. The next eight sections of this report examine different features of the housing stock and the households that occupy the housing stock. The discussions highlight the major transformations that have occurred and explain what other information is available in the AHS. The appendix contains tables with data from all the national surveys on the topics discussed; these tables present both estimates of the total number of units with specific characteristics and percentage distributions.

Before presenting the data, the reader needs to be aware of how the AHS itself has changed over time. The AHS has used three different national samples. The 1973 and 1974 reports use a sample drawn in 1973 using the 1970 census as a sampling frame; the 1975 through 1983 reports use a sample drawn in 1975 using the 1970 census as a sampling frame; and the 1985 through 2005 reports use a sample drawn in 1985 using the 1980 census as a sampling frame. With each new survey, the Census Bureau updates the sample it uses for additions to the stock from new construction or other sources. The report formats have also changed over time. The 1973 through 1983 reports use a common format; the 1985 through 2005 reports use another common format. These changes, as well as other factors, affect the continuity of the data. In some cases, information is not available on a particular subject for all the national surveys.

Some notes on terminology may also help the reader. People normally think of their place of living as their home, but "homes" take many forms—such as single-family detached structures, apartments in multiunit structures, and mobile homes. *This document uses the term housing unit or unit to encompass all the forms that a home might take.* The Census Bureau and other survey organizations distinguish between families whose members are related to one another and households whose members may or may not be related to one another. More than half of all housing units are occupied by families, but all occupied housing units are occupied by households. This document uses

[2] www.HUDUSER.org and www.census.gov.

the more general concept of household. Finally, the Census Bureau and other survey organizations use the strange-sounding term "householder" to refer to an adult member of a household who is the reference person for that household. The older term was "head of household," but that term implies a household structure that generally does not apply these days.

Size, Location, and Status of the Housing Stock

Between 1973 and 2005, the number of housing units grew faster than the number of households occupying those units. Table 1 shows that the American housing stock consisted of 75,969,000 housing units in 1973; by 2005, the housing stock had grown to 124,377,000 housing units—an increase of 64 percent. During this time, the number of households grew by only 57 percent, so that there were 1.14 housing units per household in 2005 compared with 1.10 in 1973.

The logic used by the AHS in presenting data on the housing stock highlights some interesting changes in the way Americans use housing. First, the AHS distinguishes between year-round units and seasonal units; seasonal units include both vacation properties that are open only part of the year as well as housing for migratory workers that is used only part of the year. Table 1 shows that the number of seasonal units increased by almost 500 percent. While seasonal units comprised only 3 percent of the 2005 housing stock, the 1973 to 2005 change clearly indicates an increased demand for this type of housing.

Table 1: The Housing Stock in 1973 and 2005 (all counts in thousands)

	1973	2005	Percent Change
Total Housing Units	75,969	124,377	64%
Seasonal Units	676	3,845	469%
Year-Round Housing Units	75,293	120,532	60%
Occupied Units = Households	69,337	108,871	57%
Vacant Units	5,956	11,660	96%

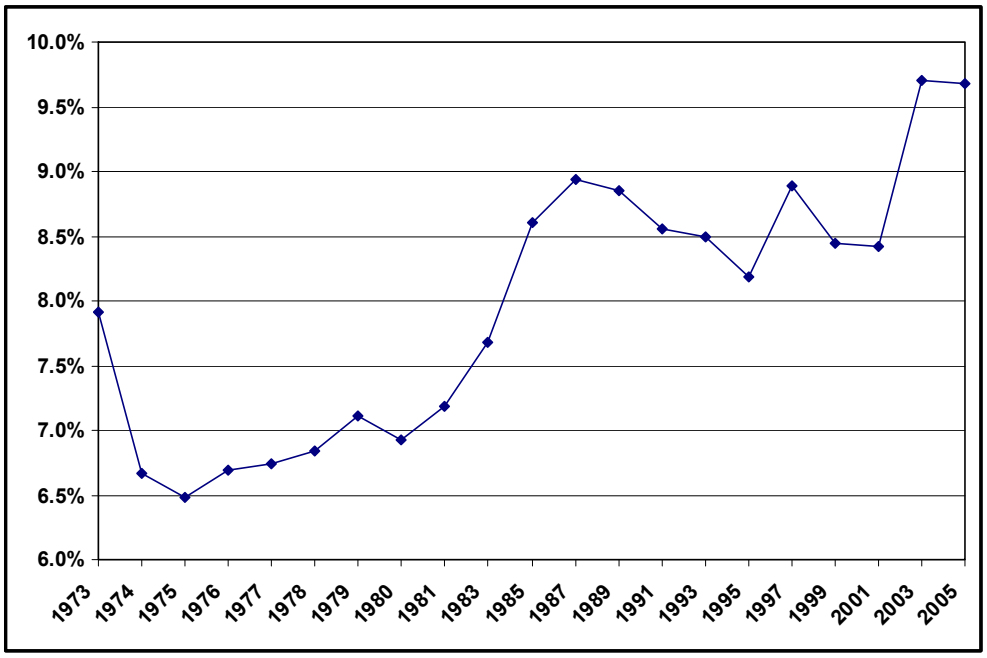
Year-round units are either occupied or vacant. Note that "occupied" and "vacant" have precise definitions that do not coincide exactly with the common understanding of these words. A house may have one or more persons living in it, but if those persons typically reside somewhere else, the house is considered vacant from the perspective of the AHS. The decennial censuses use the same logic because this approach ensures that every household has one and only one place where it "resides," and the approach also results in the number of households being equal to the number of occupied housing units.

Using this logic, a unit is vacant if it is not the "usual residence" of some household. Defined this way, a vacant unit is in some sense an excess unit—like having more chairs than children in a game of musical chairs. Table 1 shows that vacant units grew almost

twice as fast as households between 1973 and 2005. This fact, combined with the growth in seasonal units, accounts for the increase in the ratio of housing units to households.

Figure 1 traces changes in the proportion of year-round units that are vacant. The proportion started at 7.9 percent in 1973, fell to a low point of 6.5 percent in 1975, and then fluctuated around a rising trend, reaching a high of 9.7 percent in both 2003 and 2005. The AHS separates vacant units into five categories and, by looking at the data in each category, one can obtain a better understanding as to why the country appears to need more empty units today than in 1973. Tables A-1 and A-2 in the appendix contain information on these categories from all the AHS reports.[3]

Figure 1: Proportion of the Year-Round Housing Stock that Is Vacant



The first category consists of unoccupied rental units.[4] These units represented approximately 2.0 percent of the year-round stock from 1973 through 1983; from 1985 to 2001, the percentage hovered generally around 2.5 percent; then in 2003 and 2005, the percentage rose to 3.0 percent.[5] Various factors account for the rising share of vacant rental units. In 1981, Congress increased the tax breaks available to owners of rental properties, resulting in a significant amount of overbuilding before the Tax Reform Act of 1986 severely restricted those tax benefits. In the early 1990s, interest rates fell

[3] The reader should note that prior to 1985, the AHS did not count vacant mobile homes in the housing stock.
[4] This category includes vacant units that are available for either rent or sale.
[5] The ratio discussed in this sentence is the number of vacant units for rent divided by the year-round housing stock. The rental vacancy rate reported quarterly by the Census Bureau is the ratio of vacant units for rent divided by all rental units. The two ratios followed the same pattern.

substantially, making it less expensive to carry vacant properties. Landlords may also have changed their strategy by opting for higher rents at the cost of higher vacancy rates.

Two other categories showed little change over the 32-year period. The proportion of year-round units that are vacant properties offered "for sale only" fluctuated around 1 percent, while the proportion of units that have been bought or rented but are not yet occupied also oscillated around 1 percent. The most interesting change involves second homes and vacation properties that are available year-round.[6] This group rose from a low of 1.4 percent from 1974 to 1979, to a high of 2.6 percent in 1989, and then gradually fell back to 2.2 percent in 2005. The final category includes units vacant for other reasons. This category, except for an unusual value in 1973, rose gradually over the period from approximately 1.5 percent to approximately 2.5 percent.

As expected, the growth of the housing stock paralleled the growth of the population in terms of regional and metropolitan location. Figure 2 shows that the shares of the housing stock in the South and West increased throughout this period, while the shares in the Northeast and Midwest declined. These regional shifts occurred gradually throughout the period, but the aggregate effect was substantial. The Northeast's share fell 4.9 percentage points while the South's share rose 5.6 percentage points. Fifty percent of the housing stock was located in the South and West in 1973; by 2005, these regions accounted for 59 percent of the stock.

Figure 2: Regional Distribution of the Housing Stock

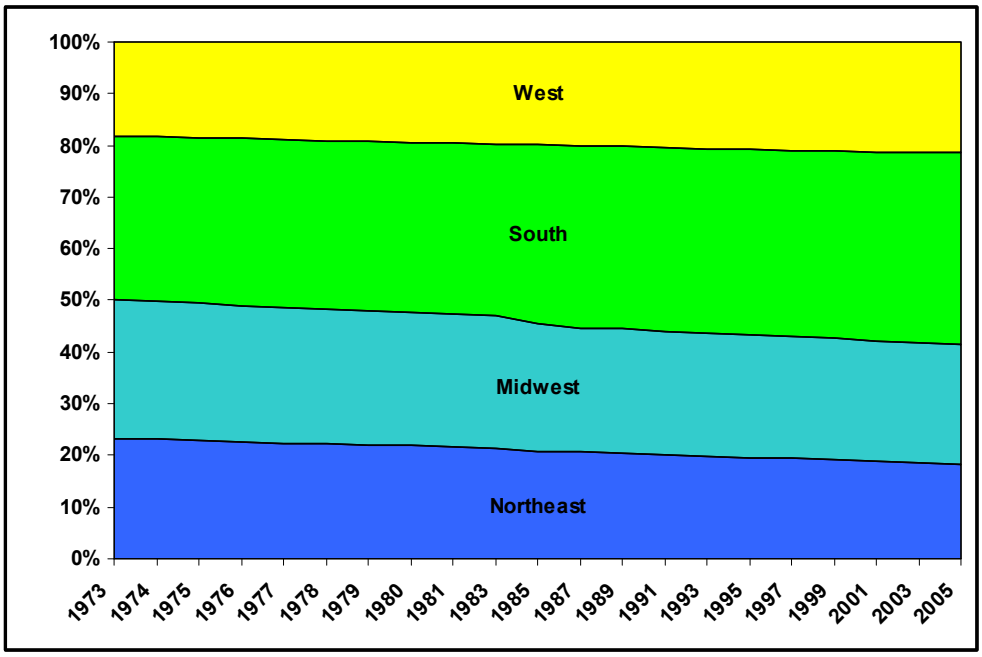
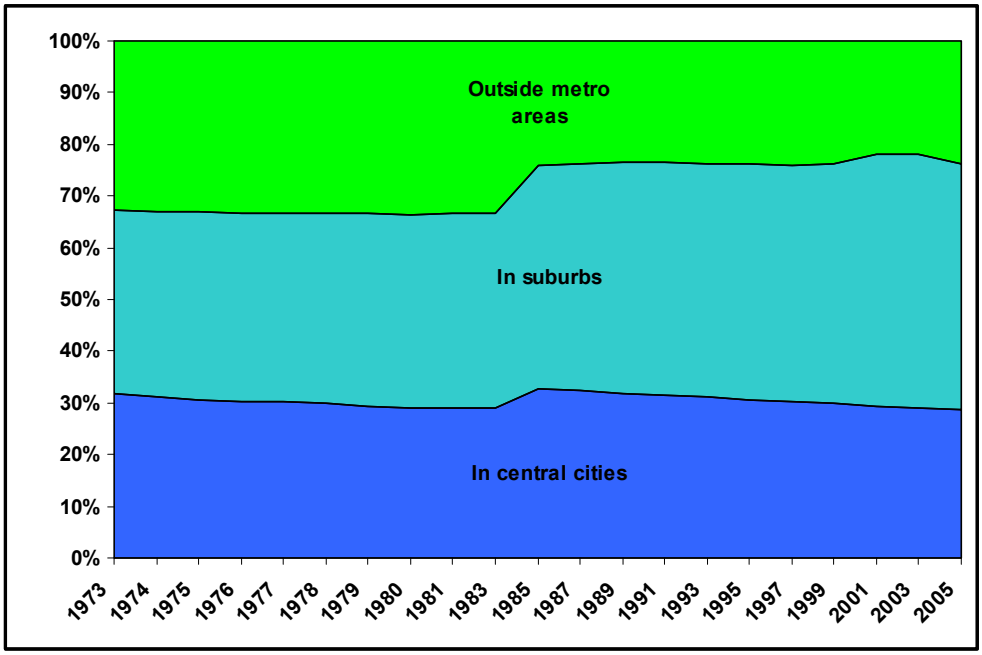


Figure 3 traces the changing shares of the housing stock in "outside metropolitan" areas, in suburbs, and in central cities. The over-the-period changes coincide with expectations;

[6] An occupied second home is considered vacant if its occupants "usually reside elsewhere."

the suburban share is substantially larger in 2005, while the shares in central cities and outside metropolitan areas are smaller. However, the trends are not smooth. The share outside metropolitan areas falls sharply between 1983 and 1985, and the central city share generally declines except for a one-time increase between 1983 and 1985. The discontinuities between 1983 and 1985 result from the introduction of new definitions of metropolitan area—changes that increased the population in central cities and suburbs at the expense of the non-metropolitan population. By 2005, suburbs accounted for 47 percent of the housing stock, central cities for 29 percent, and outside metropolitan areas for 24 percent.

Figure 3: Distribution of the Housing Stock by Central Cities, Suburbs, and Non-Metropolitan Areas



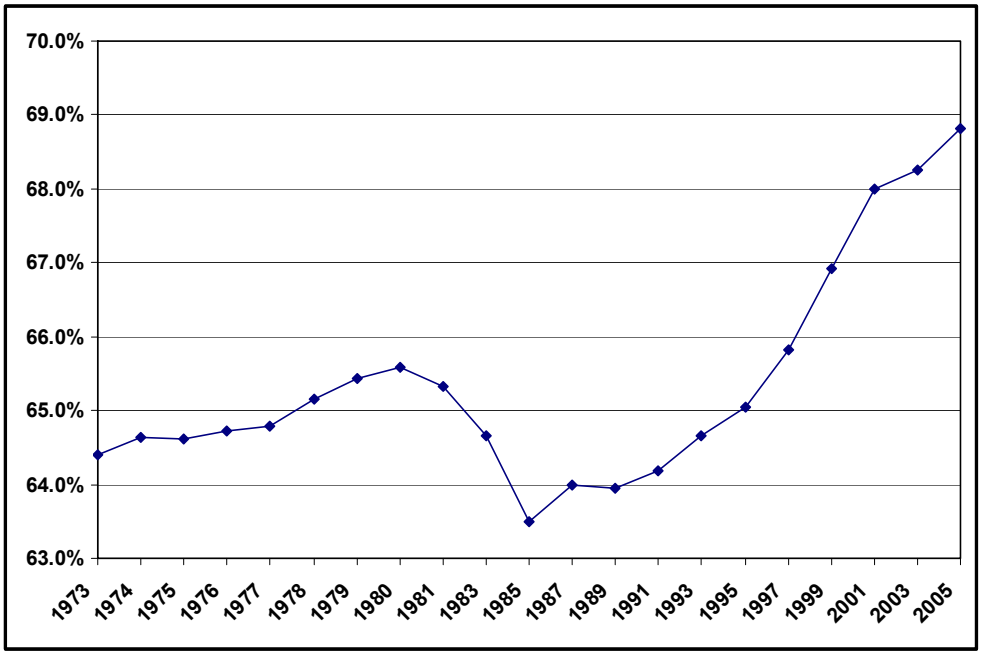
Because large portions of metropolitan areas are rural in character and significant pockets with dense populations are in non-metropolitan areas, the Census Bureau also divides the country into urban and rural segments. By 2005, approximately 75 percent of the occupied housing stock was located in urban areas and approximately 25 percent was located in rural areas. The urbanized share fell from 1973 to 1983 but then rose.[7]

One of the most significant changes in the status of the housing stock over the last 15 years has been the increase in the homeownership rate. The recent experience is best understood in the context of the evolution of homeownership over the last century. Owning one's home has always been considered a cornerstone of the American dream, but as late as 1940 less than half of American households were homeowners. In the 1890 to 1940 period, the homeownership rate fluctuated in the 43- to 48-percent range. During the 1940 to 1960 period, the homeownership rate rose by over 18 percentage points, from

[7] This is also the case with the central city, suburban, and non-metropolitan shares; there is a significant discontinuity in 1985.

43.6 percent to 61.9 percent. This remarkable transformation was facilitated by higher incomes, a large percentage of households being in prime homebuying age groups, the Federal Housing Administration (FHA)-led revolution in mortgage financing, the GI bill of rights, improved interurban transportation, and development of large-scale housing subdivisions with affordable houses. From 1960 to 1990, the homeownership rate remained in the 61- to 65-percent range, growing slowly between 1960 and 1980 and then declining from 1980 to 1990. From 1990 to 2007, the homeownership rate rose to close to 70 percent. Figure 4 uses data from the AHS to track the changes in the 1973 to 2005 period. The AHS captures both the stagnation from 1973 to 1991 and the return to growth beginning in 1993.

Figure 4: Homeownership Rate, 1973 to 2005



Structural Characteristics of Units

The American Housing Survey provides detailed information about the structural characteristics of housing units and, by comparing data from the published reports, one can see how these characteristics have changed over time. The AHS reports present data for all units and various categories of units, including newly constructed units. The data in this section refer to all year-round units or all occupied units. The AHS tracts the evolution of the overall housing stock due to the combination of three changes: the removal of existing units, the modification of existing units, or the addition of new units. The combined effects are dramatic enough that one can easily see their impact on the broader stock. Using the published data, one could also focus on newly constructed units and observe how they differ from existing units or, using the public use files, one could look separately at the characteristics of eliminated units, remodeled units, and newly constructed units.

Beginning in 1975, the AHS identified both units in cooperative buildings and units in condominiums. The number of cooperative housing units grew from 366,000 in 1975 to 713,000 in 2005, a rate of growth almost double the rate for all year-round units. Condominiums grew from 621,000 in 1975 to 5,975,000 in 2005, a rate of growth nearly 10 times the rate for all year-round units.[8] By 2005, these two ownership types accounted for almost 6 percent of the year-round stock and almost 9 percent of the owner-occupied housing units.

Figure 5 shows how the composition of the year-round stock changed by the type of structure. Both the changes and the timing of the changes are interesting. Units located in structures with five or more units are generally rental units. (This paper reflects the terminology used by HUD's FHA insurance program and labels structures with five or more units as multifamily structures.) Both supply and demand factors caused these units to grow from approximately 15 percent of the year-round stock in 1973 to over 17 percent in 1985. The generous tax incentives enacted for rental housing in 1981 encouraged the construction of multifamily housing. During this period, the early baby-boom population also was forming households and acquiring housing units. Young households are more likely to choose rental housing and the smaller units typical of multifamily structures. After 1985, the multifamily share leveled off and even declined slightly.

Manufactured housing (mobile homes) has played an increasingly important role in providing housing.[9] In 1973, there were 3.3 million mobile homes. By 2001, the number of mobile homes had increased to 8.2 million. The count in 2005 was 8.0 million or 6.6 percent of the year-round stock. Mobile homes have always provided an affordable path to homeownership. Their increased popularity may be the result of a greater variety of manufactured housing options, increased safety as a result of revised federal standards, and more young households seeking to become homeowners.

The AHS distinguishes between single-unit detached structures, such as a single-family house on a lot that separates it from other structures, and single-unit attached structures, such as townhouses that share common exterior walls. The rising share of units in single-family attached structures is not surprising given the generally lower costs of such units. The trend in single-unit detached structures is somewhat surprising. This structure type is by far the most popular type and accounted for 62 to 64 percent of all units from 1973 through 1983. In 1985, its share dropped to 61 percent and decreased further to approximately 60 percent through 1995.[10] High mortgage interest rates in the late 1970s and throughout the 1980s may explain some of these changes. Interest rates improved around 1993, and the share of single-family detached structures increased back to 63 percent by 2005.

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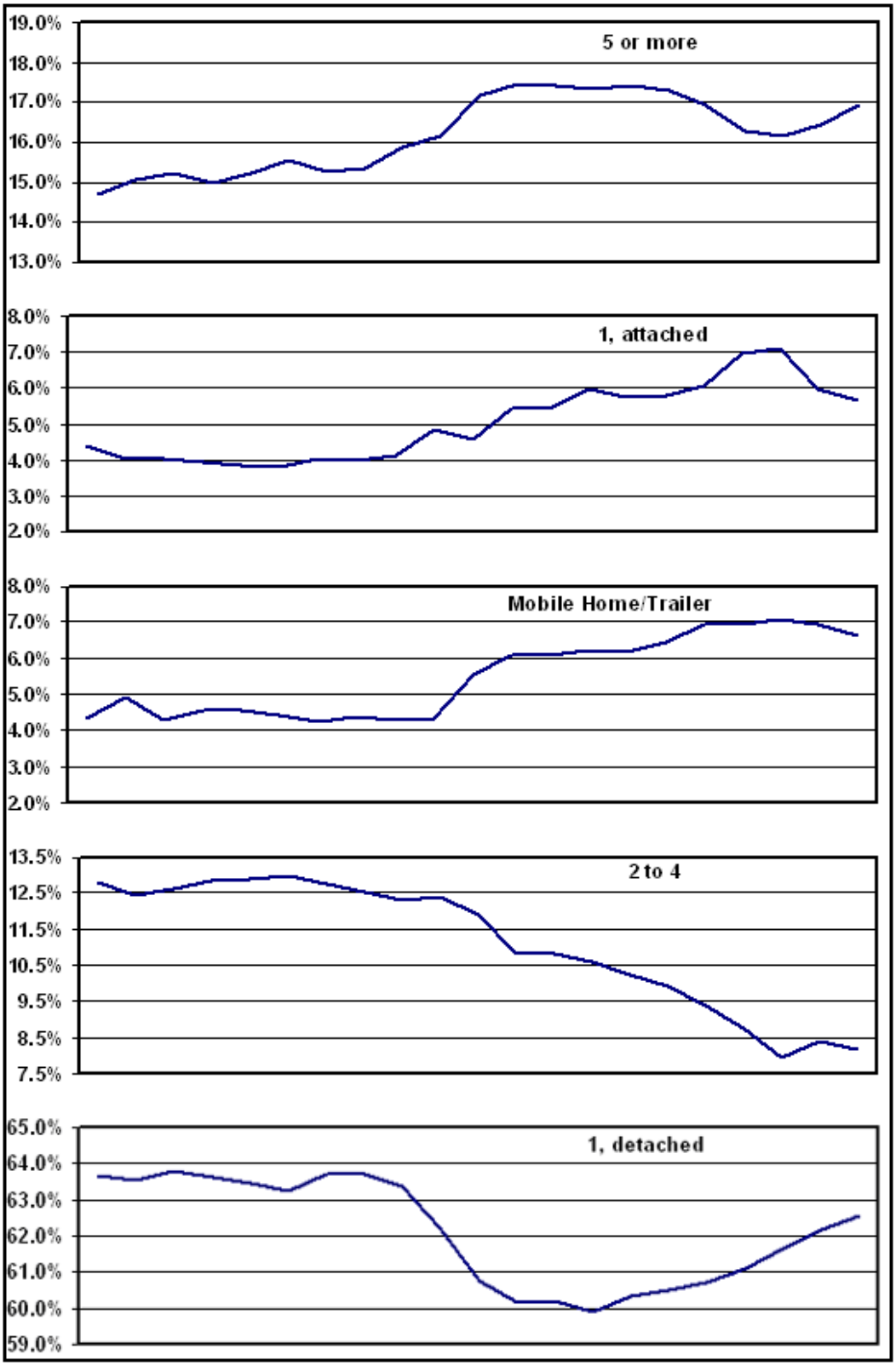
[8] Year-round units grew by 55 percent from 1975 to 2005, cooperative units by 95 percent, and condominiums by 862 percent.

[9] The sharp increase in 1985 is partially due to a change in AHS procedures. Prior to 1985, vacant mobile homes were not included in the housing stock.

[10] The advent of a new AHS sample in 1985 may have contributed to the decline between 1983 and 1985, but does not account for the further decline through 1995.

Figure 5: Shares of the Year-Round Stock of Various Structure Types, 1973-2005

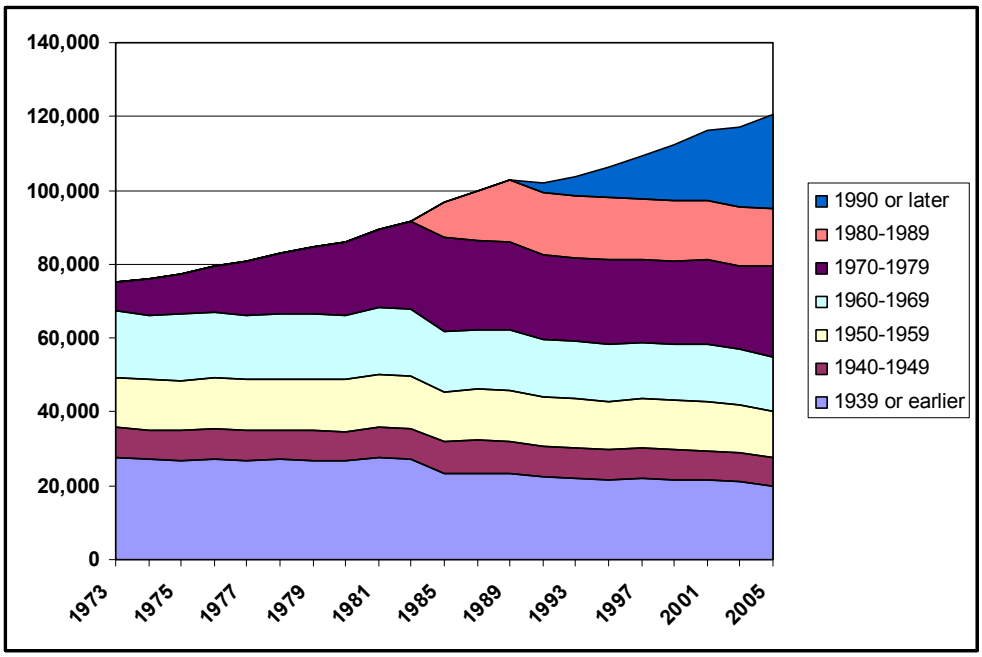


The remaining structure type—units in structures with two to four units—declined in importance almost continuously from 1973 to 2005. At the beginning of the period, these structures accounted for 13 percent of all year-round units; by 2005, they accounted for only 8 percent of the units. The number of units in this structure type barely changed over the period; there were 9.6 million units in two- to four-unit structures in 1973 and only 9.9 million in 2005, despite an overall growth in the number of year-round units of over 45 million.

Beginning in 1985, the AHS reports divided multifamily structures into four categories based on the number of units in the structure. An examination of Tables A-3 and A-4 shows that the relative importance of these categories did not change substantially over the 1985 to 2005 period.

Figure 6 shows how the substantial growth over this period in the number of the year-round units altered the age structure of the housing stock. By 2005, more than half of the year-round units had been built after 1970. (Beginning in 1985, the AHS identified units built in 1980 or later, and in 1990, the AHS identified units built in 1990 or later.)

Figure 6: Number of Year-Round Housing Units by Year Built



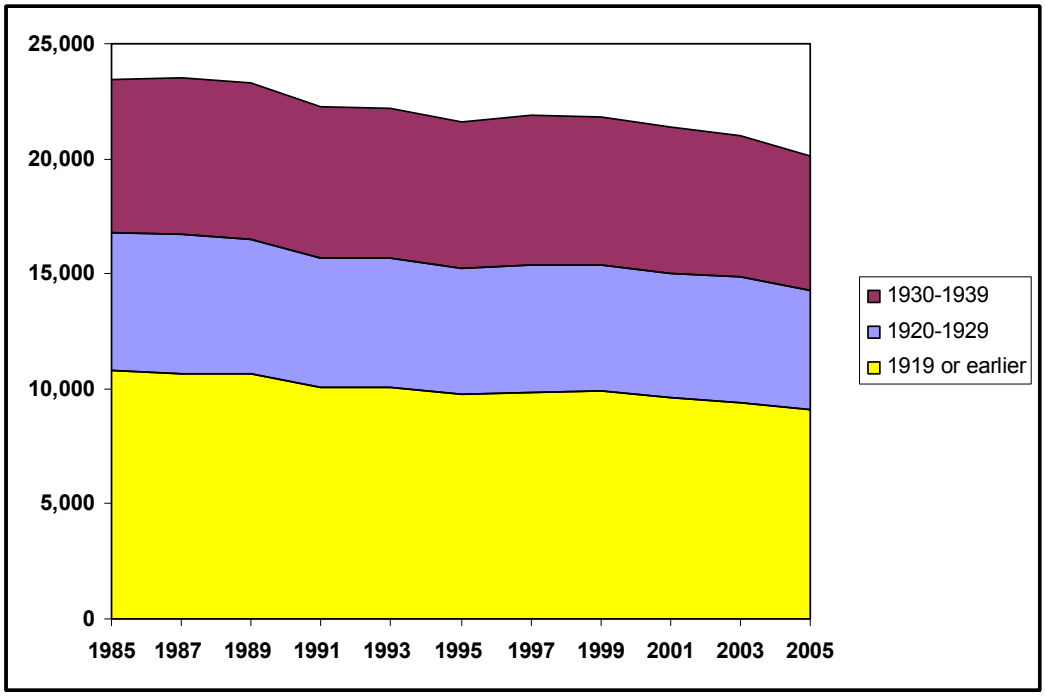
Since units built prior to 1970 cannot be added to the stock after 1970, the number of such units has to decline over the period tracked by the AHS.[11] In both absolute numbers and percentage terms, units built prior to 1940 and units built during the 1960s

[11] In fact, units built prior to 1970 can appear in a post-1970 AHS, even though these units did not appear in previous AHS reports. Every year units are added to the stock from sources other than new construction, including the splitting of a large unit into two or more units or the transformation of a nonresidential structure into a residential structure. While these movements are important in the year-to-year change in the housing stock, they are relatively minor.

experienced the largest declines. There were 7.5 million fewer units built prior to 1940 in 2005 than in 1973—a drop of 27 percent. There were 3.4 million fewer units built during the 1960s in 2005 than in 1973—a drop of 19 percent.

Beginning in 1985, the AHS reports convey information separately for units built in the 1930s, the 1920s, and prior to 1920. Figure 7 shows how the number of these units changed between 1985 and 2005. Relatively speaking, all three categories declined in roughly the same proportion over this shorter period—13 percent for units built in the 1920s and 1930s and 16 percent for those built prior to 1920. Because there were more units built prior to 1920 than in the other two categories, this group lost the most units—1.7 million between 1985 and 2005.

Figure 7: Number of Year-Round Housing Units Built Prior to 1940, 1985-2005

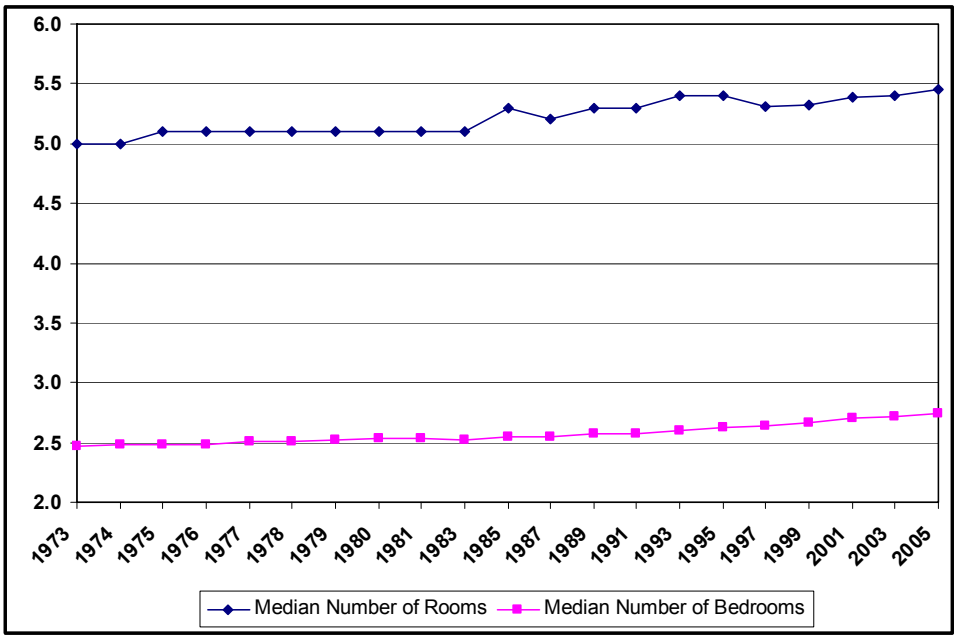


The housing stock is by no means static. Figure 6 shows how easily the profile of the existing stock can change as new units are added and old units leave the stock. Only 46 percent of the year-round units in existence in 2005 were built prior to 1970. With this level of turnover, the characteristics of housing units can change substantially over time.

One characteristic—the size of housing units—has shown almost continuous change over the 1973 to 2005 period. The AHS furnishes several measures of the size of units. Since 1973, the AHS has counted the number of rooms, the number of bedrooms, and the number of bathrooms. Figure 8 indicates that the median number of rooms and the median number of bedrooms have increased almost every year. Measured in terms of the typical unit, the changes appear small. The median number of rooms increased from 5.0 rooms in 1973 to 5.5 rooms in 2005, and the median number of bedrooms increased from

2.5 bedrooms to 2.7 bedrooms. The full distributions reported in Tables A-7 and A-8 demonstrate that the smallest units have disappeared and the largest units have become more common. In 1973, there were 3.9 million year-round housing units with only one or two rooms; by 2005, the number had declined to 1.8 million. The number of housing units with 7 or more rooms increased from 14 million in 1973 (19 percent of the year-round stock) to 34 million in 2005 (28 percent). The same pattern emerges with the distribution by number of bedrooms. The number with no bedrooms fell from 1.9 million in 1973 to 1.1 million in 2005. Only 19 percent of year-round units had two or more bathrooms in 1973; 47 percent had two or more in 2005.

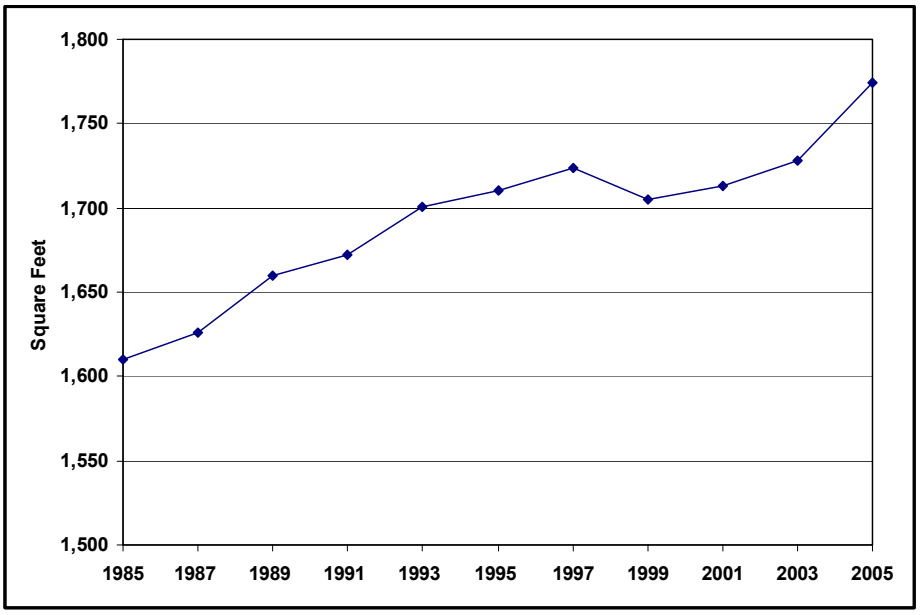
Figure 8: Median Rooms and Bedrooms for Year-Round Units



Beginning in 1985, the AHS also recorded the square footage of units. Figure 9 reports the median square footage for single-unit detached houses and mobile homes combined into one group. Over this period, the size of the median unit grew from 1,610 square feet to 1,774 square feet—an increase of 10 percent. Tables A-9 and A-10 contain the distribution by square footage of the group of single-unit detached houses and mobile homes. In 1985, there were 11.6 million units with fewer than 1,000 square feet; by 2005, this number had dropped to 8.8 million despite a 30-percent increase in the number of single-unit detached houses and mobile homes.

Tables A-9 and A-10 also provide information on lot sizes for one-unit structures. This paper does not discuss these numbers, because there appears to be a break in the series in 1997 when the Census Bureau introduced a new questionnaire and new data collection procedures. The new procedures greatly reduced the number of non-reporting units, and this improvement was accompanied by a substantial drop in the median lot size. Median lot size for one-unit structures was approximately 0.35 acres throughout the 1997 to 2005 period.

Figure 9: Median Square Footage, Single-Family Detached and Mobile Homes, 1985-2005



The introduction noted that average household size decreased from 1970 to 2005. This demographic change, combined with the sharp increase in the number of large housing units, resulted in a substantial decline in the problem of overcrowding. Housing analysts traditionally have considered households to be "overcrowded" if the ratio of household members to room exceeds 1.01—that is, if there are more household members than rooms in their homes.

Figure 10 counts the number of overcrowded households for each survey year. Despite a 57-percent increase in the number of households over this period, the number of overcrowded households fell from 3.9 million in 1973 to 2.6 million in 2005.

Figure 10: Number of Overcrowded Households, 1973-2005

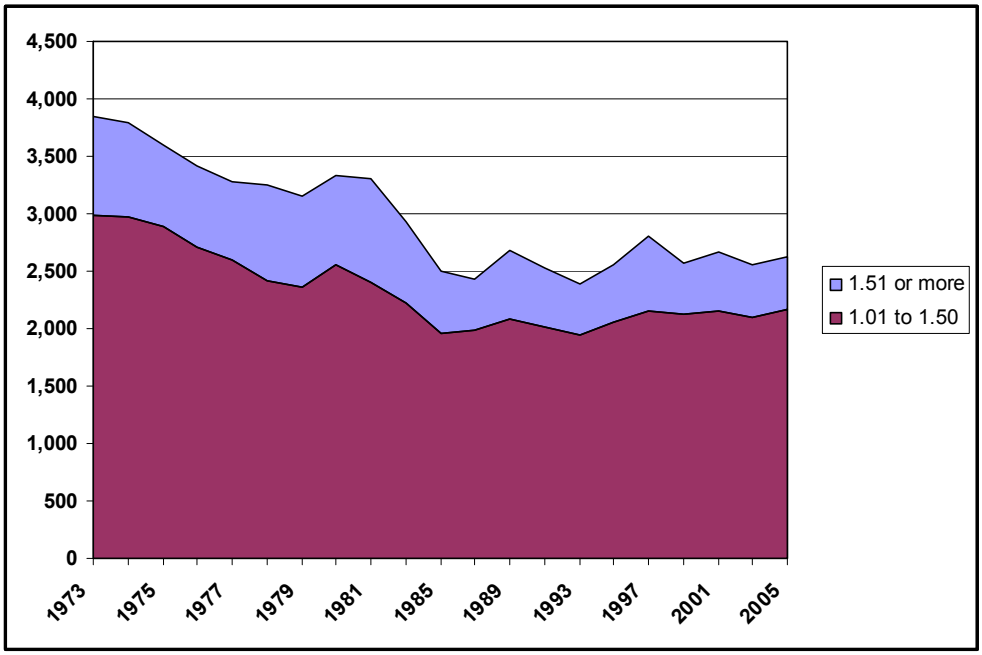


Table 2 records the percentage of households that were overcrowded for each survey year. As a percentage of households, overcrowding is a substantially less serious problem today than in 1973. In 2005, only 2.4 percent of households were overcrowded and, of the overcrowded households, only one in six was severely overcrowded. In 1973, 5.6 percent were overcrowded, and roughly one in four were severely overcrowded.

Table 2: Overcrowding as a Percent of Households

Year	Overcrowded (more than 1.00 persons per room)	Severely Overcrowded (more than 1.50 persons per room)	Year	Overcrowded (more than 1.00 persons per room)	Severely Overcrowded (more than 1.50 persons per room)
1973	5.6%	1.3%	1987	2.7%	0.5%
1974	5.3%	1.1%	1989	2.9%	0.6%
1975	5.0%	1.0%	1991	2.7%	0.6%
1976	4.6%	1.0%	1993	2.5%	0.5%
1977	4.4%	0.9%	1995	2.6%	0.5%
1978	4.2%	1.1%	1997	2.8%	0.7%
1979	4.0%	1.0%	1999	2.5%	0.4%
1980	4.2%	1.0%	2001	2.5%	0.5%
1981	4.0%	1.1%	2003	2.4%	0.4%
1983	3.5%	0.8%	2005	2.4%	0.4%
1985	2.8%	0.6%			

Quality of the Housing Stock

The AHS collects an extensive amount of information relating to the quality of the housing stock. While changes in questionnaires and reporting formats make it difficult to track how all of these features have changed over time, the most important quality indicators are consistently measured and reported for the 1973 to 2005 period, and additional indicators are available for the 1985 to 2005 period.

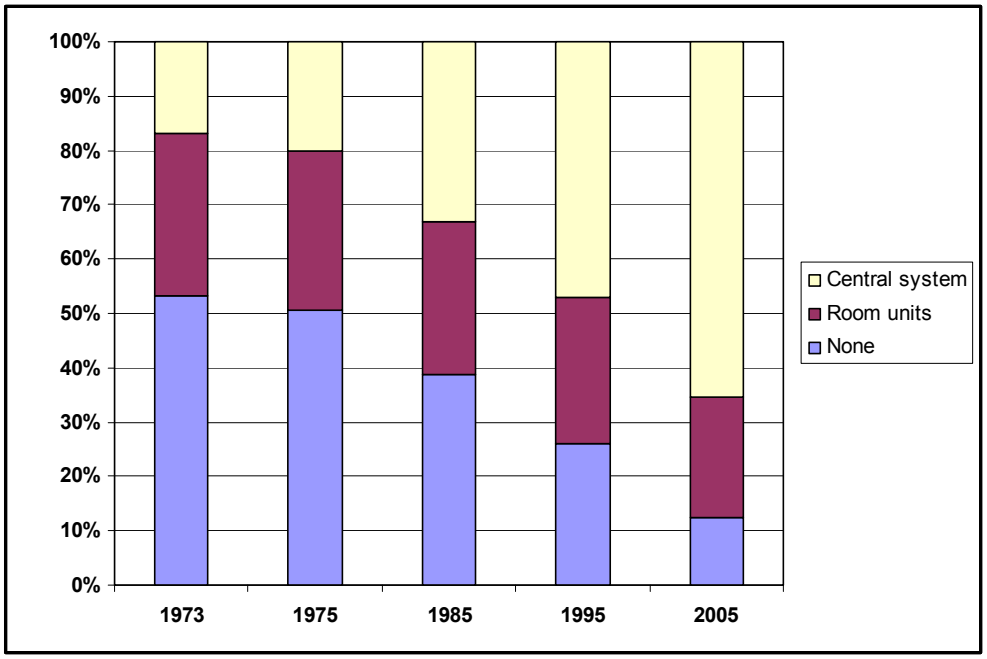
Table 3 shows for selected years how the share of the housing stock using public water and sewer facilities has grown over the period. This change corresponds to the increased share of housing located in metropolitan areas and in urbanized areas. It also reflects the expansion of public water and sewer facilities into non-metropolitan areas and into rural areas. Table A-11 and A-12 present the same information for all survey years. These tables confirm that the use of public water sources and sewer facilities increased almost continuously over the 1973 to 2005 period.

Table 3: Source of Water and Waste Water Disposal

	1973	1975	1985	1995	2005
Water – Year-Round Units					
Public/private water	81.6%	83.1%	85.3%	86.8%	87.6%
Well	16.3%	15.0%	13.7%	12.5%	11.9%
Other water source	2.1%	1.9%	1.0%	0.7%	0.5%
Sewer – Year-Round Units					
Public sewer	71.3%	72.8%	75.7%	77.1%	79.7%
Septic tank/cesspool	26.1%	25.4%	23.8%	22.7%	20.2%
Other	2.6%	1.8%	0.6%	0.2%	0.2%

Among housing amenities, air conditioning is one that experienced remarkable growth since 1973. Figure 11 shows that fewer than half of year-round units had air conditioning in 1973, but only one-eighth of the units lacked some form of air conditioning in 2005. Not only did air conditioning become a more prominent feature, but reliance on central air conditioning systems increased even more. Only one in six units had central air conditioning in 1973, but almost two-thirds had central air conditioning in 2005. Air conditioning has been a frequent feature in newly constructed housing, and many older units have been retrofitted for central air conditioning since 1973.

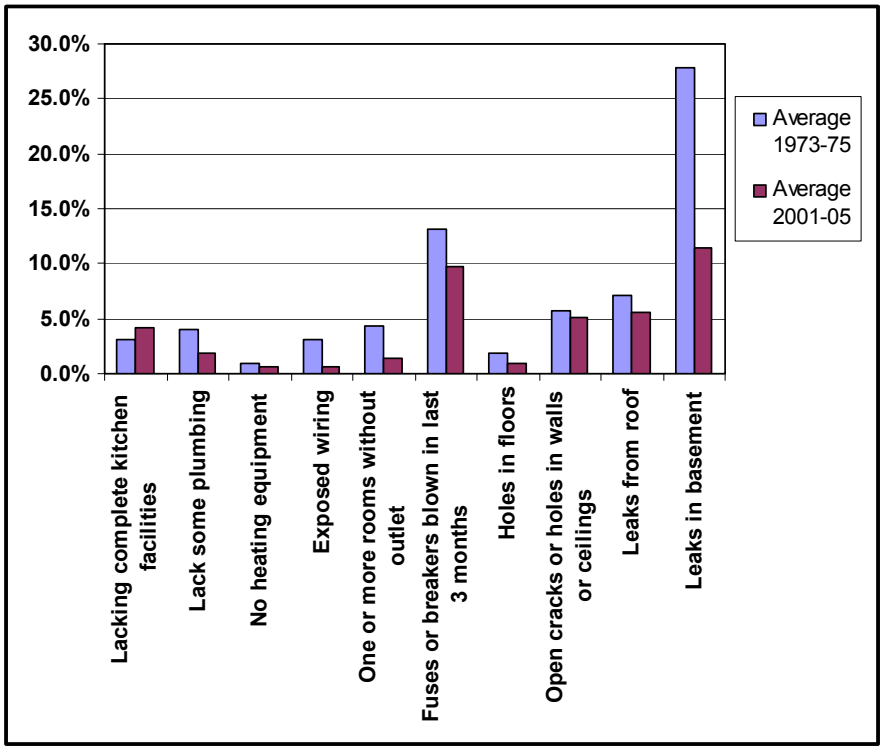
Figure 11: Use of Air Conditioning in Housing Units, 1973-2005



The AHS also reports information on the presence or absence of amenities such as fireplaces, decks, dishwashers, clothes washers and dryers, microwaves, trash compactors, telephones, and garages or carports. The AHS describes the type of heating equipment used and indicates what fuels are used for heating, cooking, and other equipment. Almost all of this information is available for the 1985 to 2005 period, and many items are available for the entire 32-year interval.

The AHS also records detailed information about housing defects. Figure 12 contrasts the prevalence of selected defects at the beginning of the period by averaging the reported rates of occurrence in the 1973, 1974, and 1975 AHS surveys and in the 2001, 2003, and 2005 surveys. With one exception, the rates of occurrence were lower at the end of the period than at the beginning, in some cases substantially lower. The one exception is the percentage of units without complete kitchen facilities—a kitchen sink; burners, cook stove, or microwave oven; and a refrigerator—for the exclusive use of the household. In 1997, the Census Bureau revised the AHS questionnaire, and the revision affected the measurement of this defect. Beginning in 1997, "exclusive use" was an absolute requirement for a unit to avoid being classified as "lacking complete kitchen." This change caused the percentage of units "lacking complete kitchen" facilities to rise slightly. Tables A-13 and A-14 show the upward shift in this percentage in 1997. As shown in Figure 12, 4.2 percent of the units did not have complete kitchen facilities for the exclusive use of the household in the 2001 to 2005 period.

Figure 12: Selected Defects, Rates of Occurrence at the Beginning and End of the Period[12]



At the end of the period, only 1.8 percent of year-round units lacked complete plumbing for the exclusive use of their residents, compared with 4.1 percent at the start of the period (see Figure 12). Complete plumbing consists of hot and cold piped water as well as a flush toilet and a bathtub or shower, all for the exclusive use of the household. Ninety-nine percent or more of year-round units had some type of heating equipment at both the beginning and end of the period.

Figure 12 contains three measures for occupied units of electrical defects: exposed wiring, rooms with no working outlets, and a blown fuse or a tripped circuit breaker within 3 months prior to the survey. All three measures had lower rates of occurrence at the end of the period than at the beginning. The exposed wiring measure fell from 3.1 percent of occupied units to 0.6 percent, while the "one or more rooms without an outlet" measure dropped from 4.4 percent to 1.4 percent. The declines in these measures were absolute as well as relative—that is, there were fewer units with these problems at the end of the period than at the beginning.

The quality of the housing stock also improved with respect to problems related to holes in floors, cracks or open holes in walls and ceilings, and leaks in roofs. The occurrence of these defects declined in percentage terms between the beginning and end of the 32-

[12] Information on kitchen facilities, plumbing facilities, and heating equipment refers to all year-round units; information on the remaining items refers to occupied units.

year period. The number of units with holes in floors declined as well. One of the most striking changes was the decline in the frequency with which units with basements experienced leaks. As shown in Figure 12, residents reported leaks in the basements of 28 percent of the units with basements at the beginning of the period but in only 11 percent at the end of the period. This dramatic decline may be both real and an artifact of the way the AHS collected data over time. The Census Bureau introduced a new questionnaire in 1985, and a review of the data in Tables A-13 and A-14 reveals that the prevalence of leaks declined substantially with the introduction of the new questionnaire. Nevertheless, the proportion with leaks continued to fall after 1985.

Beginning in 1985, the AHS introduced two summary measures of physical problems in housing units. These measures take into account a range of possible physical problems and classify them as either severe or moderate. If a unit has one or more severe physical problems, the AHS characterizes that housing unit as having severe problems. If a unit has one or more moderate physical problems but no severe problems, the AHS characterizes that unit as having moderate problems. Units that have both severe and moderate problems are characterized as having severe problems and are not counted among the units with moderate problems. The accompanying textbox explains how the AHS defines severe physical problems and moderate physical problems.

Severe physical problems: A unit has *severe* physical problems if it has any of the following five problems:

Plumbing. Lacking hot or cold piped water or a flush toilet, or lacking both bathtub and shower, all inside the structure (and for the exclusive use of the unit, unless there are two or more full bathrooms).

Heating. Having been uncomfortably cold last winter for 24 hours or more because the heating equipment broke down, and it broke down at least three times last winter for at least 6 hours each time.

Electricity. Having no electricity, or all of the following three electric problems: exposed wiring, a room with no working wall outlet, and three blown fuses or tripped circuit breakers in the last 90 days.

Hallways. Having all of the following four problems in public areas: no working light fixtures, loose or missing steps, loose or missing railings, and no working elevator.

Upkeep. Having any five of the following six maintenance problems: (1) water leaks from the outside, such as from the roof, basement, windows, or doors; (2) leaks from inside structure, such as pipes or plumbing fixtures; (3) holes in the floors; (4) holes or open cracks in the walls or ceilings; (5) more than 8 by 11 inches of peeling paint or broken plaster; or (6) signs of rats in the last 90 days.

Moderate physical problems: A unit has *moderate* physical problems if it has any of the following five problems, but none of the severe problems:

Plumbing. On at least three occasions during the last 3 months, all the flush toilets were broken down at the same time for 6 hours or more.

Heating. Having unvented gas, oil, or kerosene heaters as the primary heating equipment.

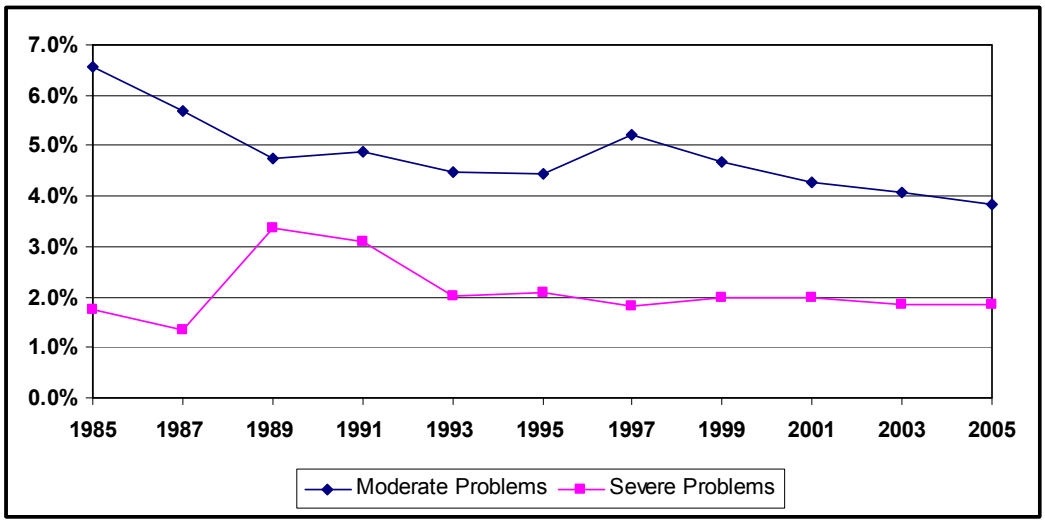
Kitchen. Lacking a kitchen sink, refrigerator, or cooking equipment (stove, burners, or microwave oven) inside the structure for the exclusive use of the unit.

Hallways. Having any three of the four problems listed under *Hallways* for severe physical problems.

Upkeep. Having any three or four of the six problems listed under *Upkeep* for severe physical problems.

Figure 13 indicates that the frequency of severe physical problems was approximately the same in 2005 as in 1985. There was a sharp increase in the proportion with severe physical problems in 1989, but the proportion returned to trend level by 1993. The frequency of moderate physical problems declined between 1985 and 2005. Except for a small upward blip in 1997, the percentage with moderate physical problems declined almost continuously over the period.

Figure 13: Severe and Moderate Physical Problems, 1985-2005



Tables A-15 and A-16 provide information on each of the elements used to define severe and moderate physical problems. The tables show that an increase in plumbing problems explains the upward shift in severe physical problems in 1989 and 1991; this increase in serious plumbing problems may be related to difficulties in collecting information on complete plumbing facilities in the immediately preceding years. The AHS reports for 1985 and 1987 did not contain information on complete plumbing facilities because it was deemed unreliable. Therefore, the reported percentage with severe physical problems in 1985 and 1989 may be too low. Over the 1985 to 2005 period, the percentage of units with severe upkeep problems declined from 0.5 percentage points to zero percentage points. With respect to moderate physical problems, the percentage of units reporting moderate problems related to heating and upkeep declined substantially over the period.[13]

Housing Costs

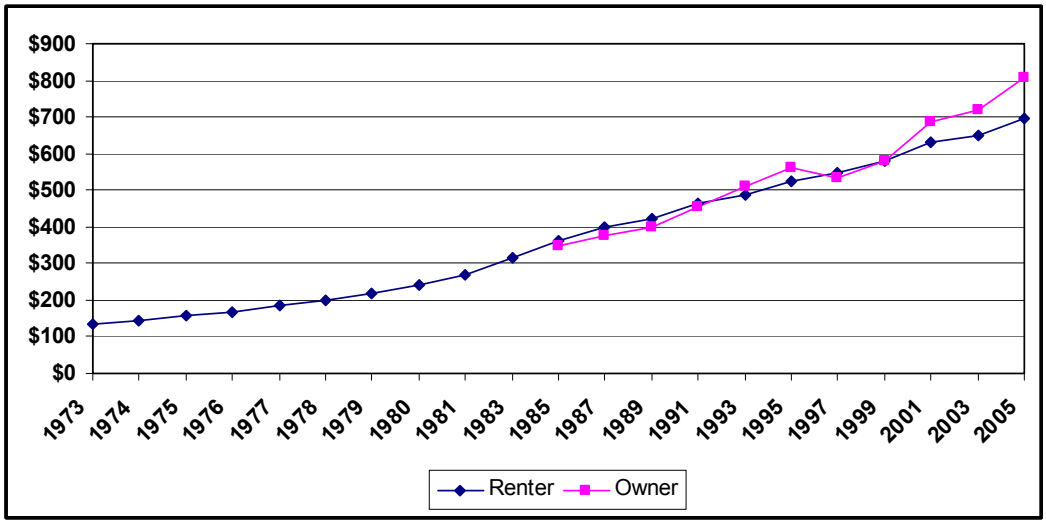
The AHS collects copious information on the various costs of renting or owning a housing unit, including the financing costs and the costs of utilities. Despite the detailed information in the published reports, certain presentational features make it difficult to

[13] The percentage of units with moderate physical problems related to kitchen facilities increased between 1985 and 2005 but, as noted earlier, this may be the result of more emphasis on "exclusive use" in reporting on kitchen facilities.

compare the data consistently over the entire period. Inflation, particularly the severe inflation from 1973 through 1983, affected the categories used by the AHS to report monthly housing costs. In 1973, 85 percent of renters paid less than $200 per month for rent and utilities, and the AHS report grouped the remaining 15 percent into a single category. By 2005, fewer than 5 percent of renters paid less than $200 per month for rent and utilities, and the AHS report apportioned the remaining 95 percent into 13 categories that did not exist in the 1973 report. An additional problem relates to owner-occupied houses. The early AHS reports separate homeowners into those with mortgages and those without mortgages before providing information on monthly housing costs; the reports beginning in 1985 group all homeowners together.

Notwithstanding these difficulties, the AHS reports paint a clear picture of how housing expenditures have altered since 1973. Figure 14 contains median monthly housing costs for renters from 1973 through 2005 and for homeowners from 1985 through 2005. Median housing costs include items such as homeowners' insurance, utilities, trash removal and, in the case of owner-occupied housing, mortgage payments and mortgage insurance fees.[14]

Figure 14: Median Monthly Housing Costs, Owners and Renters



Between 1973 and 2005, median monthly housing costs for renters increased from $133 to $694, an average annual increase of over 5 percent. Rental costs increased fastest in the period from 1975 through 1983, when the annual increases ranged from 8 percent to 12 percent. Since 1989, the annual increases have averaged just over 3 percent.

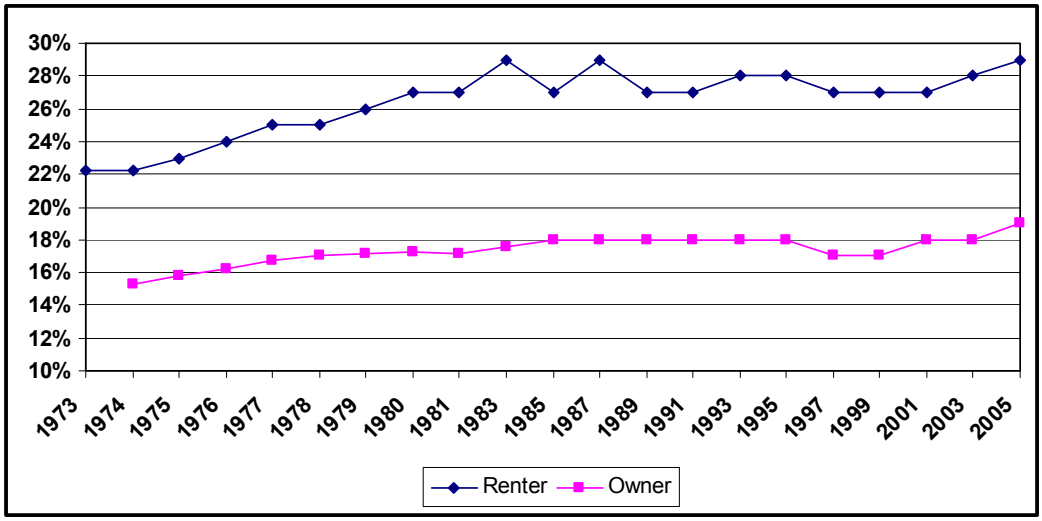
Figure 14 presents median owner monthly costs from 1985 through 2005. The chart reveals two interesting facts. First, during most of this period, median renter and median

[14] Monthly housing costs are the best measure of the costs of owning or renting because it includes all the associated costs. It is better than contract rent for renters because contract rent can include some or all utilities for some units while, for other units, the household will pay for utilities separately.

owner costs were very similar; second, these increased at approximately the same rates until 1999 when owner costs began to increase faster than renter costs.

In order to judge how housing fits into the overall expenditure patterns of households, the AHS reports the relationship between housing costs and household income. Figure 15 reports the median ratio of housing costs to income for renters and owners separately. While there is an upward trend in the ratio for both owners and renters, the trends are much milder than trends in dollar costs reported in Figure 14.

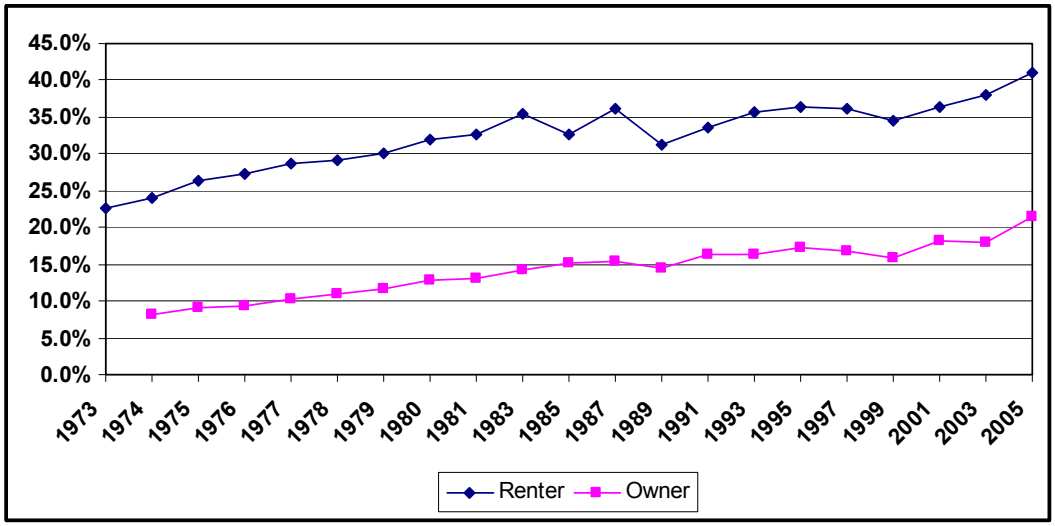
Figure 15: Median Ratio of Housing Costs to Household Income for Renters and Owners



Throughout the period, housing costs have consumed a larger share of the budget of renters than of owners. The median renter household spent 22 percent of its income on housing costs in 1973; this percentage rose unevenly over the period to 29 percent in 2005. This progression combines both increases in the costs of housing compared with other commodities and increases in the size and quality of rental housing. The median owner household spent 15 percent of its income on housing in 1974; this percentage rose gradually to 19 percent in 2005.

At various times, HUD has considered the expenditure of more than 25 percent, 30 percent, or 35 percent of income for housing as "burdensome." No general consensus exists as to what constitutes housing burden, and burden relates as much to total income as it relates to the percent spent on housing and related costs. Tables A-17 through A-20 contain detailed information on expenditure rates. Figure 16 focuses on the proportion of renters and owners who spend more than 35 percent of their income on housing.

Figure 16: Proportion of Households Spending More than 35 Percent for Housing

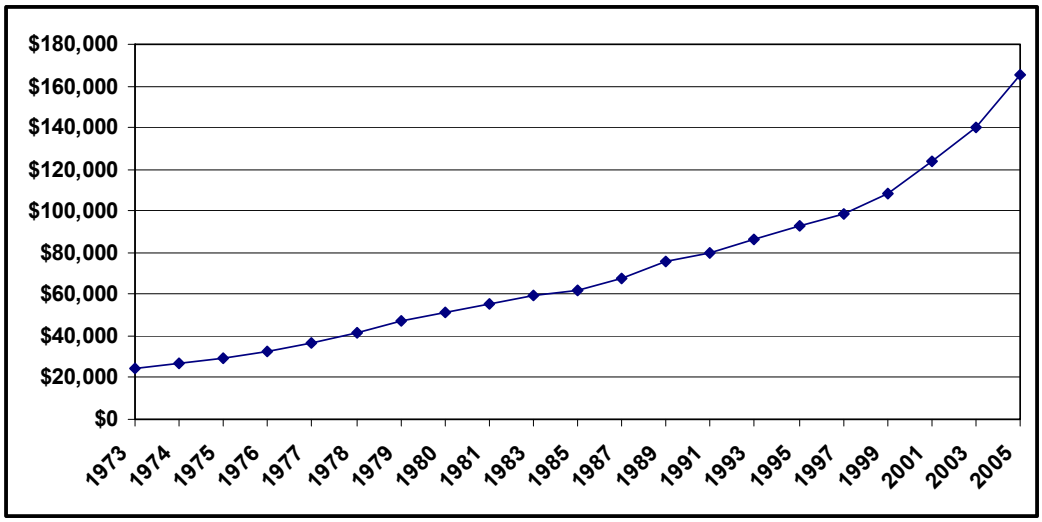


Excessive housing costs appear to be more of a problem for renters than owners and, for both groups, the problem has become more severe over time. In 1973, only 23 percent of renter households spent more than 35 percent of their income on housing; by 2005, this proportion had grown to 41 percent. The homeowner data cover the period from 1974 to 2004; over this time, the ratio of homeowners with housing costs exceeding 35 percent of income increased from 8 percent to 22 percent.

Home Values and Mortgage Financing

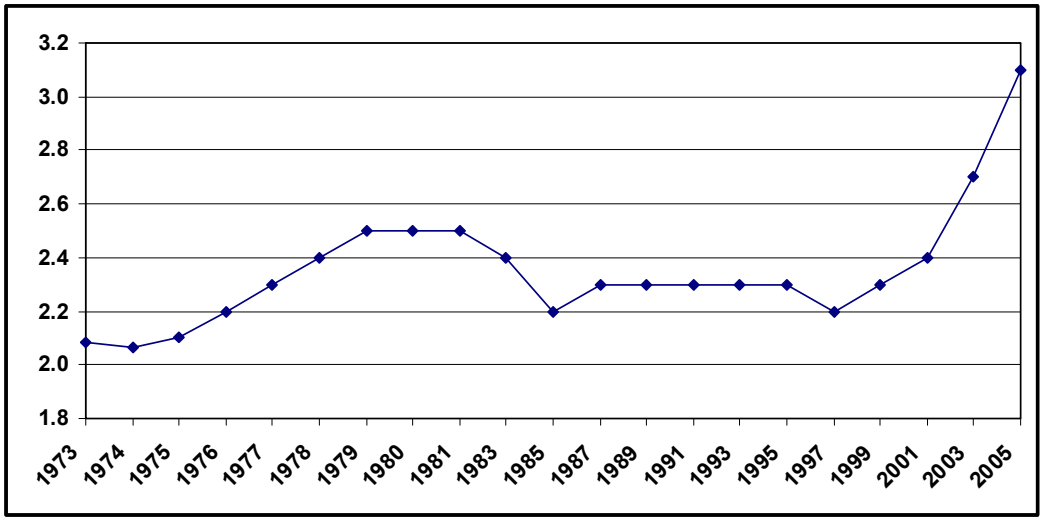
Inflation has also made it more difficult to use the AHS reports to compare home values over time. In 1973, 92 percent of owner-occupied homes were valued by their owners at less than $50,000, and the AHS report grouped the remaining 8 percent into a single category. By 2005, fewer than 5 percent of homes were valued at less than $50,000, and the AHS report apportioned the remaining 95 percent into 8 categories that did not exist in the 1973 report. Figure 17 points out that median home values increased considerably over the 32-year period, rising on average over 6 percent annually. The median home was valued at $24,100 in 1973 and at $165,300 in 2005.

Figure 17: Median Value of Owner-Occupied Homes



The decision to own one's own home involves both a choice about how much housing to consume and a choice about how to invest. Both choices are influenced by income. As a household's income grows, it can afford more housing and it has more discretion to save. Figure 18 controls for growing income by relating the home value to the household income. Over the period, the ratio of home value to income increased from 2.1 in 1973 to 2.5 from 1979 through 1981, and then declined to a plateau of 2.3 from 1985 to 1999. After 2000, the ratio rose sharply to 3.1 in 2005.

Figure 18: Ratio of Home Value to Household Income



The value of an individual home depends on many factors that are local in nature, such as the unique characteristics of the house or its neighborhood and the state of the local housing market. Two economy-wide factors influence the movement of home prices averaged at the national level; these factors are the mortgage interest rate and consumers' expectations about future house price changes. As mortgage interest rates rise, the costs of a buying a home increase, and buyers are willing to pay less for the same house. But,

if homebuyers expect home prices to increase in the future, they are willing to invest in bigger homes in the hope of obtaining larger capital gains. The trends in these two factors help explain the three distinct segments in Figure 18. House price increases were exceptionally high relative to mortgage interest rates from 1977 through 1979, exceptionally low from 1981 through 1984, and exceptionally high again from 2001 through 2006.[15]

From the first AHS survey in 1973, HUD and the Census Bureau have collected information on the financing of owner-occupied housing, but the content and format of the information presented in the reports have changed over the years. Beginning in 1985, the AHS increased both the amount of information it collects on mortgages and the amount published in the reports. The mortgage market has changed significantly in the last 25 years, and the questions asked in the AHS have evolved along with the market.

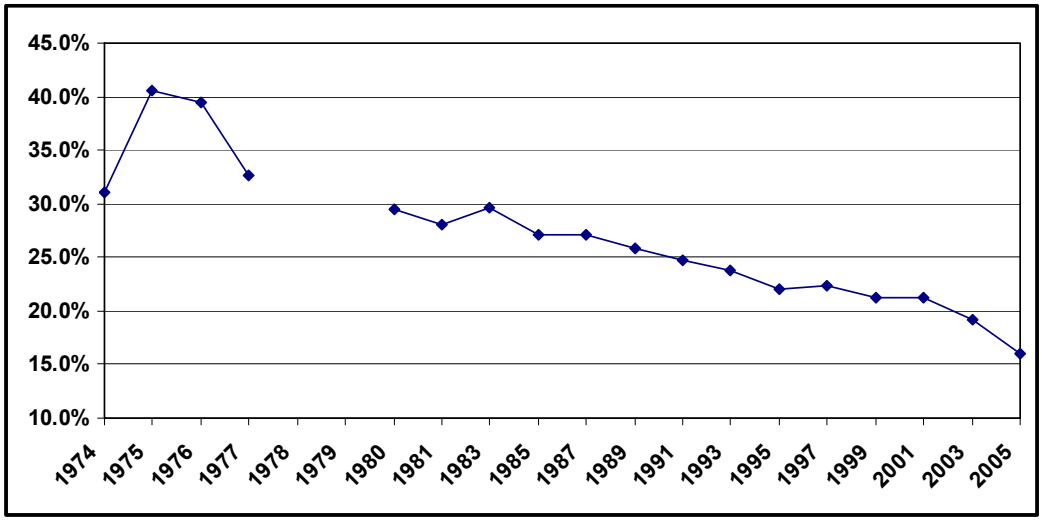
Table A-22 shows that slightly less than two-thirds of all owner-occupied homes have some form of first-lien mortgage. This proportion has varied over the years, but until recently has been above 60 percent. Since 2001, the proportion has been approximately 57 percent.

One mortgage characteristic reported in almost all the AHS reports is whether the primary mortgage is insured or guaranteed by an agency of the federal government—namely, the FHA, the Department of Veterans Affairs (VA), or the Rural Housing Service (formerly known as the Farmers Home Administration).[16] Figure 19 shows that government-provided insurance has declined in importance steadily since 1975. As Table A-24 shows, the decline of government-insured mortgages was accompanied by the rise of conventional mortgages, many of which are privately insured.

[15] This analysis is based on a comparison of house price appreciation, as measured by the repeat-sales house-price index (published by the Office of Federal Housing Enterprise Oversight) to mortgage interest rate (as measured by the commitment rate on 30-year mortgages reported by Freddie Mac).

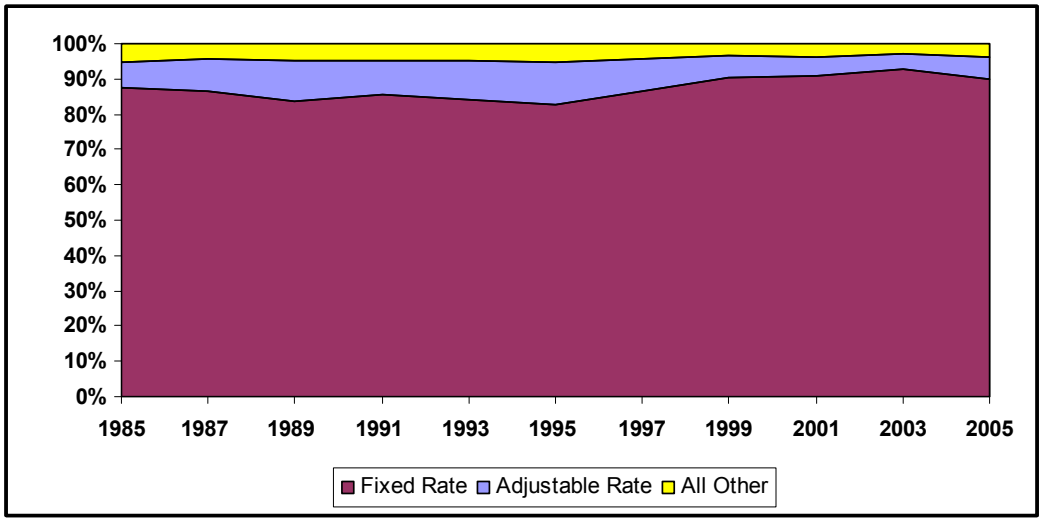
[16] The AHS reports contain information on all current mortgages, and therefore all the mortgage characteristics discussed in this paper change only as homes are sold or refinanced. Since 1985, the AHS reports contain information separately on mortgages for newly constructed homes. For all survey years, the public use files provide information on the year of mortgage origination.

Figure 19: Proportion of First-Lien Mortgages that are Federally Insured



Beginning in 1985, the AHS reports furnish information on the type of first-lien mortgage—that is, whether the mortgage is a fixed-rate mortgage, an adjustable-rate mortgage (ARM), or a mortgage with some other payment plan. Figure 20 indicates that fixed-rate mortgages are the dominant type throughout the period, but the proportion of adjustable-rate mortgages does fluctuate, generally as mortgage interest rates rise and fall. Adjustable-rate mortgages were most popular in the period between 1989 and 1995. Since Figure 20 reports data on all mortgages in existence, not just recently originated mortgages, sharp year-to-year fluctuations in origination patterns are dampened by previously originated and still-current mortgages.

Figure 20: Type of First-Lien Mortgage



Tables A-23 and A-24 show the recent importance of refinancing. In the period between 1985 and 1990 when mortgage interest rates were high, refinancing was relatively uncommon, with fewer than 15 percent of the mortgages placed later than when the

owner acquired the home. This proportion jumped to over 25 percent in 1993 and, except for a sharp drop in 1997, remained high in the more recent surveys. By 2005, the percent "placed later" was almost 40 percent.

Neighborhood Conditions

From 1973 onward, the AHS has provided information on conditions in the neighborhood in which a housing unit is located. Some of this information concerns neighborhood amenities, such as shopping and schools; some involves neighborhood features, such as bodies of water; and some describes neighborhood problems, such as streets needing repairs. The content and format of reporting has changed over the years; therefore, this discussion focuses on five neighborhood problems that are documented in most of the AHS reports. From 1985 through 1995, the AHS reported this information for units in multiunit structures only; in the other years, this information was reported for all housing units. Figure 21 presents this information for all years except 1985 to 1995.

Three of the five selected problems—the presence of litter on streets and other areas, the presence of noxious odors, and neighborhood crime—were less serious in the 1997 through 2005 period than in the 1973 through 1983 period. Noxious odors and litter appear to have been declining prior to 1985. Problems with abandoned buildings in the neighborhood were mentioned by approximately 5 percent of respondents in most of the years for which data are available in the reports.

Figure 21: Selected Neighborhood Problems

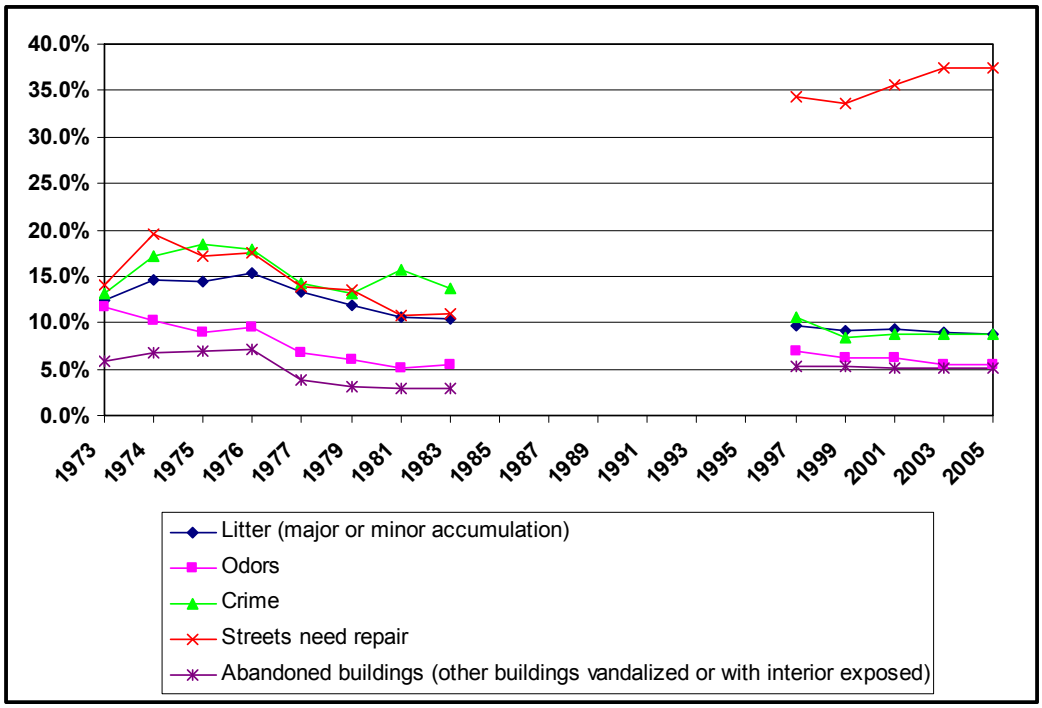


Table 4 compares the responses from occupants of units in multiunit structures contained in the 1985 through 1995 AHS reports with the responses from the occupants of all units in the other two periods. The comparison shows that the occupants of multiunit structures have more problems with litter but fewer problems with crime than all occupants. The incidence of abandoned buildings appears to be the same for the occupants of multiunit structures as for all occupants.

Table 4: Selected Neighborhood Problems as Reported by Occupants of Multiunit Structures and All Occupants

	Average 1973-83 All Occupied Units	Average 1985-95 Multiunit Structures	Average 1997-2005 All Occupied Units
Litter (major or minor accumulation)	12.8%	29.6%	9.2%
Odors	8.0%	NA	6.1%
Crime	15.5%	6.2%	9.1%
Streets need repair	14.7%	27.2%	35.7%
Abandoned buildings (other buildings vandalized or with interior exposed)	4.9%	4.8%	5.2%

Commuting Patterns

The AHS collects information both on the housing unit and on the household living in the unit. The previous section began to explore the connection between the unit and the household by looking at the financing of owner-occupied homes. Financing is a function of both the housing unit (its tenure and value) and the household (its income and wealth). This section explores a household characteristic that relates directly to its choice of housing unit, namely the commuting pattern of the householder.

The AHS collected information on commuting patterns in all the surveys, but this information is not in the reports for 1973 nor for 1983 through 1995. The early-year reports provide information on travel time and distance for the householder only; since 1997, the AHS reports provide the information for both householders and all workers in the household.

Despite the absence of published information for six surveys, Figures 22 and 23 show a definite upward trend in both average commuting time and average commuting distance for householders. Median commuting time for householders increased slightly over the period, from 19 minutes in 1974 to 22 minutes in 2005. Median commuting distance for householders also increased slightly over the period, from 8 miles in 1974 to 11 miles in 2005.

Figure 22: Median Travel Time for Working Householders in Minutes (One Way)

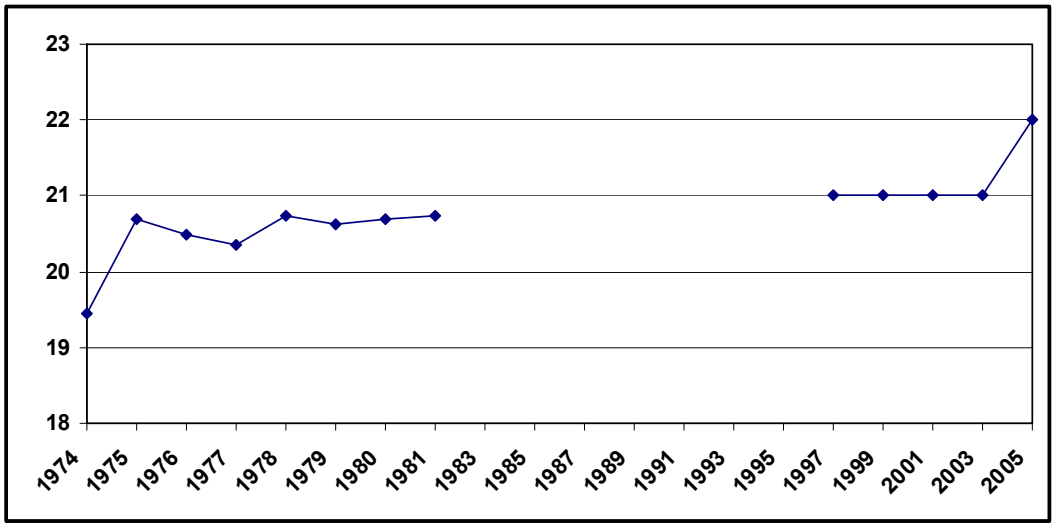


Figure 23: Median Commuting Distance for Working Householders in Miles (One Way)

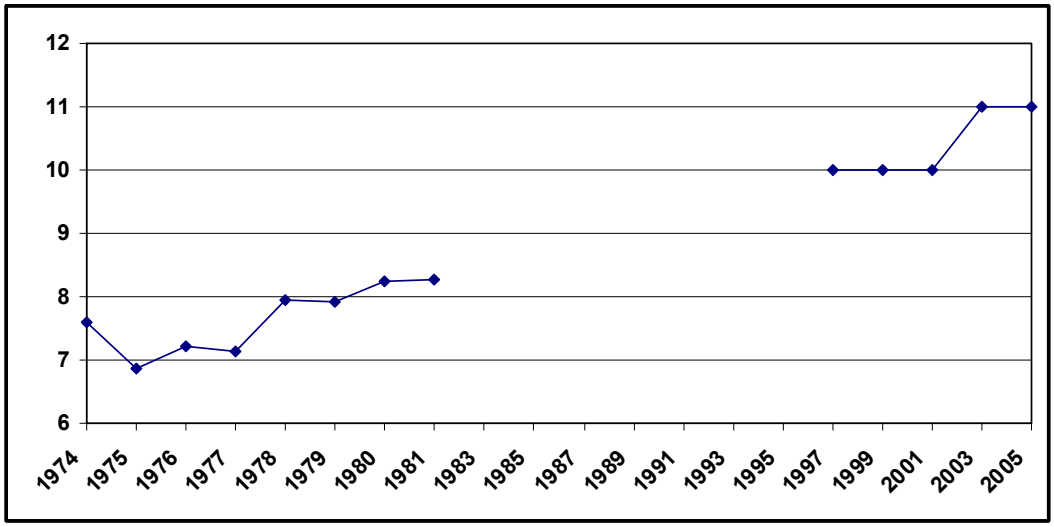


Table 5 averages the travel times and travel distances for working households separately for the periods of 1973 to 1981 and 1997 to 2005. The increase between the two periods in the proportion of householders who worked at home was surprisingly small given the recent public attention that telecommuting has attracted. Perhaps the expected shift in work habits involves jobs that are part-time at home and part-time in an office. In the 1997 to 2005 period, an average of 3 percent of householders worked at home. There was a small decrease in the proportion of householders who had no fixed place of work. Approximately 10 percent of householders reported this commuting pattern.

Table 5: Travel Time and Distance for Working Householders

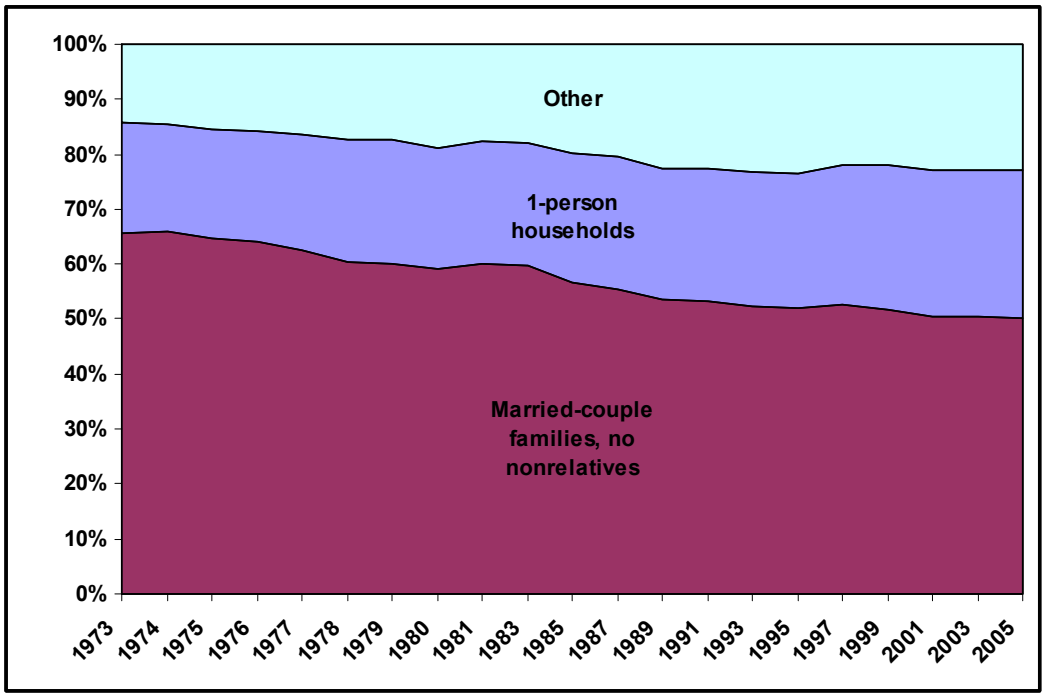
	Average 1973-1981	Average 1997-2005	Difference
Travel Time to Work			
Less than 15 minutes	32.2%	30.6%	-1.6 percentage points
15 to 29 minutes	31.0%	32.5%	1.4 percentage points
30 to 44 minutes	14.0%	14.2%	0.2 percentage points
45 to 59 minutes	5.1%	5.8%	0.8 percentage points
1 hour to 1 hour an 29 minutes	3.5%	3.4%	-0.2 percentage points
1 hour 30 minutes or more	1.2%	1.3%	0.1 percentage points
Works at home	2.3%	3.1%	0.7 percentage points
No fixed place of work	10.6%	9.1%	-1.5 percentage points
Distance to Work			
Less than 1 mile	9.0%	4.1%	-4.9 percentage points
1 to 4 miles	24.3%	19.2%	-5.0 percentage points
5 to 9 miles	19.0%	19.4%	0.4 percentage points
10 to 29 miles	28.6%	35.7%	7.2 percentage points
30 to 49 miles	4.5%	7.2%	2.7 percentage points
50 miles or more	1.5%	2.0%	0.5 percentage points
Works at home	2.4%	3.1%	0.7 percentage points
No fixed place of work	10.7%	9.1%	-1.6 percentage points

Looking at householders who had a fixed place of work other than at home, the proportion of short commutes declined, both in terms of time and distance; for most of the longer commutes, the proportions increased.

Characteristics of Households and Householders

The AHS paints a fascinating picture of how the households that occupy the housing stock have changed since 1973. The most dramatic changes involve the types of households and the size of households. In 1973, approximately two out of every three households were a married-couple household; by 2005, this ratio had fallen to one in two. The proportion of one-person households increased from 20 percent to 27 percent, while the proportion of other household types increased from 14 percent to 23 percent. Figure 24 traces these changes.

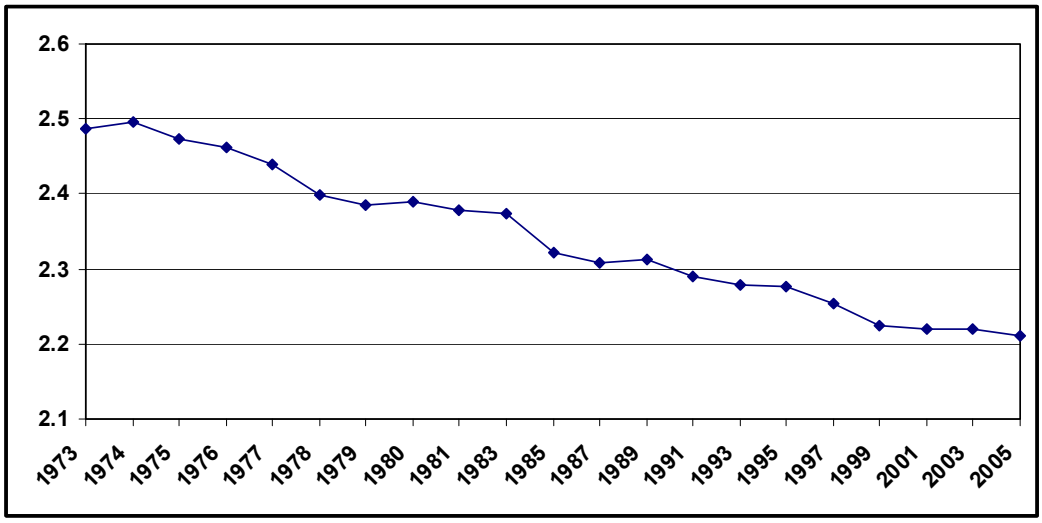
Figure 24: Household Types



Along with the decline in married-couple households, there was a decline in the percentage of households with children, both married-couple households with children and single-parent households with children. The proportion of households with children was 43 percent in 1973 and 35 percent in 2005.

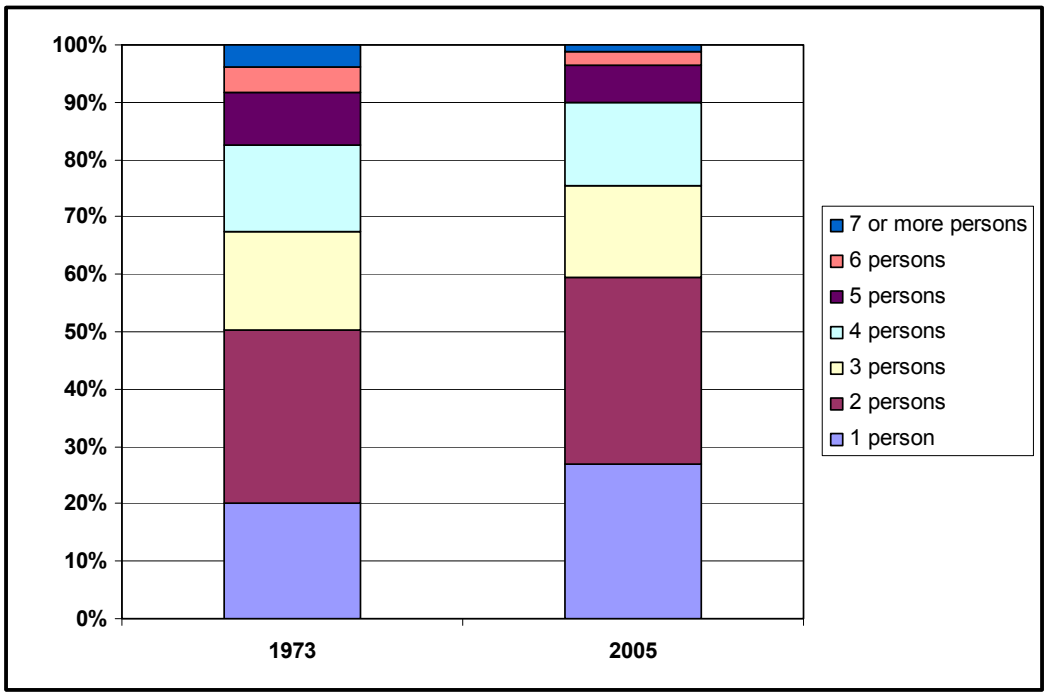
The changes in household type and the reduction in the percentage of households with children caused household size to decline steadily over the period. Figure 25 shows that the median household size declined from 2.5 persons in 1973 to 2.2 persons in 2005.

Figure 25: Median Household Size



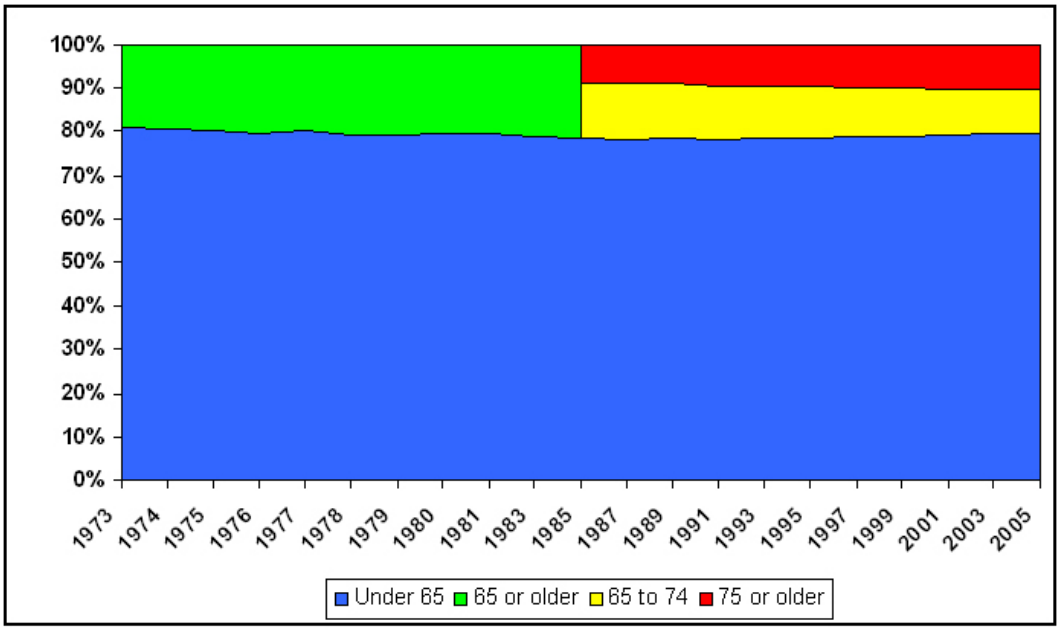
The decline in households appears even more dramatic when one looks at the large households. Figure 26 indicates that households with 5 or more members represented 18 percent of all households in 1973; by 2005, these larger households were only 10 percent of all households. One- and two-person households formed 50 percent of all households in 1970; by 2005, 60 percent of all households had either one or two persons. Figure 26 illustrates how various household sizes changed over the period.

Figure 26: Household Size



The other noteworthy change in households is the age of the householder. In line with the general aging of the population, householders have gotten older, but the nature of the change is interesting. Figure 27 shows that the proportion of households under 65 years of age remained remarkably constant over the period. In 1973, 80 percent of householders were under 65 and, in 2005, 80 percent were also under 65. The interesting change is in the composition of the over-65 population. In 1985, the AHS reports began distinguishing between householders 65 to 74 years old and those over 75. From 1985 to 2005, the proportion between 65 and 74 fell 2.6 percentage points, while the proportion over 75 rose 1.6 percentage points.

Figure 27: Age of Householder



The housing-unit and household characteristics reported by the AHS are consistent with those reported by other national surveys, such as the decennial census and the American Community Survey. What makes the AHS unique is the ability to link household and housing features. The published reports contain many tables that relate housing and household characteristics to each other. More extensive analyses of the relationship between housing and household characteristics are possible using the public use file.

Future Trends in Housing

How will the American housing stock change in the years to come? Will the homeownership rate continue to increase? Will housing units continue to get bigger? Will housing consume an even larger share of household income? The authors of this document do not have a crystal ball and claim no skills as prognosticators. But they are certain that, no matter what happens, the American Housing Survey will describe the changes accurately and completely.

During the spring and summer of 2007, HUD and the Census Bureau collected information once again on the 60,000-plus housing units and households in the AHS. The 2007 American Housing Survey will be released in mid-2008 and will provide all the information needed to update the tables and figures in this document and the extensive tables in its appendix. Thanks to the AHS, policymakers, analysts, and the general public will be able to keep close tabs on the evolving American housing stock.

Appendix: Supplemental Tables

Table A-1: Size, Location, and Status of the Housing Stock: 1973-1983 (all counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Total Housing Units	75,969	77,601	79,087	80,881	82,420	84,618	86,374	88,207	91,561	93,519
Region -- All Units										
Northeast	17,684	18,046	18,053	18,283	18,387	18,772	18,953	19,272	19,817	20,053
Midwest	20,352	20,585	21,035	21,381	21,622	22,028	22,495	22,800	23,655	23,874
South	24,095	24,750	25,364	26,115	26,816	27,601	28,271	29,057	30,226	31,150
West	13,838	14,221	14,635	15,102	15,594	16,218	16,656	17,078	17,862	18,443
Metro Status -- All Units										
Inside metro area	51,143	52,066	53,031	53,934	54,897	56,384	57,484	58,477	60,928	62,293
In central cities	24,123	24,081	24,245	24,576	24,860	25,213	25,422	25,511	26,575	27,257
In suburbs	27,020	27,985	28,785	29,359	30,037	31,171	32,062	32,967	34,353	35,036
Outside metro area	24,826	25,535	26,057	26,947	27,523	28,235	28,890	29,730	30,633	31,226
Seasonal Units	676	1,715	1,534	1,565	1,704	1,785	1,788	2,183	1,950	1,845
Year-Round Housing Units	75,293	75,886	77,553	79,316	80,716	82,833	84,586	86,024	89,610	91,675
Occupancy Status -- Year-Round Units										
Occupied	69,337	70,830	72,523	74,005	75,280	77,167	78,572	80,072	83,175	84,638
Vacant	5,956	5,056	5,030	5,311	5,436	5,667	6,014	5,953	6,435	7,037
For rent	1,545	1,630	1,489	1,544	1,532	1,545	1,600	1,497	1,634	1,906
For sale only	502	547	577	617	596	624	677	755	812	955
Rented or sold	737	599	667	835	805	772	999	887	854	1,005
Occasional use/URE	1,280	1,096	1,050	1,099	1,104	1,166	1,199	1,303	1,459	1,459
Other vacant	1,893	1,184	1,246	1,217	1,399	1,561	1,540	1,511	1,676	1,712

Table A-1: Size, Location, and Status of the Housing Stock: 1973-1983 (continued – all counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Tenure Status of Occupied Units										
Owner occupied	44,653	45,784	46,867	47,904	48,765	50,283	51,411	52,516	54,342	54,724
Renter occupied	24,684	25,046	25,656	26,101	26,515	26,884	27,160	27,556	28,833	29,914
Percent owner occupied	64.4%	64.6%	64.6%	64.7%	64.8%	65.2%	65.4%	65.6%	65.3%	64.7%
Urban/Rural Status of Occupied Units										
Urban	NA	51,325	52,294	53,074	53,699	54,877	55,491	56,015	58,026	58,654
Rural	NA	19,505	20,229	20,931	21,581	22,290	23,080	24,056	25,149	25,984

[1] "NA" means that data are not available in reports for that survey year.

Table A-1: Size, Location, and Status of the Housing Stock: 1985-2005 (all counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Total Housing Units	99,931	102,652	105,661	104,592	106,611	109,457	112,357	115,253	119,117	120,777	124,377
Region -- All Units											
Northeast	20,864	21,164	21,729	21,093	21,157	21,461	21,776	22,016	22,347	22,602	22,839
Midwest	24,565	24,507	25,269	24,987	25,480	26,056	26,580	27,077	27,748	27,893	28,642
South	34,815	36,356	37,491	36,983	37,886	39,148	40,403	41,819	43,571	44,659	46,400
West	19,687	20,625	21,171	21,528	22,088	22,791	23,599	24,342	25,450	25,623	26,496
Metro Status -- All Units											
Inside metro area	75,853	78,108	80,936	79,949	81,293	83,349	85,466	87,697	93,058	94,488	94,798
In central cities	32,665	33,404	33,685	32,925	33,140	33,513	34,062	34,456	35,076	35,217	35,826
In suburbs	43,188	44,704	47,251	47,024	48,153	49,836	51,404	53,241	57,983	59,271	58,971
Outside metro area	24,078	24,544	24,725	24,643	25,318	26,108	26,891	27,555	26,058	26,289	29,579
Seasonal Units	3,182	2,837	2,881	2,728	3,088	3,054	3,166	2,961	3,078	3,566	3,845
Year-Round Housing Units	96,749	99,815	102,780	101,864	103,522	106,403	109,191	112,292	116,038	117,211	120,532
Occupancy Status -- Year-Round Units											
Occupied	88,425	90,888	93,683	93,147	94,724	97,693	99,487	102,803	106,261	105,842	108,871
Vacant	8,324	8,927	9,097	8,717	8,799	8,710	9,704	9,489	9,777	11,369	11,660
For rent	2,518	2,895	2,644	2,684	2,651	2,666	2,884	2,719	2,916	3,597	3,707
For sale only	1,128	1,116	1,115	1,026	889	917	1,043	971	1,243	1,284	1,401
Rented or sold	895	845	801	754	882	690	753	773	731	932	994
Occasional use/URE	2,195	2,226	2,718	2,611	2,506	2,757	2,796	2,648	2,594	2,647	2,695
Other vacant	1,587	1,846	1,819	1,643	1,870	1,681	2,228	2,378	2,293	2,909	2,864

Table A-1: Size, Location, and Status of the Housing Stock: 1985-2005 (continued – all counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Tenure Status of Occupied Units											
Owner occupied	56,145	58,164	59,916	59,796	61,252	63,544	65,487	68,796	72,265	72,238	74,931
Renter occupied	32,280	32,724	33,767	33,351	33,472	34,150	34,000	34,007	33,996	33,604	33,940
Percent owner occupied	63.5%	64.0%	64.0%	64.2%	64.7%	65.0%	65.8%	66.9%	68.0%	68.3%	68.8%
Urban/Rural Status of Occupied Units											
Urban	66,230	67,744	69,293	68,497	69,090	70,683	71,317	73,259	79,146	78,369	81,258
Rural	22,195	23,143	24,390	24,650	25,633	27,010	28,170	29,544	27,115	27,474	27,613

Table A-2: Size, Location, and Status of the Housing Stock: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Region -- All Units										
Northeast	23.3%	23.3%	22.8%	22.6%	22.3%	22.2%	21.9%	21.8%	21.6%	21.4%
Midwest	26.8%	26.5%	26.6%	26.4%	26.2%	26.0%	26.0%	25.8%	25.8%	25.5%
South	31.7%	31.9%	32.1%	32.3%	32.5%	32.6%	32.7%	32.9%	33.0%	33.3%
West	18.2%	18.3%	18.5%	18.7%	18.9%	19.2%	19.3%	19.4%	19.5%	19.7%
Metro Status -- All Units										
Inside metro area	67.3%	67.1%	67.1%	66.7%	66.6%	66.6%	66.6%	66.3%	66.5%	66.6%
In central cities	31.8%	31.0%	30.7%	30.4%	30.2%	29.8%	29.4%	28.9%	29.0%	29.1%
In suburbs	35.6%	36.1%	36.4%	36.3%	36.4%	36.8%	37.1%	37.4%	37.5%	37.5%
Outside metro area	32.7%	32.9%	32.9%	33.3%	33.4%	33.4%	33.4%	33.7%	33.5%	33.4%
Seasonal Units	0.9%	2.2%	1.9%	1.9%	2.1%	2.1%	2.1%	2.5%	2.1%	2.0%
Year-Round Housing Units	99.1%	97.8%	98.1%	98.1%	97.9%	97.9%	97.9%	97.5%	97.9%	98.0%
Occupancy Status -- Year-Round Units										
Occupied	92.1%	93.3%	93.5%	93.3%	93.3%	93.2%	92.9%	93.1%	92.8%	92.3%
Vacant	7.9%	6.7%	6.5%	6.7%	6.7%	6.8%	7.1%	6.9%	7.2%	7.7%
For rent	2.1%	2.1%	1.9%	1.9%	1.9%	1.9%	1.9%	1.7%	1.8%	2.1%
For sale only	0.7%	0.7%	0.7%	0.8%	0.7%	0.8%	0.8%	0.9%	0.9%	1.0%
Rented or sold	1.0%	0.8%	0.9%	1.1%	1.0%	0.9%	1.2%	1.0%	1.0%	1.1%
Occasional use/URE	1.7%	1.4%	1.4%	1.4%	1.4%	1.4%	1.4%	1.5%	1.6%	1.6%
Other vacant	2.5%	1.6%	1.6%	1.5%	1.7%	1.9%	1.8%	1.8%	1.9%	1.9%

Table A-2: Size, Location, and Status of the Housing Stock: 1973-1983 (continued – percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Tenure Status of Occupied Units										
Owner occupied	64.4%	64.6%	64.6%	64.7%	64.8%	65.2%	65.4%	65.6%	65.3%	64.7%
Renter occupied	35.6%	35.4%	35.4%	35.3%	35.2%	34.8%	34.6%	34.4%	34.7%	35.3%
Urban/Rural Status of Occupied Units										
Urban	NA	72.5%	72.1%	71.7%	71.3%	71.1%	70.6%	70.0%	69.8%	69.3%
Rural	NA	27.5%	27.9%	28.3%	28.7%	28.9%	29.4%	30.0%	30.2%	30.7%

[1] "NA" means that data are not available in reports for that survey year.

Table A-2: Size, Location, and Status of the Housing Stock: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Region -- All Units											
Northeast	20.9%	20.6%	20.6%	20.2%	19.8%	19.6%	19.4%	19.1%	18.8%	18.7%	18.4%
Midwest	24.6%	23.9%	23.9%	23.9%	23.9%	23.8%	23.7%	23.5%	23.3%	23.1%	23.0%
South	34.8%	35.4%	35.5%	35.4%	35.5%	35.8%	36.0%	36.3%	36.6%	37.0%	37.3%
West	19.7%	20.1%	20.0%	20.6%	20.7%	20.8%	21.0%	21.1%	21.4%	21.2%	21.3%
Metro Status -- All Units											
Inside metro area	75.9%	76.1%	76.6%	76.4%	76.3%	76.1%	76.1%	76.1%	78.1%	78.2%	76.2%
In central cities	32.7%	32.5%	31.9%	31.5%	31.1%	30.6%	30.3%	29.9%	29.4%	29.2%	28.8%
In suburbs	43.2%	43.5%	44.7%	45.0%	45.2%	45.5%	45.8%	46.2%	48.7%	49.1%	47.4%
Outside metro area	24.1%	23.9%	23.4%	23.6%	23.7%	23.9%	23.9%	23.9%	21.9%	21.8%	23.8%
Seasonal Units	3.2%	2.8%	2.7%	2.6%	2.9%	2.8%	2.8%	2.6%	2.6%	3.0%	3.1%
Year-Round Housing Units	96.8%	97.2%	97.3%	97.4%	97.1%	97.2%	97.2%	97.4%	97.4%	97.0%	96.9%
Occupancy Status -- Year-Round Units											
Occupied	91.4%	91.1%	91.1%	91.4%	91.5%	91.8%	91.1%	91.5%	91.6%	90.3%	90.3%
Vacant	8.6%	8.9%	8.9%	8.6%	8.5%	8.2%	8.9%	8.5%	8.4%	9.7%	9.7%
For rent	2.6%	2.9%	2.6%	2.6%	2.6%	2.5%	2.6%	2.4%	2.5%	3.1%	3.1%
For sale only	1.2%	1.1%	1.1%	1.0%	0.9%	0.9%	1.0%	0.9%	1.1%	1.1%	1.2%
Rented or sold	0.9%	0.8%	0.8%	0.7%	0.9%	0.6%	0.7%	0.7%	0.6%	0.8%	0.8%
Occasional use/URE	2.3%	2.2%	2.6%	2.6%	2.4%	2.6%	2.6%	2.4%	2.2%	2.3%	2.2%
Other vacant	1.6%	1.8%	1.8%	1.6%	1.8%	1.6%	2.0%	2.1%	2.0%	2.5%	2.4%

Table A-2: Size, Location, and Status of the Housing Stock: 1985-2005 (continued – percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Tenure Status of Occupied Units											
Owner occupied	63.5%	64.0%	64.0%	64.2%	64.7%	65.0%	65.8%	66.9%	68.0%	68.3%	68.8%
Renter occupied	36.5%	36.0%	36.0%	35.8%	35.3%	35.0%	34.2%	33.1%	32.0%	31.7%	31.2%
Urban/Rural Status of Occupied Units											
Urban	74.9%	74.5%	74.0%	73.5%	72.9%	72.4%	71.7%	71.3%	74.5%	74.0%	74.6%
Rural	25.1%	25.5%	26.0%	26.5%	27.1%	27.6%	28.3%	28.7%	25.5%	26.0%	25.4%

Table A-3: Types of Year-Round Units: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Cooperatives & Condominiums -- Year-Round Units										
Cooperatives	NA	NA	366	410	350	351	346	319	422	371
Condominiums	NA	NA	621	709	723	913	1,039	1,220	1,421	1,522
Units in Structure -- Year-Round Units										
Mobile home/trailer	3,278	3,715	3,342	3,627	3,693	3,671	3,610	3,770	3,871	3,999
1, detached	47,953	48,235	49,489	50,475	51,228	52,376	53,879	54,826	56,772	57,029
1, attached	3,334	3,049	3,129	3,136	3,105	3,147	3,401	3,429	3,691	4,453
2 to 4	9,639	9,446	9,802	10,189	10,419	10,754	10,785	10,816	11,036	11,373
5 or more	11,089	11,441	11,792	11,888	12,271	12,885	12,910	13,183	14,240	14,820
5 to 9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
10 to 19	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
20 to 49	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] "NA" means that data are not available in reports for that survey year.

Table A-3: Types of Year-Round Units: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Cooperatives & Condominiums -- Year-Round Units											
Cooperatives	527	771	624	721	839	748	727	665	670	634	713
Condominiums	3,284	3,936	4,199	4,225	4,420	4,677	6,423	5,273	5,602	5,589	5,975
Units in Structure -- Year-Round Units											
Mobile home/trailer	5,396	6,084	6,228	6,338	6,409	6,886	7,572	7,784	8,249	8,142	7,986
1, detached	58,773	60,034	61,886	61,009	62,475	64,365	66,278	68,600	71,527	72,882	75,416
1, attached	4,451	5,422	5,583	6,082	5,965	6,172	6,622	7,827	8,261	7,023	6,849
2 to 4	11,521	10,831	11,164	10,800	10,606	10,576	10,234	9,802	9,249	9,863	9,883
5 or more	16,607	17,444	17,919	17,636	18,067	18,403	18,485	18,278	18,751	19,301	20,398
5 to 9	5,061	5,295	5,500	5,312	5,445	5,492	5,579	5,533	5,619	5,938	5,948
10 to 19	4,459	4,709	4,853	4,694	4,923	4,999	4,966	5,084	5,304	5,355	5,602
20 to 49	3,383	3,562	3,607	3,655	3,720	3,827	3,801	3,848	3,833	3,848	4,277
50 or more	3,704	3,878	3,959	3,975	3,979	4,085	4,139	3,813	3,995	4,160	4,571

Table A-4: Types of Year-Round Units: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Cooperatives & Condominiums -- Year-Round Units										
Cooperatives	NA	NA	0.5%	0.5%	0.4%	0.4%	0.4%	0.4%	0.5%	0.4%
Condominiums	NA	NA	0.8%	0.9%	0.9%	1.1%	1.2%	1.4%	1.6%	1.7%
Units in Structure -- Year-Round Units										
Mobile home/trailer	4.4%	4.9%	4.3%	4.6%	4.6%	4.4%	4.3%	4.4%	4.3%	4.4%
1, detached	63.7%	63.6%	63.8%	63.6%	63.5%	63.2%	63.7%	63.7%	63.4%	62.2%
1, attached	4.4%	4.0%	4.0%	4.0%	3.8%	3.8%	4.0%	4.0%	4.1%	4.9%
2 to 4	12.8%	12.4%	12.6%	12.8%	12.9%	13.0%	12.8%	12.6%	12.3%	12.4%
5 or more	14.7%	15.1%	15.2%	15.0%	15.2%	15.6%	15.3%	15.3%	15.9%	16.2%
5 to 9	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
10 to 19	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
20 to 49	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

Table A-4: Types of Year-Round Units: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Cooperatives & Condominiums -- Year-Round Units											
Cooperatives	0.5%	0.8%	0.6%	0.7%	0.8%	0.7%	0.7%	0.6%	0.6%	0.5%	0.6%
Condominiums	3.4%	3.9%	4.1%	4.1%	4.3%	4.4%	5.9%	4.7%	4.8%	4.8%	5.0%
Units in Structure -- Year-Round Units											
Mobile home/trailer	5.6%	6.1%	6.1%	6.2%	6.2%	6.5%	6.9%	6.9%	7.1%	6.9%	6.6%
1, detached	60.7%	60.1%	60.2%	59.9%	60.3%	60.5%	60.7%	61.1%	61.6%	62.2%	62.6%
1, attached	4.6%	5.4%	5.4%	6.0%	5.8%	5.8%	6.1%	7.0%	7.1%	6.0%	5.7%
2 to 4	11.9%	10.9%	10.9%	10.6%	10.2%	9.9%	9.4%	8.7%	8.0%	8.4%	8.2%
5 or more	17.2%	17.5%	17.4%	17.3%	17.5%	17.3%	16.9%	16.3%	16.2%	16.5%	16.9%
5 to 9	5.2%	5.3%	5.4%	5.2%	5.3%	5.2%	5.1%	4.9%	4.8%	5.1%	4.9%
10 to 19	4.6%	4.7%	4.7%	4.6%	4.8%	4.7%	4.5%	4.5%	4.6%	4.6%	4.6%
20 to 49	3.5%	3.6%	3.5%	3.6%	3.6%	3.6%	3.5%	3.4%	3.3%	3.3%	3.5%
50 or more	3.8%	3.9%	3.9%	3.9%	3.8%	3.8%	3.8%	3.4%	3.4%	3.5%	3.8%

Table A-5: Year Built for Year-Round Units: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year Built -- Year-Round Units										
1970 or later[2]	7,979	9,882	11,212	12,493	14,559	16,357	18,146	19,735	21,545	23,686
1960-1969	18,089	17,161	17,891	17,674	17,452	17,497	17,592	17,624	17,993	18,144
1950-1959	13,548	13,627	13,600	13,840	13,767	13,845	13,982	14,043	14,394	14,331
1940-1949	8,097	8,021	7,974	8,103	7,993	8,007	7,963	7,945	8,096	8,101
1939 or earlier	27,581	27,194	26,877	27,206	26,945	27,127	26,904	26,677	27,582	27,413
2005-2009	--	--	--	--	--	--	--	--	--	--
2000-2004	--	--	--	--	--	--	--	--	--	--
1995-1999	--	--	--	--	--	--	--	--	--	--
1990-1994	--	--	--	--	--	--	--	--	--	--
1985-1989	--	--	--	--	--	--	--	--	--	--
1980-1984	--	--	--	--	--	--	--	NA	NA	NA
1975-1979	--	--	NA	NA	NA	NA	NA	NA	NA	NA
1970-1974	7,979	9,882	NA	NA	NA	NA	NA	NA	NA	NA
1930-1939	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1920-1929	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1919 or earlier	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] "--" means that the category does not apply; "NA" means that the published AHS reports do not provide this breakout of the data.
[2] For 1973 through 1983, the "1970 or later" category starts in April 1970, and the "1960-1969" category ends in March 1970.

Table A-5: Year Built for Year-Round Units: 1985-2005 (counts in thousands) [1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Year Built -- Year-Round Units											
1970 or later	35,161	37,410	40,759	42,109	44,311	48,127	50,255	53,802	57,759	60,246	65,474
1960-1969	16,025	16,296	16,296	15,693	15,532	15,334	15,484	15,355	15,417	15,002	14,706
1950-1959	13,558	13,882	13,865	13,416	13,227	13,198	13,412	13,213	13,413	13,033	12,637
1940-1949	8,524	8,698	8,586	8,381	8,276	8,172	8,155	8,122	8,038	7,915	7,626
1939 or earlier	23,479	23,528	23,274	22,264	22,175	21,571	21,884	21,800	21,411	21,013	20,088
2005-2009	--	--	--	--	--	--	--	--	--	--	923
2000-2004	--	--	--	--	--	--	--	--	3,045	6,036	8,894
1995-1999	--	--	--	--	--	957	4,518	8,190	8,685	8,624	8,572
1990-1994	--	--	--	2,346	5,034	7,452	7,030	7,025	7,031	6,928	6,946
1985-1989	1,488	5,246	8,891	8,794	8,714	8,786	8,704	8,681	8,678	8,627	8,638
1980-1984	8,172	8,087	7,983	8,061	7,948	8,000	7,536	7,415	7,467	7,365	7,241
1975-1979	13,981	12,485	12,486	11,834	11,542	11,992	11,340	11,429	11,729	11,927	13,941
1970-1974	11,520	11,592	11,396	11,074	11,073	10,940	11,127	11,062	11,124	10,739	10,319
1930-1939	6,690	6,831	6,797	6,579	6,525	6,320	6,526	6,384	6,405	6,180	5,826
1920-1929	5,967	6,023	5,826	5,601	5,579	5,459	5,497	5,487	5,384	5,410	5,186
1919 or earlier	10,822	10,674	10,651	10,084	10,071	9,792	9,861	9,929	9,622	9,423	9,076

[1] "--" means that the category does not apply; "NA" means that the published AHS reports do not provide this breakout of the data.

Table A-6: Year Built for Year-Round Units: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year Built -- Year-Round Units										
1970 or later[2]	10.6%	13.0%	14.5%	15.8%	18.0%	19.7%	21.5%	22.9%	24.0%	25.8%
1960-1969	24.0%	22.6%	23.1%	22.3%	21.6%	21.1%	20.8%	20.5%	20.1%	19.8%
1950-1959	18.0%	18.0%	17.5%	17.4%	17.1%	16.7%	16.5%	16.3%	16.1%	15.6%
1940-1949	10.8%	10.6%	10.3%	10.2%	9.9%	9.7%	9.4%	9.2%	9.0%	8.8%
1939 or earlier	36.6%	35.8%	34.7%	34.3%	33.4%	32.7%	31.8%	31.0%	30.8%	29.9%
2005-2009	--	--	--	--	--	--	--	--	--	--
2000-2004	--	--	--	--	--	--	--	--	--	--
1995-1999	--	--	--	--	--	--	--	--	--	--
1990-1994	--	--	--	--	--	--	--	--	--	--
1985-1989	--	--	--	--	--	--	--	--	--	--
1980-1984	--	--	--	--	--	--	--	NA	NA	NA
1975-1979	--	--	NA	NA	NA	NA	NA	NA	NA	NA
1970-1974	10.6%	13.0%	NA	NA	NA	NA	NA	NA	NA	NA
1930-1939	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1920-1929	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
1919 or earlier	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] "--" means that the category does not apply; "NA" means that the published AHS reports do not provide this breakout of the data.
[2] For 1973 through 1983, the "1970 or later" category starts in April 1970, and the "1960-1969" category ends in March 1970.

Table A-6: Year Built for Year-Round Units: 1985-2005 (percentages)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Year Built -- Year-Round Units											
1970 or later	36.3%	37.5%	39.7%	41.3%	42.8%	45.2%	46.0%	47.9%	49.8%	51.4%	54.3%
1960-1969	16.6%	16.3%	15.9%	15.4%	15.0%	14.4%	14.2%	13.7%	13.3%	12.8%	12.2%
1950-1959	14.0%	13.9%	13.5%	13.2%	12.8%	12.4%	12.3%	11.8%	11.6%	11.1%	10.5%
1940-1949	8.8%	8.7%	8.4%	8.2%	8.0%	7.7%	7.5%	7.2%	6.9%	6.8%	6.3%
1939 or earlier	24.3%	23.6%	22.6%	21.9%	21.4%	20.3%	20.0%	19.4%	18.5%	17.9%	16.7%
2005-2009	--	--	--	--	--	--	--	--	--	--	0.8%
2000-2004	--	--	--	--	--	--	--	--	2.6%	5.1%	7.4%
1995-1999	--	--	--	--	--	0.9%	4.1%	7.3%	7.5%	7.4%	7.1%
1990-1994	--	--	--	2.3%	4.9%	7.0%	6.4%	6.3%	6.1%	5.9%	5.8%
1985-1989	1.5%	5.3%	8.7%	8.6%	8.4%	8.3%	8.0%	7.7%	7.5%	7.4%	7.2%
1980-1984	8.4%	8.1%	7.8%	7.9%	7.7%	7.5%	6.9%	6.6%	6.4%	6.3%	6.0%
1975-1979	14.5%	12.5%	12.1%	11.6%	11.1%	11.3%	10.4%	10.2%	10.1%	10.2%	11.6%
1970-1974	11.9%	11.6%	11.1%	10.9%	10.7%	10.3%	10.2%	9.9%	9.6%	9.2%	8.6%
1930-1939	6.9%	6.8%	6.6%	6.5%	6.3%	5.9%	6.0%	5.7%	5.5%	5.3%	4.8%
1920-1929	6.2%	6.0%	5.7%	5.5%	5.4%	5.1%	5.0%	4.9%	4.6%	4.6%	4.3%
1919 or earlier	11.2%	10.7%	10.4%	9.9%	9.7%	9.2%	9.0%	8.8%	8.3%	8.0%	7.5%

[1] "--" means that the category does not apply; "NA" means that the published AHS reports do not provide this breakout of the data.

Table A-7: Number of Rooms for Year-Round Units: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Rooms -- Year-Round Units										
1 room[1]	3,851	3,691	1291	1,343	1,395	1,483	1,409	1,498	1,520	1,427
2 rooms			2182	2,244	2,291	2,461	2,521	2,504	2,688	2,629
3 rooms	8,280	8,182	8165	8,277	8,534	8,847	8,684	8,777	9,295	9,477
4 rooms	15,621	15,728	15954	16,169	16,192	16,564	16,658	16,726	17,307	17,828
5 rooms	18,588	18,840	19126	19,262	19,363	19,668	20,134	20,481	21,251	21,937
6 rooms	14,955	15,085	15645	16,091	16,325	16,628	17,195	17,412	18,143	18,324
7 or more rooms	13,998	14,360	15190	15,929	16,615	17,184	17,984	18,625	19,405	20,053
Median	5.0	5.0	5.1	5.1	5.1	5.1	5.1	5.1	5.1	5.1
Bedrooms -- Year-Round Units										
None	1,860	1,796	1,671	1,722	1,854	1,887	1,798	1,845	1,866	1,790
1	11,190	11,109	11,273	11,577	11,611	12,219	12,252	12,291	12,907	13,129
2	25,506	25,572	26,259	26,635	26,689	27,206	27,426	27,685	28,802	30,235
3	27,374	27,871	28,551	29,269	30,061	30,772	31,958	32,706	34,114	34,689
4 or more	9,364	9,538	9,799	10,113	10,502	10,749	11,151	11,498	11,922	11,831
Median[2]	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Bathrooms -- Year-Round Units										
None	4,106	3,429	2,975	2,976	2,849	2,832	2,695	2,716	2,770	2,642
1	48,625	47,846	48,459	48,746	48,959	50,031	50,486	50,686	52,665	53,617
1 1/2	8,550	9,423	10,383	10,955	10,868	11,098	11,490	11,783	12,223	12,365
2 or more	14,012	15,189	15,736	16,640	18,039	18,872	19,915	20,839	21,952	23,049

[1] The reports for 1973 and 1974 combine the counts of units with one and two rooms.
[2] Medians were estimated for 1973 through 1983 and for 1997 through 2005 because they are not available in the reports for those survey years.

Table A-7: Number of Rooms for Year-Round Units: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Rooms -- Year-Round Units											
1 room	954	899	956	864	814	758	453	547	565	466	556
2 rooms	1,532	1,491	1,372	1,287	1,253	1,207	1,357	1,292	1,245	1,302	1,292
3 rooms	10,159	10,210	10,178	9,626	9,489	9,682	11,088	10,554	10,214	10,318	10,319
4 rooms	19,416	20,724	20,489	19,871	19,983	19,718	22,183	22,501	21,992	22,069	21,599
5 rooms	21,581	22,805	23,067	23,103	22,933	23,668	23,925	25,837	27,151	27,168	27,687
6 rooms	18,548	19,447	20,510	20,490	21,008	21,824	21,032	22,954	24,338	24,239	24,810
7 or more rooms	24,558	24,239	26,209	26,624	28,041	29,545	29,153	28,608	30,534	31,649	34,269
Median[1]	5.3	5.2	5.3	5.3	5.4	5.4	5.3	5.3	5.4	5.4	5.5
Bedrooms -- Year-Round Units											
None	1,776	1,646	1,734	1,586	1,470	1,373	589	1,142	1,107	1,097	1,138
1	13,542	13,905	13,865	13,599	13,338	13,695	14,466	13,941	13,850	13,727	13,989
2	31,500	32,465	33,041	32,589	32,678	32,814	33,034	33,057	33,268	33,202	32,752
3	36,592	38,150	39,802	39,404	40,560	42,421	43,135	45,684	47,629	47,890	49,739
4 or more	13,339	13,640	14,338	14,687	15,476	16,102	17,967	18,468	20,184	21,295	22,913
Median[2]	2.5	2.5	2.6	2.6	2.6	2.6	2.6	2.7	2.7	2.7	2.7
Bathrooms -- Year-Round Units											
None	1,298	1,159	1,019	901	828	733	1,260	1,587	1,631	1,762	1,617
1	52,762	52,507	51,880	50,262	49,373	48,996	50,061	47,801	46,980	46,574	45,630
1 1/2	15,845	16,692	16,296	15,395	15,547	15,650	15,930	17,003	17,561	17,312	16,859
2 or more	26,842	29,457	33,585	35,307	37,774	41,023	41,939	45,901	49,866	51,563	56,425

[1] Medians were estimated for 1997 through 2005 because they are not available in the reports for those survey years.
[2] Medians were estimated for 1973 through 1983 and for 1997 through 2005 because they are not available in the reports for those survey years.

Table A-8: Number of Rooms for Year-Round Units: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Rooms -- Year-Round Units										
1 room[1]	5.1%	4.9%	1.7%	1.7%	1.7%	1.8%	1.7%	1.7%	1.7%	1.6%
2 rooms			2.8%	2.8%	2.8%	3.0%	3.0%	2.9%	3.0%	2.9%
3 rooms	11.0%	10.8%	10.5%	10.4%	10.6%	10.7%	10.3%	10.2%	10.4%	10.3%
4 rooms	20.7%	20.7%	20.6%	20.4%	20.1%	20.0%	19.7%	19.4%	19.3%	19.4%
5 rooms	24.7%	24.8%	24.7%	24.3%	24.0%	23.7%	23.8%	23.8%	23.7%	23.9%
6 rooms	19.9%	19.9%	20.2%	20.3%	20.2%	20.1%	20.3%	20.2%	20.2%	20.0%
7 or more rooms	18.6%	18.9%	19.6%	20.1%	20.6%	20.7%	21.3%	21.7%	21.7%	21.9%
Bedrooms -- Year-Round Units										
None	2.5%	2.4%	2.2%	2.2%	2.3%	2.3%	2.1%	2.1%	2.1%	2.0%
1	14.9%	14.6%	14.5%	14.6%	14.4%	14.8%	14.5%	14.3%	14.4%	14.3%
2	33.9%	33.7%	33.9%	33.6%	33.1%	32.8%	32.4%	32.2%	32.1%	33.0%
3	36.4%	36.7%	36.8%	36.9%	37.2%	37.1%	37.8%	38.0%	38.1%	37.8%
4 or more	12.4%	12.6%	12.6%	12.8%	13.0%	13.0%	13.2%	13.4%	13.3%	12.9%
Bathrooms -- Year-Round Units										
None	5.5%	4.5%	3.8%	3.8%	3.5%	3.4%	3.2%	3.2%	3.1%	2.9%
1	64.6%	63.0%	62.5%	61.5%	60.7%	60.4%	59.7%	58.9%	58.8%	58.5%
1 1/2	11.4%	12.4%	13.4%	13.8%	13.5%	13.4%	13.6%	13.7%	13.6%	13.5%
2 or more	18.6%	20.0%	20.3%	21.0%	22.3%	22.8%	23.5%	24.2%	24.5%	25.1%

[1] The reports for 1973 and 1974 combine the counts of units with one and two rooms.

Table A-8: Number of Rooms for Year-Round Units: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Rooms -- Year-Round Units											
1 room	1.0%	0.9%	0.9%	0.8%	0.8%	0.7%	0.4%	0.5%	0.5%	0.4%	0.5%
2 rooms	1.6%	1.5%	1.3%	1.3%	1.2%	1.1%	1.2%	1.2%	1.1%	1.1%	1.1%
3 rooms	10.5%	10.2%	9.9%	9.4%	9.2%	9.1%	10.2%	9.4%	8.8%	8.8%	8.6%
4 rooms	20.1%	20.8%	19.9%	19.5%	19.3%	18.5%	20.3%	20.0%	19.0%	18.8%	17.9%
5 rooms	22.3%	22.8%	22.4%	22.7%	22.2%	22.2%	21.9%	23.0%	23.4%	23.2%	23.0%
6 rooms	19.2%	19.5%	20.0%	20.1%	20.3%	20.5%	19.3%	20.4%	21.0%	20.7%	20.6%
7 or more rooms	25.4%	24.3%	25.5%	26.1%	27.1%	27.8%	26.7%	25.5%	26.3%	27.0%	28.4%
Bedrooms -- Year-Round Units											
None	1.8%	1.6%	1.7%	1.6%	1.4%	1.3%	0.5%	1.0%	1.0%	0.9%	0.9%
1	14.0%	13.9%	13.5%	13.4%	12.9%	12.9%	13.2%	12.4%	11.9%	11.7%	11.6%
2	32.6%	32.5%	32.1%	32.0%	31.6%	30.8%	30.3%	29.4%	28.7%	28.3%	27.2%
3	37.8%	38.2%	38.7%	38.7%	39.2%	39.9%	39.5%	40.7%	41.0%	40.9%	41.3%
4 or more	13.8%	13.7%	14.0%	14.4%	14.9%	15.1%	16.5%	16.4%	17.4%	18.2%	19.0%
Bathrooms -- Year-Round Units											
None	1.3%	1.2%	1.0%	0.9%	0.8%	0.7%	1.2%	1.4%	1.4%	1.5%	1.3%
1	54.5%	52.6%	50.5%	49.3%	47.7%	46.0%	45.8%	42.6%	40.5%	39.7%	37.9%
1 1/2	16.4%	16.7%	15.9%	15.1%	15.0%	14.7%	14.6%	15.1%	15.1%	14.8%	14.0%
2 or more	27.7%	29.5%	32.7%	34.7%	36.5%	38.6%	38.4%	40.9%	43.0%	44.0%	46.8%

Table A-9: Square Footage and Acreage for Year-Round Units: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Square Footage & Acreage -- Year-Round Units											
Single-Family Detached & Mobile Homes											
Less than 500	1,157	1,033	998	941	915	882	1,032	1,043	879	890	822
500 to 749	3,565	3,408	3,210	3,022	2,866	2,811	2,808	2,668	2,490	2,564	2,198
750 to 999	6,859	6,788	6,651	6,451	6,311	6,283	6,212	6,122	6,390	6,177	5,748
1,000 to 1,499	16,158	16,011	16,413	15,741	16,019	16,335	16,562	18,577	19,812	19,816	19,691
1,500 to 1,999	13,081	13,301	13,794	13,603	14,024	14,374	14,811	16,929	18,325	18,505	19,171
2,000 to 2,499	9,163	9,135	9,809	9,500	10,048	10,275	10,567	11,217	12,165	12,405	13,225
2,500 to 2,999	4,823	4,869	5,281	5,118	5,551	5,700	5,898	5,719	6,215	6,348	6,869
3,000 to 3,999	4,187	4,226	4,693	4,600	4,940	5,123	5,424	5,103	5,464	5,706	6,335
4,000 or more	2,264	2,436	2,542	2,684	2,812	2,907	3,180	3,307	2,992	3,349	3,894
Not reported/don't know	2,894	4,874	4,696	5,644	5,398	6,561	7,355	5,699	5,045	5,265	5,451
Median	1,610	1,626	1,660	1,672	1,701	1,710	1,724	1,705	1,713	1,728	1,774
Lots of 1-Unit Structures -- Year-Round Units											
Less than 1/8 acre	7,325	7,152	6,556	6,669	6,851	6,497	11,448	11,389	12,148	11,983	11,853
1/8 up to 1/4 acre	14,069	13,065	12,481	12,633	12,374	12,519	21,459	25,241	23,806	24,261	24,720
1/4 up to 1/2 acre	9,332	9,385	9,386	9,572	10,030	10,245	15,096	12,830	16,791	16,322	17,376
1/2 acre up to 1 acre	6,036	6,297	6,395	7,064	7,117	7,505	9,572	11,217	11,143	11,108	11,450
1 acre up to 5 acres	8,908	9,555	9,724	10,098	10,685	10,608	13,839	14,661	15,177	15,548	15,838
5 acres up to 10 acres	1,454	1,603	1,547	1,714	1,667	1,748	2,086	2,601	2,451	2,481	2,534
10 acres or more	3,920	3,902	3,936	3,830	3,682	3,716	4,034	4,117	4,152	4,207	4,247
Not reported/don't know	15,318	18,260	21,045	19,425	19,878	22,169	2,938	2,155	2,369	2,137	2,233
Median	0.36	0.39	0.41	0.42	0.42	0.43	0.35	0.34	0.35	0.35	0.36

Table A-10: Square Footage and Acreage for Year-Round Units: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Square Footage & Acreage -- Year-Round Units											
Single-Family Detached & Mobile Homes											
Less than 500	1.9%	1.7%	1.6%	1.5%	1.4%	1.4%	1.6%	1.5%	1.2%	1.2%	1.1%
500 to 749	5.8%	5.6%	5.1%	4.9%	4.5%	4.3%	4.2%	3.8%	3.3%	3.4%	2.8%
750 to 999	11.2%	11.1%	10.5%	10.5%	9.9%	9.7%	9.3%	8.7%	8.6%	8.2%	7.4%
1,000 to 1,499	26.4%	26.2%	25.9%	25.5%	25.2%	25.3%	24.9%	26.3%	26.5%	26.2%	25.3%
1,500 to 1,999	21.4%	21.7%	21.8%	22.1%	22.1%	22.2%	22.3%	23.9%	24.5%	24.4%	24.6%
2,000 to 2,499	15.0%	14.9%	15.5%	15.4%	15.8%	15.9%	15.9%	15.9%	16.3%	16.4%	17.0%
2,500 to 2,999	7.9%	8.0%	8.3%	8.3%	8.7%	8.8%	8.9%	8.1%	8.3%	8.4%	8.8%
3,000 to 3,999	6.8%	6.9%	7.4%	7.5%	7.8%	7.9%	8.2%	7.2%	7.3%	7.5%	8.1%
4,000 or more	3.7%	4.0%	4.0%	4.4%	4.4%	4.5%	4.8%	4.7%	4.0%	4.4%	5.0%
Lots of 1-Unit Structures -- Year-Round Units											
Less than 1/8 acre	14.4%	14.0%	13.1%	12.9%	13.1%	12.3%	14.8%	13.9%	14.2%	13.9%	13.5%
1/8 up to 1/4 acre	27.6%	25.6%	24.9%	24.5%	23.6%	23.7%	27.7%	30.8%	27.8%	28.2%	28.1%
1/4 up to 1/2 acre	18.3%	18.4%	18.8%	18.6%	19.1%	19.4%	19.5%	15.6%	19.6%	19.0%	19.7%
1/2 acre up to 1 acre	11.8%	12.4%	12.8%	13.7%	13.6%	14.2%	12.3%	13.7%	13.0%	12.9%	13.0%
1 acre up to 5 acres	17.5%	18.8%	19.4%	19.6%	20.4%	20.1%	17.8%	17.9%	17.7%	18.1%	18.0%
5 acres up to 10 acres	2.8%	3.1%	3.1%	3.3%	3.2%	3.3%	2.7%	3.2%	2.9%	2.9%	2.9%
10 acres or more	7.7%	7.7%	7.9%	7.4%	7.0%	7.0%	5.2%	5.0%	4.8%	4.9%	4.8%

Table A-11: Overcrowding and Housing Features: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Persons Per Room -- Occupied Units										
0.50 or less	37,455	38,406	40,277	41,869	43,417	45,713	47,518	48,326	50,831	52,107
0.51 to 1.00	28,029	28,636	28,645	28,718	28,586	28,209	27,906	28,410	29,046	29,605
1.01 to 1.50	2,984	2,978	2,890	2,706	2,604	2,418	2,358	2,549	2,401	2,228
1.51 or more	869	810	710	712	674	826	789	787	899	700
Water -- Year-Round Units										
Public/private water	61,448	62,832	64,485	65,982	67,357	69,471	70,956	72,121	75,317	77,358
Well	12,243	11,608	11,607	11,875	11,943	11,985	12,274	12,566	12,961	13,043
Other water source	1,602	1,447	1,461	1,458	1,416	1,378	1,356	1,338	1,332	1,274
Sewer -- Year-Round Units										
Public sewer	53,673	54,894	56,484	57,819	59,026	60,805	62,063	63,113	65,992	68,102
Septic tank/cesspool	19,688	19,434	19,694	20,177	20,489	20,929	21,510	21,914	22,653	22,861
Other	1,932	1,557	1,375	1,320	1,201	1,099	1,013	998	965	712
Air Conditioning -- Year-Round Units										
None	40,035	38,459	39,236	38,825	39,052	NA[1]	NA	NA	NA	NA
Room units	22,630	23,065	22,781	23,466	23,589	NA	NA	NA	NA	NA
Central system	12,628	14,362	15,536	17,024	18,075	NA	NA	NA	NA	NA

[1] The AHS reports for 1978 through 1983 provide data on air conditioning only for occupied units.

Table A-11: Overcrowding and Housing Features: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Persons Per Room -- Occupied Units											
0.50 or less	57,440	59,764	61,983	62,846	64,611	67,043	67,968	70,972	74,006	74,537	77,574
0.51 to 1.00	28,489	28,690	29,024	27,773	27,727	28,097	28,713	29,259	29,595	28,743	28,673
1.01 to 1.50	1,965	1,984	2,081	2,010	1,940	2,059	2,151	2,127	2,151	2,097	2,166
1.51 or more	531	450	595	518	446	495	655	444	509	465	457
Water -- Year-Round Units											
Public/private water	82,510	85,575	88,395	87,254	88,668	92,341	96,629	98,196	101,087	102,331	105,572
Well	13,228	13,292	13,411	12,911	12,944	13,311	11,974	13,476	14,365	14,313	14,359
Other water source	1,010	948	974	1,699	1,910	752	588	620	586	567	601
Sewer -- Year-Round Units											
Public sewer	73,230	76,155	78,801	77,940	79,604	82,086	84,504	87,329	91,449	92,897	96,037
Septic tank/cesspool	22,985	23,232	23,632	23,651	23,671	24,115	24,499	24,758	24,406	24,089	24,290
Other	534	427	346	273	247	203	188	204	183	225	204
Air Conditioning -- Year-Round Units											
None	37,364	71,964	33,354	31,031	30,474	27,787	24,844	21,066	19,137	17,041	15,139
Room units	27,266	27,851	28,618	28,223	27,533	28,612	28,154	28,766	28,673	28,973	26,544
Central system	32,119	36,223	40,808	42,610	45,515	50,004	56,193	62,460	68,228	71,197	78,849

Table A-12: Overcrowding and Housing Features: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Persons Per Room -- Occupied Units										
0.50 or less	54.0%	54.2%	55.5%	56.6%	57.7%	59.2%	60.5%	60.4%	61.1%	61.6%
0.51 to 1.00	40.4%	40.4%	39.5%	38.8%	38.0%	36.6%	35.5%	35.5%	34.9%	35.0%
1.01 to 1.50	4.3%	4.2%	4.0%	3.7%	3.5%	3.1%	3.0%	3.2%	2.9%	2.6%
1.51 or more	1.3%	1.1%	1.0%	1.0%	0.9%	1.1%	1.0%	1.0%	1.1%	0.8%
Water -- Year-Round Units										
Public/private water	81.6%	82.8%	83.1%	83.2%	83.4%	83.9%	83.9%	83.8%	84.0%	84.4%
Well	16.3%	15.3%	15.0%	15.0%	14.8%	14.5%	14.5%	14.6%	14.5%	14.2%
Other water source	2.1%	1.9%	1.9%	1.8%	1.8%	1.7%	1.6%	1.6%	1.5%	1.4%
Sewer -- Year-Round Units										
Public sewer	71.3%	72.3%	72.8%	72.9%	73.1%	73.4%	73.4%	73.4%	73.6%	74.3%
Septic tank/cesspool	26.1%	25.6%	25.4%	25.4%	25.4%	25.3%	25.4%	25.5%	25.3%	24.9%
Other	2.6%	2.1%	1.8%	1.7%	1.5%	1.3%	1.2%	1.2%	1.1%	0.8%
Air Conditioning -- Year-Round Units										
None	53.2%	50.7%	50.6%	48.9%	48.4%	NA[1]	NA	NA	NA	NA
Room units	30.1%	30.4%	29.4%	29.6%	29.2%	NA	NA	NA	NA	NA
Central system	16.8%	18.9%	20.0%	21.5%	22.4%	NA	NA	NA	NA	NA

[1] The AHS reports for 1978 through 1983 provide data on air conditioning only for occupied units.

Table A-12: Overcrowding and Housing Features: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Persons Per Room -- Occupied Units											
0.50 or less	65.0%	65.8%	66.2%	67.5%	68.2%	68.6%	68.3%	69.0%	69.6%	70.4%	71.3%
0.51 to 1.00	32.2%	31.6%	31.0%	29.8%	29.3%	28.8%	28.9%	28.5%	27.9%	27.2%	26.3%
1.01 to 1.50	2.2%	2.2%	2.2%	2.2%	2.0%	2.1%	2.2%	2.1%	2.0%	2.0%	2.0%
1.51 or more	0.6%	0.5%	0.6%	0.6%	0.5%	0.5%	0.7%	0.4%	0.5%	0.4%	0.4%
Water -- Year-Round Units											
Public/private water	85.3%	85.7%	86.0%	85.7%	85.7%	86.8%	88.5%	87.4%	87.1%	87.3%	87.6%
Well	13.7%	13.3%	13.0%	12.7%	12.5%	12.5%	11.0%	12.0%	12.4%	12.2%	11.9%
Other water source	1.0%	0.9%	0.9%	1.7%	1.8%	0.7%	0.5%	0.6%	0.5%	0.5%	0.5%
Sewer -- Year-Round Units											
Public sewer	75.7%	76.3%	76.7%	76.5%	76.9%	77.1%	77.4%	77.8%	78.8%	79.3%	79.7%
Septic tank/cesspool	23.8%	23.3%	23.0%	23.2%	22.9%	22.7%	22.4%	22.0%	21.0%	20.6%	20.2%
Other	0.6%	0.4%	0.3%	0.3%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%	0.2%
Air Conditioning -- Year-Round Units											
None	38.6%	72.1%	32.5%	30.5%	29.4%	26.1%	22.8%	18.8%	16.5%	14.5%	12.6%
Room units	28.2%	27.9%	27.8%	27.7%	26.6%	26.9%	25.8%	25.6%	24.7%	24.7%	22.0%
Central system	33.2%	36.3%	39.7%	41.8%	44.0%	47.0%	51.5%	55.6%	58.8%	60.7%	65.4%

Table A-13: Defects in Units: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year-Round Units										
With complete kitchen	72,623	73,596	75,469	77,280	78,768	80,777	82,752	84,259	87,794	90,330
Lacking complete kitchen facilities	2,671	2,291	2,084	2,036	1,948	2,056	1,834	1,765	1,816	1,345
With all plumbing facilities	71,720	72,850	74,847	76,655	78,174	80,331	82,233	83,665	87,235	89,441
Lack some plumbing	3,573	3,036	2,706	2,661	2,542	2,503	2,353	2,359	2,375	2,233
No heating equipment	830	723	695	716	818	960	951	997	952	976
Occupied Units										
Exposed wiring	2,749	2,375	1,336	1,131	1,003	2,447	2,278	2,356	2,375	2,263
One or more rooms without outlet	3,661	3,078	2,528	2,355	2,147	2,817	2,705	2,790	2,728	2,580
Fuses or breakers blown in last 3 months	9,938	9,391	8,416	8,294	8,088	8,981	9,446	10,420	8,576	12,525
Holes in floors	1,332	1,308	1,298	1,259	1,324	1,438	1,406	1,564	1,561	1,826
Open cracks or holes in walls or ceilings	4,179	4,024	3,847	3,945	3,891	4,591	4,673	4,459	4,647	5,210
Leaks from roof	5,260	4,737	4,491	4,375	4,517	4,681	5,624	5,169	4,928	6,259
Leaks in basement	9,346	8,688	8,475	7,556	8,148	8,455	NA[1]	NA	NA	9,617

[1] The AHS reports for 1979 through 1981 did not report basement leaks.

Table A-13: Defects in Units: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Year-Round Units											
With complete kitchen	92,943	95,966	99,104	98,579	100,091	103,165	103,978	107,652	111,349	112,068	115,649
Lacking complete kitchen facilities	3,808	3,849	3,676	3,285	3,431	3,238	5,213	4,640	4,690	5,144	4,883
With all plumbing facilities	NA[1]	NA	99,641	99,015	101,708	104,410	107,423	110,136	113,987	115,034	118,435
Lack some plumbing	NA	NA	3,139	2,849	1,814	1,993	1,767	2,156	2,051	2,177	2,097
No heating equipment	752	908	959	1,148	1,282	1,436	617	898	709	853	796
Occupied Units											
Exposed wiring	2,009	1,875	1,627	1,491	1,603	1,760	788	623	535	643	700
One or more rooms without outlet	2,502	2,229	1,779	1,637	1,721	1,816	2,122	1,677	1,308	1,486	1,543
Fuses or breakers blown in last 3 months	13,515	13,321	13,631	12,241	12,410	12,152	10,623	11,365	11,390	9,539	9,753
Holes in floors	1,483	1,223	1,081	1,139	1,148	1,074	1,168	1,183	1,148	978	981
Open cracks or holes in walls or ceilings	5,572	5,189	4,933	4,705	4,542	4,527	5,748	5,675	5,697	5,232	5,241
Leaks from roof	7,751	6,834	6,792	6,281	7,163	7,266	6,703	6,168	6,430	5,285	5,828
Leaks in basement	6,039	5,592	5,410	4,849	6,198	4,944	4,202	3,934	3,861	3,581	3,546

[1] The AHS reports for 1985 and 1987did not contain information on plumbing facilities because it was deemed unreliable.

Table A-14: Defects in Units: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Year-Round Units										
With complete kitchen	96.5%	97.0%	97.3%	97.4%	97.6%	97.5%	97.8%	97.9%	98.0%	98.5%
Lacking complete kitchen facilities	3.5%	3.0%	2.7%	2.6%	2.4%	2.5%	2.2%	2.1%	2.0%	1.5%
With all plumbing facilities	95.3%	96.0%	96.5%	96.6%	96.9%	97.0%	97.2%	97.3%	97.3%	97.6%
Lack some plumbing	4.7%	4.0%	3.5%	3.4%	3.1%	3.0%	2.8%	2.7%	2.7%	2.4%
No heating equipment	1.1%	1.0%	0.9%	0.9%	1.0%	1.2%	1.1%	1.2%	1.1%	1.1%
Occupied Units										
Exposed wiring	4.0%	3.4%	1.8%	1.5%	1.3%	3.2%	2.9%	2.9%	2.9%	2.7%
One or more rooms without outlet	5.3%	4.4%	3.5%	3.2%	2.9%	3.7%	3.4%	3.5%	3.3%	3.1%
Fuses or breakers blown in last 3 months	14.5%	13.4%	11.7%	11.3%	10.9%	11.7%	12.2%	13.1%	10.4%	15.0%
Holes in floors	2.0%	1.9%	1.8%	1.7%	1.8%	1.9%	1.8%	2.0%	1.9%	2.2%
Open cracks or holes in walls or ceilings	6.0%	5.7%	5.3%	5.3%	5.2%	6.0%	6.0%	5.6%	5.6%	6.2%
Leaks from roof	7.9%	7.0%	6.5%	6.2%	6.3%	6.4%	7.4%	6.7%	6.3%	7.7%
Leaks in basement[1]	29.6%	27.5%	26.4%	23.3%	25.0%	25.5%	NA[2]	NA	NA	27.4%

[1] The percentages for leaks in basement were computed using only occupied units with basements.
[2] The AHS reports for 1979 through 1981 did not report basement leaks.

Table A-14: Defects in Units: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Year-Round Units											
With complete kitchen	96.1%	96.1%	96.4%	96.8%	96.7%	97.0%	95.2%	95.9%	96.0%	95.6%	95.9%
Lacking complete kitchen facilities	3.9%	3.9%	3.6%	3.2%	3.3%	3.0%	4.8%	4.1%	4.0%	4.4%	4.1%
With all plumbing facilities	NA[3]	NA	96.9%	97.2%	98.2%	98.1%	98.4%	98.1%	98.2%	98.1%	98.3%
Lack some plumbing	NA	NA	3.1%	2.8%	1.8%	1.9%	1.6%	1.9%	1.8%	1.9%	1.7%
No heating equipment	0.8%	0.9%	0.9%	1.1%	1.2%	1.3%	0.6%	0.8%	0.6%	0.7%	0.7%
Occupied Units											
Exposed wiring	2.3%	2.1%	1.7%	1.6%	1.7%	1.8%	0.8%	0.6%	0.5%	0.6%	0.6%
One or more rooms without outlet	2.8%	2.5%	1.9%	1.8%	1.8%	1.9%	2.1%	1.6%	1.2%	1.4%	1.4%
Fuses or breakers blown in last 3 months	15.4%	14.8%	14.7%	13.3%	13.2%	12.6%	10.9%	11.3%	11.0%	9.2%	9.1%
Holes in floors	1.7%	1.3%	1.2%	1.2%	1.2%	1.1%	1.2%	1.2%	1.1%	0.9%	0.9%
Open cracks or holes in walls or ceilings	6.3%	5.7%	5.3%	5.1%	4.8%	4.6%	5.8%	5.5%	5.4%	4.9%	4.8%
Leaks from roof	8.8%	7.5%	7.3%	6.8%	7.6%	7.5%	6.8%	6.1%	6.1%	5.1%	5.4%
Leaks in basement[4]	21.5%	19.4%	18.2%	16.6%	20.8%	16.3%	14.4%	12.9%	12.2%	11.4%	10.9%

[3] The AHS reports for 1985 and 1987did not contain information on plumbing facilities because it was deemed unreliable.
[4] The percentages for leaks in basement were computed using only occupied units with basements.

Table A-15: Severe and Moderate Physical Problems in Occupied Units: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Severe Problems	1,559	1,224	3,161	2,874	1,901	2,022	1,796	2,052	2,126	1,970	2,021
Plumbing	660	574	2,529	2,278	1,379	1,459	1,169	1,436	1,376	1,355	1,297
Heating	474	340	391	341	287	361	469	490	614	495	642
Electric	82	94	87	67	70	61	105	104	79	93	72
Upkeep	453	304	233	249	220	182	125	90	111	87	53
Hallways	13	3	0	3	6	6	4	7	7	7	0
Moderate Problems	5,814	5,184	4,442	4,531	4,225	4,348	5,191	4,826	4,537	4,320	4,175
Plumbing	274	331	258	295	287	276	304	219	261	195	155
Heating	2,485	2,257	1,912	1,977	1,528	1,579	1,684	1,728	1,513	1,447	1,273
Upkeep	2,585	2,253	1,855	1,914	1,880	1,887	1,414	1,478	1,454	1,303	1,213
Hallways	88	34	62	47	48	36	89	125	98	148	118
Kitchen	860	749	658	560	737	794	1,959	1,512	1,443	1,410	1,544

Table A-16: Severe and Moderate Physical Problems in Occupied Units: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Severe Problems	1.8%	1.3%	3.4%	3.1%	2.0%	2.1%	1.8%	2.0%	2.0%	1.9%	1.9%
Plumbing	0.7%	0.6%	2.7%	2.4%	1.5%	1.5%	1.2%	1.4%	1.3%	1.3%	1.2%
Heating	0.5%	0.4%	0.4%	0.4%	0.3%	0.4%	0.5%	0.5%	0.6%	0.5%	0.6%
Electric	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Upkeep	0.5%	0.3%	0.2%	0.3%	0.2%	0.2%	0.1%	0.1%	0.1%	0.1%	0.0%
Hallways	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Moderate Problems	6.6%	5.7%	4.7%	4.9%	4.5%	4.5%	5.2%	4.7%	4.3%	4.1%	3.8%
Plumbing	0.3%	0.4%	0.3%	0.3%	0.3%	0.3%	0.3%	0.2%	0.2%	0.2%	0.1%
Heating	2.8%	2.5%	2.0%	2.1%	1.6%	1.6%	1.7%	1.7%	1.4%	1.4%	1.2%
Upkeep	2.9%	2.5%	2.0%	2.1%	2.0%	1.9%	1.4%	1.4%	1.4%	1.2%	1.1%
Hallways	0.1%	0.0%	0.1%	0.1%	0.1%	0.0%	0.1%	0.1%	0.1%	0.1%	0.1%
Kitchen	1.0%	0.8%	0.7%	0.6%	0.8%	0.8%	2.0%	1.5%	1.4%	1.3%	1.4%

Table A-17: Rental Housing Costs and Cost Burden: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Median Gross Rent	$133	$143	$156	$167	$184	$200	$217	$241	$270	$315
Renter Housing Costs as Percent of Income										
No cash rent	1,628	1,173	1,267	1,277	1,308	1,285	1,287	1,313	1,326	1,401
Less than 10 percent	1,855	1,943	1,710	1,567	1,461	1,337	1,249	1,231	1,131	1,077
10 to 14 percent	3,849	3,803	3,599	3,529	3,229	3,277	2,962	2,833	2,852	2,792
15 to 19 percent	4,238	4,240	4,095	4,146	4,152	4,081	4,109	4,015	4,084	3,815
20 to 24 percent	3,322	3,337	3,572	3,572	3,664	3,819	3,840	3,817	4,128	3,912
25 to 34 percent	3,706	3,885	3,990	4,301	4,476	4,695	4,974	4,913	5,229	5,699
35 percent or more	5,468	5,781	6,556	6,866	7,383	7,622	7,956	8,482	9,117	10,236
Zero or negative income[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Median[2]	22%	22%	23%	24%	25%	25%	26%	27%	27%	29%
35 to 39 percent[3]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
40 to 49 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 to 59 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] The AHS reports for 1973 through 1983 list the number of units not included in the computation of the median; this total includes no cash rent as well as zero and negative income.
[2] The median excludes cases with no cash rent, negative income, or housing costs greater than income. The 1974 AHS report did not contain median renter cost burden; the number in the table was calculated.
[3] The AHS reports for 1973 through 1983 did not provide counts for these categories.

Table A-17: Rental Housing Costs and Cost Burden: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Median Gross Rent	$364	$399	$424	$462	$487	$523	$549	$580	$633	$651	$694
Renter Housing Costs as Percent of Income											
No cash rent	2,032	2,065	2,229	2,526	2,414	2,344	2,171	2,100	2,201	2,218	2,134
Less than 10 percent	1,219	1,123	1,373	1,251	1,045	1,129	1,567	1,496	1,447	1,356	1,178
10 to 14 percent	3,012	2,634	3,218	2,735	2,848	2,741	2,900	3,122	2,850	2,542	2,359
15 to 19 percent	4,300	3,891	4,451	4,265	4,083	4,035	4,139	4,226	3,966	3,521	3,462
20 to 24 percent	4,418	4,107	4,620	4,225	4,114	4,144	4,095	4,235	4,072	4,030	3,658
25 to 34 percent	6,317	6,836	7,038	6,788	6,694	6,924	6,211	6,394	6,282	6,392	6,601
35 percent or more	10,317	11,708	10,410	11,014	11,766	12,158	11,877	11,354	11,845	12,284	13,556
Zero or negative income	663	360	430	547	507	674	1,041	1,079	1,334	1,261	993
Median[1]	27%	29%	27%	27%	28%	28%	27%	27%	27%	28%	29%
35 to 39 percent	1,862	1,979	1,998	2,000	2,095	2,301	2,001	2,067	2,030	2,078	2,217
40 to 49 percent	2,327	2,738	2,576	2,669	2,781	2,793	2,517	2,577	2,722	3,017	2,809
50 to 59 percent	1,469	1,752	1,547	1,707	1,615	1,649	1,577	1,608	1,731	1,727	1,805
60 to 69 percent	1,088	1,202	1,024	1,071	1,136	1,168	1,107	1,035	1,171	1,119	1,204
70 percent or more	3,571	4,037	3,265	3,567	4,139	4,247	4,675	4,067	4,191	4,343	5,521

[1] The median excludes cases with no cash rent, negative income, or housing costs greater than income.

Table A-18: Rental Housing Costs and Cost Burden: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Renter Housing Costs as Percent of Income										
No cash rent	6.8%	4.9%	5.1%	5.1%	5.1%	4.9%	4.9%	4.9%	4.8%	4.8%
Less than 10 percent	7.7%	8.0%	6.9%	6.2%	5.7%	5.1%	4.7%	4.6%	4.1%	3.7%
10 to 14 percent	16.0%	15.7%	14.5%	14.0%	12.6%	12.5%	11.2%	10.6%	10.2%	9.7%
15 to 19 percent	17.6%	17.5%	16.5%	16.4%	16.2%	15.6%	15.6%	15.1%	14.7%	13.2%
20 to 24 percent	13.8%	13.8%	14.4%	14.1%	14.3%	14.6%	14.6%	14.3%	14.8%	13.5%
25 to 34 percent	15.4%	16.1%	16.1%	17.0%	17.4%	18.0%	18.9%	18.5%	18.8%	19.7%
35 percent or more	22.7%	23.9%	26.4%	27.2%	28.8%	29.2%	30.2%	31.9%	32.7%	35.4%
35 to 39 percent[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
40 to 49 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
50 to 59 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1]The AHS reports for 1973 through 1983 did not provide counts for these categories.

Table A-18: Rental Housing Costs and Cost Burden: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Renter Housing Costs as Percent of Income											
No cash rent	6.4%	6.4%	6.7%	7.7%	7.3%	7.0%	6.6%	6.4%	6.7%	6.9%	6.5%
Less than 10 percent	3.9%	3.5%	4.1%	3.8%	3.2%	3.4%	4.8%	4.5%	4.4%	4.2%	3.6%
10 to 14 percent	9.5%	8.1%	9.7%	8.3%	8.6%	8.2%	8.8%	9.5%	8.7%	7.9%	7.2%
15 to 19 percent	13.6%	12.0%	13.4%	13.0%	12.4%	12.1%	12.6%	12.8%	12.1%	10.9%	10.5%
20 to 24 percent	14.0%	12.7%	13.9%	12.9%	12.5%	12.4%	12.4%	12.9%	12.5%	12.5%	11.1%
25 to 34 percent	20.0%	21.1%	21.1%	20.7%	20.3%	20.7%	18.8%	19.4%	19.2%	19.8%	20.0%
35 percent or more	32.6%	36.2%	31.2%	33.6%	35.7%	36.3%	36.0%	34.5%	36.3%	38.0%	41.1%
35 to 39 percent	5.9%	6.1%	6.0%	6.1%	6.4%	6.9%	6.1%	6.3%	6.2%	6.4%	6.7%
40 to 49 percent	7.4%	8.5%	7.7%	8.1%	8.4%	8.3%	7.6%	7.8%	8.3%	9.3%	8.5%
50 to 59 percent	4.6%	5.4%	4.6%	5.2%	4.9%	4.9%	4.8%	4.9%	5.3%	5.3%	5.5%
60 to 69 percent	3.4%	3.7%	3.1%	3.3%	3.4%	3.5%	3.4%	3.1%	3.6%	3.5%	3.7%
70 percent or more	11.3%	12.5%	9.8%	10.9%	12.6%	12.7%	14.2%	12.4%	12.8%	13.4%	16.8%

Table A-19: Owner Housing Costs and Cost Burden: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Median Owner Monthly Housing Costs[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Owner Housing Costs as Percent of Income[2]										
Less than 5 percent	NA	1,514	1,397	1,288	1,266	1,233	1,246	1,302	1,322	1,306
5 to 9 percent	NA	6,348	6,263	6,059	6,053	6,226	6,537	6,438	7,018	6,699
10 to 14 percent	NA	7,743	7,644	7,744	7,662	7,683	7,867	7,940	8,198	8,057
15 to 19 percent	NA	6,325	6,553	6,501	6,775	6,674	6,749	6,925	6,900	6,704
20 to 24 percent	NA	3,979	4,207	4,511	4,644	4,972	5,171	5,045	5,071	4,957
25 to 29 percent	NA	2,332	2,416	2,612	2,852	3,093	3,185	3,263	3,302	3,512
30 to 34 percent	NA	1,200	1,370	1,515	1,707	1,872	1,921	1,963	2,077	2,227
35 to 39 percent	NA	660	798	874	991	1,089	1,176	1,252	1,342	1,400
40 to 49 percent	NA	733	867	846	984	1,063	1,267	1,407	1,372	1,546
50 percent or more	NA	1,200	1,302	1,407	1,604	1,784	1,849	2,203	2,354	2,626
Zero or negative income	NA	79	99	103	106	79	82	126	138	109
Median cost burden[3]	NA	15%	16%	16%	17%	17%	17%	17%	17%	18%
50 to 59 percent[4]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] The 1973-1983 AHS reports separate housing costs for owners with mortgages and without mortgages. The dollar categories used for these two groups are different, and therefore it was not possible to merge the data and calculate an overall median.
[2] The 1973 AHS report did not provide information on cost burden.
[3] The median cost burden excludes cases with zero or negative income, cases with housing costs greater than income, and cases with mortgages but no information on mortgage costs. The last exclusion does not apply for AHS reports for 1985 or later, presumably because the Census Bureau allocated mortgage costs beginning in 1985. The 1974-1983 AHS reports did not contain an estimate for the median cost burden; the estimates in the table were calculated.
[4] The 1973-1983 reports did not provide information on these categories of cost burden.

Table A-19: Owner Housing Costs and Cost Burden: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Median Owner Monthly Housing Costs	$348	$375	$398	$455	$511	$563	$534	$581	$686	$718	$809
Owner Housing Costs as Percent of Income											
Less than 5 percent	1,877	2,336	2,832	2,538	2,237	2,845	4,433	5,163	4,906	5,016	4,051
5 to 9 percent	8,986	9,099	9,770	8,771	8,072	9,570	11,438	11,992	11,131	11,223	10,761
10 to 14 percent	9,729	9,799	9,609	9,525	9,753	11,260	11,246	11,948	12,316	11,917	11,412
15 to 19 percent	8,441	8,605	8,740	8,928	9,892	10,637	10,232	11,108	10,913	11,165	11,499
20 to 24 percent	6,472	6,991	6,838	7,022	7,511	8,174	7,556	7,761	8,544	8,476	8,947
25 to 29 percent	4,690	4,787	5,053	5,197	5,204	5,523	5,198	5,503	5,932	6,148	6,788
30 to 34 percent	3,184	3,167	3,144	3,362	3,368	3,586	3,486	3,450	4,181	4,234	4,658
35 to 39 percent	1,911	2,065	1,926	2,213	2,109	2,402	2,109	2,428	2,728	2,782	3,344
40 to 49 percent	2,210	2,261	2,188	2,506	2,406	2,688	2,618	2,610	3,160	3,202	3,769
50 percent or more	3,696	3,758	3,692	4,102	4,529	5,689	6,034	5,641	6,897	6,767	8,859
Zero or negative income	532	328	448	440	659	1,169	1,138	1,191	1,555	1,307	842
Median cost burden[1]	18%	18%	18%	18%	18%	18%	17%	17%	18%	18%	19%
50 to 59 percent	1,047	1,119	1,015	1,210	1,291	1,525	1,470	1,292	1,864	1,697	2,175
60 to 69 percent	676	656	609	715	829	950	843	849	1,057	989	1,241
70 percent or more	1,973	1,983	2,068	2,177	2,409	3,214	3,721	3,500	3,976	4,081	5,443

[1] The median cost burden excludes cases with zero or negative income and cases with housing costs greater than income.

Table A-20: Owner Housing Costs and Cost Burden: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Owner Housing Costs as Percent of Income										
Less than 5 percent	NA	4.7%	4.3%	3.9%	3.7%	3.5%	3.4%	3.5%	3.4%	3.3%
5 to 9 percent	NA	19.8%	19.1%	18.2%	17.5%	17.4%	17.7%	17.1%	18.0%	17.2%
10 to 14 percent	NA	24.2%	23.3%	23.2%	22.2%	21.5%	21.3%	21.0%	21.0%	20.6%
15 to 19 percent	NA	19.7%	20.0%	19.5%	19.6%	18.7%	18.3%	18.4%	17.7%	17.2%
20 to 24 percent	NA	12.4%	12.8%	13.5%	13.4%	13.9%	14.0%	13.4%	13.0%	12.7%
25 to 29 percent	NA	7.3%	7.4%	7.8%	8.3%	8.7%	8.6%	8.6%	8.5%	9.0%
30 to 34 percent	NA	3.7%	4.2%	4.5%	4.9%	5.2%	5.2%	5.2%	5.3%	5.7%
35 to 39 percent	NA	2.1%	2.4%	2.6%	2.9%	3.1%	3.2%	3.3%	3.4%	3.6%
40 to 49 percent	NA	2.3%	2.6%	2.5%	2.8%	3.0%	3.4%	3.7%	3.5%	4.0%
50 percent or more	NA	3.7%	4.0%	4.2%	4.6%	5.0%	5.0%	5.8%	6.0%	6.7%
50 to 59 percent[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
60 to 69 percent	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
70 percent or more	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] The 1973-1983 reports did not provide information on these categories of cost burden.

Table A-20: Owner Housing Costs and Cost Burden: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Owner Housing Costs as Percent of Income											
Less than 5 percent	3.7%	4.4%	5.3%	4.7%	4.1%	4.6%	6.9%	7.6%	6.9%	7.1%	5.5%
5 to 9 percent	17.6%	17.2%	18.2%	16.2%	14.7%	15.3%	17.8%	17.7%	15.7%	15.8%	14.5%
10 to 14 percent	19.0%	18.5%	17.9%	17.6%	17.7%	18.1%	17.5%	17.7%	17.4%	16.8%	15.4%
15 to 19 percent	16.5%	16.3%	16.2%	16.5%	18.0%	17.1%	15.9%	16.4%	15.4%	15.7%	15.5%
20 to 24 percent	12.6%	13.2%	12.7%	13.0%	13.6%	13.1%	11.7%	11.5%	12.1%	11.9%	12.1%
25 to 29 percent	9.2%	9.1%	9.4%	9.6%	9.4%	8.9%	8.1%	8.1%	8.4%	8.7%	9.2%
30 to 34 percent	6.2%	6.0%	5.8%	6.2%	6.1%	5.7%	5.4%	5.1%	5.9%	6.0%	6.3%
35 to 39 percent	3.7%	3.9%	3.6%	4.1%	3.8%	3.9%	3.3%	3.6%	3.9%	3.9%	4.5%
40 to 49 percent	4.3%	4.3%	4.1%	4.6%	4.4%	4.3%	4.1%	3.9%	4.5%	4.5%	5.1%
50 percent or more	7.2%	7.1%	6.9%	7.6%	8.2%	9.1%	9.4%	8.3%	9.8%	9.5%	12.0%
50 to 59 percent	2.0%	2.1%	1.9%	2.2%	2.3%	2.4%	2.3%	1.9%	2.6%	2.4%	2.9%
60 to 69 percent	1.3%	1.2%	1.1%	1.3%	1.5%	1.5%	1.3%	1.3%	1.5%	1.4%	1.7%
70 percent or more	3.9%	3.8%	3.8%	4.0%	4.4%	5.2%	5.8%	5.2%	5.6%	5.8%	7.3%

Table A-21: House Value and Mortgage Status: 1973-1983 (counts in thousands) [1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Median Value	$24,100	$27,200	$29,500	$32,300	$36,900	$41,500	$47,100	$51,300	$55,300	$59,700
Ratio of Value to Current Income[2]										
Less than 1.5	9,765	10,345	10,158	9,672	8,760	8,024	7,612	7,714	8,229	9,296
1.5 to 1.9	6,802	6,960	7,187	7,175	7,052	6,456	6,436	6,683	7,336	7,585
2.0 to 2.4	5,025	5,344	5,468	5,770	5,817	6,088	6,113	6,090	6,392	6,275
2.5 to 2.9	3,431	3,678	3,773	3,988	4,279	4,641	4,779	4,796	4,569	4,484
3.0 to 3.9	3,815	3,836	4,182	4,418	4,867	5,480	5,780	5,771	5,834	5,375
4.0 or more	5,917	5,890	6,420	6,755	7,821	9,169	10,460	10,630	10,648	10,312
Zero or negative income/not computed	353	101	142	156	158	195	156	261	285	207
Median[3]	2.1	2.1	2.1	2.2	2.3	2.4	2.5	2.5	2.5	2.4
4.0 to 4.9[4]	NA	NA	NA	NA	2,427	2,814	3,100	3,021	3,128	3,119
5.0 or more	NA	NA	NA	NA	5,394	6,355	7,360	7,609	7,520	7,193
No Mortgage	12,607	13,195	13,829	13,845	13,865	14,465	14,891	14,867	15,376	15,777
With a Mortgage	21,695	22,959	23,501	24,089	24,889	25,589	26,446	27,079	27,917	27,758

[1] From 1973 through 1983, the AHS reports listed house value, the ratio of value to current income, and mortgage status only for one-family units on lots less than 10 acres and with no business on the property. From 1985 through 2005, the AHS reports provided this information for all owner-occupied units.
[2] In 1973, the sum of the counts for the ratio of current value to income is 806 units greater than the sum of the counts for the presence or absence of a mortgage.
[3] The 1973 and 1974 AHS reports did not contain the median ratio of value to income; the values in the table were estimated.
[4] The AHS reports for 1973 through 1976 did not report these categories for the ratio of value to current income.

Table A-21: House Value and Mortgage Status: 1985-2005 (counts in thousands) [1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Median Value – All Owner-Occupied Units	$62,135	$67,946	$75,359	$80,015	$86,529	$92,507	$98,815	$108,300	$123,887	$140,201	$165,344
Ratio of Value to Current Income											
Less than 1.5	16,704	17,168	17,355	17,522	17,632	18,331	18,799	19,599	18,499	16,657	14,387
1.5 to 1.9	8,290	7,744	7,829	7,788	8,153	8,377	9,528	9,832	9,848	8,598	7,559
2.0 to 2.4	7,102	7,171	6,992	7,068	7,097	7,522	7,971	8,018	8,096	7,754	7,542
2.5 to 2.9	4,957	5,182	5,184	5,160	5,274	5,558	5,513	6,004	6,502	6,795	6,131
3.0 to 3.9	5,987	6,428	6,669	6,704	6,908	7,240	6,780	7,308	8,564	8,926	9,865
4.0 or more	12,522	14,100	15,329	14,960	15,279	15,294	15,758	16,843	19,202	22,201	28,604
Zero or negative income/not computed	583	372	557	595	909	1,221	1,207	1,191	1,555	1,307	842
Median	2.2	2.3	2.3	2.3	2.3	2.3	2.2	2.3	2.4	2.7	3.1
4.0 to 4.9	3,501	3,867	3,931	3,987	3,988	3,866	3,804	4,242	4,810	5,400	6,287
5.0 or more	9,021	10,233	11,398	10,973	11,291	11,428	11,954	12,601	14,392	16,801	22,317
No Mortgage	23,950	25,097	25,429	24,454	24,068	24,518	25,453	25,604	25,675	25,020	24,776
With a Mortgage	32,195	33,067	34,487	35,342	37,183	39,026	40,034	43,192	46,590	47,218	50,154

[1] From 1973 through 1983, the AHS reports listed house value, the ratio of value to current income, and mortgage status only for one-family units on lots less than 10 acres and with no business on the property. From 1985 through 2005, the AHS reports provided this information for all owner-occupied units.

Table A-22: House Value and Mortgage Status: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Ratio of Value to Current Income										
Less than 1.5	28.1%	28.7%	27.3%	25.6%	22.7%	20.1%	18.5%	18.5%	19.1%	21.5%
1.5 to 1.9	19.6%	19.3%	19.3%	19.0%	18.3%	16.2%	15.6%	16.0%	17.1%	17.5%
2.0 to 2.4	14.5%	14.8%	14.7%	15.3%	15.1%	15.3%	14.8%	14.6%	14.9%	14.5%
2.5 to 2.9	9.9%	10.2%	10.1%	10.6%	11.1%	11.6%	11.6%	11.5%	10.6%	10.3%
3.0 to 3.9	11.0%	10.6%	11.2%	11.7%	12.6%	13.7%	14.0%	13.8%	13.6%	12.4%
4.0 or more	17.0%	16.3%	17.3%	17.9%	20.3%	23.0%	25.4%	25.5%	24.8%	23.8%
4.0 to 4.9[2]	NA	NA	NA	NA	6.3%	7.1%	7.5%	7.2%	7.3%	7.2%
5.0 or more	NA	NA	NA	NA	14.0%	15.9%	17.9%	18.3%	17.5%	16.6%
No Mortgage	36.2%	42.7%	43.1%	42.4%	40.9%	39.3%	38.6%	38.9%	36.8%	36.5%
With a Mortgage	63.8%	57.3%	56.9%	57.6%	59.1%	60.7%	61.4%	61.1%	63.2%	63.5%

[1] From 1973 through 1983, the AHS reports listed house value, the ratio of value to current income, and mortgage status only for one-family units on lots less than 10 acres and with no business on the property. From 1985 through 2005, the AHS reports provided this information for all owner-occupied units.
[2] The AHS reports for 1973 through 1976 did not report these categories for the ratio of value to current income.

Table A-22: House Value and Mortgage Status: 1985-2005 (percentages)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Ratio of Value to Current Income											
Less than 1.5	30.1%	29.7%	29.2%	29.6%	29.2%	29.4%	29.2%	29.0%	26.2%	23.5%	19.4%
1.5 to 1.9	14.9%	13.4%	13.2%	13.2%	13.5%	13.4%	14.8%	14.5%	13.9%	12.1%	10.2%
2.0 to 2.4	12.8%	12.4%	11.8%	11.9%	11.8%	12.1%	12.4%	11.9%	11.4%	10.9%	10.2%
2.5 to 2.9	8.9%	9.0%	8.7%	8.7%	8.7%	8.9%	8.6%	8.9%	9.2%	9.6%	8.3%
3.0 to 3.9	10.8%	11.1%	11.2%	11.3%	11.4%	11.6%	10.5%	10.8%	12.1%	12.6%	13.3%
4.0 or more	22.5%	24.4%	25.8%	25.3%	25.3%	24.5%	24.5%	24.9%	27.2%	31.3%	38.6%
4.0 to 4.9	6.3%	6.7%	6.6%	6.7%	6.6%	6.2%	5.9%	6.3%	6.8%	7.6%	8.5%
5.0 or more	16.2%	17.7%	19.2%	18.5%	18.7%	18.3%	18.6%	18.6%	20.4%	23.7%	30.1%
No Mortgage	37.0%	36.5%	35.8%	36.1%	36.0%	35.4%	35.5%	36.2%	42.7%	43.1%	42.4%
With a Mortgage	63.0%	63.5%	64.2%	63.9%	64.0%	64.6%	64.5%	63.8%	57.3%	56.9%	57.6%

[1] From 1973 through 1983, the AHS reports listed house value, the ratio of value to current income, and mortgage status only for one-family units on lots less than 10 acres and with no business on the property. From 1985 through 2005, the AHS reports provided this information for all owner-occupied units.

Table A-23: Mortgage Characteristics: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Government Insurance or Guarantee										
FHA, VA, FmHA	NA	6,891	7,833	7,857	7,861	NA	NA	7,999	7,848	8,213
Conventional, PMI, or other	NA	15,264	11,464	12,087	16,260	NA	NA	19,080	20,069	19,545
Don't know/Not reported	NA	804	4,203	4,145	768	NA	NA	NA[2]	NA	NA
Type of Primary Mortgage										
Fixed-payment, self-amortizing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Adjustable rate mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Adjustable term mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Graduated payment mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Balloon	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Not reported	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Primary Mortgage Placed										
When property acquired	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Placed later	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Date not reported	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Assumed, wrap-around, combination	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] From 1974 through 1977 and 1980 through 1983, the AHS reports only provided information on whether mortgages had government insurance. Starting in 1985, the AHS reports also provide information on type of primary mortgage and when the primary mortgage was placed. For 1985 through 1995, the counts refer to all properties with mortgages. Beginning in 1997, the counts refer only to properties with a regular mortgage or a lump-sum home equity line of credit. This change was made because, by 1997, a substantial percentage of properties had only a home equity line of credit mortgage.
[2] For 1980, 1981, and 1983, “don’t know/not reported” was included as “other.”

Table A-23: Mortgage Characteristics: 1985-2005 (counts in thousands)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Government Insurance or Guarantee											
FHA, VA, FmHA	8,372	8,491	8,384	8,305	8,363	7,909	7,365	7,633	8,605	7,720	6,862
Conventional, PMI, or other	22,570	22,828	24,000	25,180	26,793	27,906	25,579	28,204	31,796	32,527	35,908
Don't know/Not reported	1,253	1,747	2,103	1,857	2,027	3,211	2,911	3,047	2,977	3,432	3,309
Type of Primary Mortgage											
Fixed-payment, self-amortizing	25,383	25,599	25,604	27,008	28,147	30,002	27,590	31,472	35,689	36,221	37,392
Adjustable rate mortgage	2,191	2,791	3,617	3,103	3,670	4,473	2,955	2,057	1,964	1,695	2,441
Adjustable term mortgage	56	38	79	69	79	0	256	277	504	113	160
Graduated payment mortgage	585	362	462	434	332	370	376	363	382	286	517
Balloon	303	228	228	273	305	586	328	302	357	410	518
Other	525	626	695	738	834	903	377	276	328	313	498
Not reported	3,152	3,423	3,801	3,716	3,816	2,691	3,972	4,138	4,155	4,641	4,553
Primary Mortgage Placed											
When property acquired	23,827	22,337	23,145	23,293	21,311	24,393	31,549	27,439	30,230	26,276	27,592
Placed later	2,504	4,792	4,670	5,204	9,814	9,848	3,217	10,760	12,569	17,040	18,206
Date not reported	NA	89	74	121	163	NA	NA	NA	NA	NA	NA
Assumed, wrap-around, combination	5,865	5,849	6,599	6,723	5,896	4,784	1,089	685	580	362	282

[1] From 1974 through 1977 and 1980 through 1983, the AHS reports only provided information on whether mortgages had government insurance. Starting in 1985, the AHS reports also provide information on type of primary mortgage and when the primary mortgage was placed. For 1985 through 1995, the counts refer to all properties with mortgages. Beginning in 1997, the counts refer only to properties with a regular mortgage or a lump-sum home equity line of credit. This change was made because, by 1997, a substantial percentage of properties had only a home equity line of credit mortgage.

Table A-24: Mortgage Characteristics: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Government Insurance or Guarantee										
FHA, VA, FmHA	NA	31.1%	40.6%	39.4%	32.6%	NA	NA	29.5%	28.1%	29.6%
Conventional, PMI, or other	NA	68.9%	59.4%	60.6%	67.4%	NA	NA	70.5%	71.9%	70.4%
Type of Primary Mortgage										
Fixed-payment, self-amortizing	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Adjustable rate mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Adjustable term mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Graduated payment mortgage	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Balloon	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Other	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Primary Mortgage Placed										
When property acquired	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Placed later	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Assumed, wrap-around, combination	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA

[1] From 1974 through 1977 and 1980 through 1983, the AHS reports only provided information on whether mortgages had government insurance. Starting in 1985, the AHS reports also provide information on type of primary mortgage and when the primary mortgage was placed. For 1985 through 1995, the counts refer to all properties with mortgages. Beginning in 1997, the counts refer only to properties with a regular mortgage or a lump-sum home equity line of credit. This change was made because, by 1997, a substantial percentage of properties had only a home equity line of credit mortgage.

Table A-24: Mortgage Characteristics: 1985-2005 (percentages)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Government Insurance or Guarantee											
FHA, VA, FmHA	27.1%	27.1%	25.9%	24.8%	23.8%	22.1%	22.4%	21.3%	21.3%	19.2%	16.0%
Conventional, PMI, or other	72.9%	72.9%	74.1%	75.2%	76.2%	77.9%	77.6%	78.7%	78.7%	80.8%	84.0%
Type of Primary Mortgage											
Fixed-payment, self-amortizing	87.4%	86.4%	83.4%	85.4%	84.4%	82.6%	86.5%	90.6%	91.0%	92.8%	90.0%
Adjustable rate mortgage	7.5%	9.4%	11.8%	9.8%	11.0%	12.3%	9.3%	5.9%	5.0%	4.3%	5.9%
Adjustable term mortgage	0.2%	0.1%	0.3%	0.2%	0.2%	0.0%	0.8%	0.8%	1.3%	0.3%	0.4%
Graduated payment mortgage	2.0%	1.2%	1.5%	1.4%	1.0%	1.0%	1.2%	1.0%	1.0%	0.7%	1.2%
Balloon	1.0%	0.8%	0.7%	0.9%	0.9%	1.6%	1.0%	0.9%	0.9%	1.1%	1.2%
Other	1.8%	2.1%	2.3%	2.3%	2.5%	2.5%	1.2%	0.8%	0.8%	0.8%	1.2%
Primary Mortgage Placed											
When property acquired	74.0%	67.7%	67.3%	66.1%	57.6%	62.5%	88.0%	70.6%	69.7%	60.2%	59.9%
Placed later	7.8%	14.5%	13.6%	14.8%	26.5%	25.2%	9.0%	27.7%	29.0%	39.0%	39.5%
Assumed, wrap-around, combination	18.2%	17.7%	19.2%	19.1%	15.9%	12.3%	3.0%	1.8%	1.3%	0.8%	0.6%

[1] From 1974 through 1977 and 1980 through 1983, the AHS reports only provided information on whether mortgages had government insurance. Starting in 1985, the AHS reports also provide information on type of primary mortgage and when the primary mortgage was placed. For 1985 through 1995, the counts refer to all properties with mortgages. Beginning in 1997, the counts refer only to properties with a regular mortgage or a lump-sum home equity line of credit. This change was made because, by 1997, a substantial percentage of properties had only a home equity line of credit mortgage.

Table A-25: Neighborhood Problems: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Litter (major or minor accumulation)	8,544	10,308	10,413	11,343	9,930	NA	9,249	NA	8,794	8,738
Odors	8,040	7,240	6,412	7,000	5,011	NA	4,762	NA	4,270	4,674
Crime	9,148	12,115	13,330	13,152	10,690	NA	10,307	NA	13,019	11,573
Streets need repair	9,782	13,741	12,378	12,960	10,398	NA	10,615	NA	8,923	9,294
Abandoned buildings (other buildings vandalized or with interior exposed)	4,018	4,834	4,962	5,237	2,832	NA	2,426	NA	2,375	2,502

[1] For odors and crime, all counts refer to occupied units. For litter, streets needing repair, and abandoned buildings, the numbers for 1973 through 1985 and for 1997 through 2005 refer to occupied units; the 1987 through 1995 numbers for these conditions refer to multiunit structures. The 1978 and 1980 AHS reports did not contain information on these neighborhood problems.

Table A-25: Neighborhood Problems: 1985-2005 (counts in thousands)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Litter (major or minor accumulation)	24,882	7,187	6,205	6,364	6,445	6,417	9,437	9,063	9,746	9,313	9,335
Odors	NA	NA	NA	NA	NA	NA	6,838	6,343	6,462	5,625	5,991
Crime	4,046	4,218	5,843	6,701	6,828	6,926	10,378	8,384	9,215	9,021	9,447
Streets need repair	30,760	6,454	5,141	5,281	5,452	5,559	32,921	33,046	36,504	37,907	39,286
Abandoned buildings (other buildings vandalized or with interior exposed)	3,213	969	979	1,053	1,239	1,107	4,933	4,996	5,011	4,875	5,081

[1] For odors and crime, all counts refer to occupied units. For litter, streets needing repair, and abandoned buildings, the numbers for 1973 through 1985 and for 1997 through 2005 refer to occupied units; the 1987 through 1995 numbers for these conditions refer to multiunit structures.

Table A-26: Neighborhood Problems: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Litter (major or minor accumulation)	12.3%	14.6%	14.4%	15.4%	13.2%	NA	11.8%	NA	10.6%	10.4%
Odors	11.6%	10.3%	8.9%	9.5%	6.7%	NA	6.1%	NA	5.2%	5.5%
Crime	13.2%	17.2%	18.5%	17.8%	14.3%	NA	13.2%	NA	15.7%	13.8%
Streets need repair	14.1%	19.5%	17.1%	17.6%	13.9%	NA	13.6%	NA	10.8%	11.0%
Abandoned buildings (other buildings vandalized or with interior exposed)	5.8%	6.8%	6.9%	7.1%	3.8%	NA	3.1%	NA	2.9%	3.0%

[1] For odors and crime, all percentages refer to occupied units. For litter, streets needing repair, and abandoned buildings, the percentages for 1973 through 1985 and for 1997 through 2005 refer to occupied units; the 1987 through 1995 percentages for these conditions refer to multiunit structures. The 1978 and 1980 AHS reports did not contain information on these neighborhood problems.

Table A-26: Neighborhood Problems: 1985-2005 (percentages)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Litter (major or minor accumulation)	28.3%	33.1%	32.5%	28.8%	27.7%	27.0%	9.7%	9.1%	9.4%	9.0%	8.8%
Odors	NA	NA	NA	NA	NA	NA	6.9%	6.3%	6.2%	5.4%	5.6%
Crime	4.6%	4.7%	6.3%	7.2%	7.2%	7.1%	10.6%	8.3%	8.8%	8.7%	8.8%
Streets need repair	35.8%	30.2%	27.4%	22.2%	23.9%	23.7%	34.3%	33.6%	35.6%	37.4%	37.5%
Abandoned buildings (other buildings vandalized or with interior exposed)	3.9%	4.7%	5.3%	4.9%	5.5%	4.8%	5.4%	5.3%	5.1%	5.0%	5.0%

[1] For odors and crime, all percentages refer to occupied units. For litter, streets needing repair, and abandoned buildings, the percentages for 1973 through 1985 and for 1997 through 2005 refer to occupied units; the 1987 through 1995 percentages for these conditions refer to multiunit structures.

Table A-27: Commuting Time and Distance for Householder: 1973-1983 (counts in thousands)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Travel Time to Work										
Less than 15 minutes	NA	19,438	15,462	15,741	16,292	16,345	16,729	16,700	17,123	NA
15 to 29 minutes	NA	15,093	14,817	15,465	15,970	16,727	16,790	16,749	17,756	NA
30 to 44 minutes	NA	7,846	7,101	6,909	6,955	7,339	7,380	7,151	7,573	NA
45 to 59 minutes	NA	2,907	2,513	2,422	2,502	2,574	2,638	2,750	2,782	NA
1 hour to 1 hour 29 minutes	NA	1,949	1,759	1,721	1,680	1,915	1,911	1,851	1,957	NA
1 hour 30 minutes or more	NA	608	516	520	592	577	593	923	661	NA
Works at home	NA	NA	1,597	1,324	1,343	1,315	1,261	1,487	1,476	NA
No fixed place of work	NA	2,129	5,099	5,634	5,998	6,098	6,316	6,461	6,772	NA
Median[2]	NA	19	21	20	20	21	21	21	21	NA
Distance to Work										
Less than 1 mile	NA	6,762	4,485	4,149	4,322	4,431	4,376	4,266	4,524	NA
1 to 4 miles	NA	11,691	13,277	13,274	13,795	11,938	12,223	11,933	12,254	NA
5 to 9 miles	NA	10,405	8,669	8,748	8,796	10,357	10,514	10,573	10,974	NA
10 to 29 miles	NA	15,297	12,981	13,664	13,995	15,120	15,266	15,750	16,462	NA
30 to 49 miles	NA	2,583	1,983	2,097	2,163	2,344	2,406	2,543	2,745	NA
50 miles or more	NA	944	616	676	697	732	702	1,058	894	NA
Works at home	NA	NA	1,597	1,324	1,343	1,315	1,261	1,487	1,476	NA
No fixed place of work	NA	2,129	5,099	5,634	5,998	6,098	6,316	6,461	6,772	NA
Median[2]	NA	8	7	7	7	8	8	8	8	NA

[1] The AHS reports for 1973 and 1983 through 1995 did not contain information on commuting time and distance. The 1974 AHS report did not record persons working at home.
[2] The AHS reports for 1997 through 1981 did not contain estimates for the median travel time or the median distance to work. The numbers in the table are estimates. The median excludes persons working at home and persons with no fixed place of work.

Table A-27: Commuting Time and Distance for Householder: 1985-2005 (counts in thousands)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Travel Time to Work											
Less than 15 minutes	NA	NA	NA	NA	NA	NA	19,932	20,008	20,418	19,112	19,783
15 to 29 minutes	NA	NA	NA	NA	NA	NA	20,652	20,995	21,443	20,551	21,687
30 to 44 minutes	NA	NA	NA	NA	NA	NA	8,643	9,228	9,221	9,150	9,945
45 to 59 minutes	NA	NA	NA	NA	NA	NA	3,487	3,682	3,812	3,865	4,081
1 hour to 1 hour 29 minutes	NA	NA	NA	NA	NA	NA	2,052	2,150	2,272	2,107	2,331
1 hour 30 minutes or more	NA	NA	NA	NA	NA	NA	851	789	804	759	855
Works at home	NA	NA	NA	NA	NA	NA	1,903	1,745	1,904	2,040	2,426
No fixed place of work	NA	NA	NA	NA	NA	NA	5,907	5,848	5,834	5,702	6,270
Median[2]	NA	NA	NA	NA	NA	NA	21	21	21	21	22
Distance to Work											
Less than 1 mile	NA	NA	NA	NA	NA	NA	2,781	2,666	2,848	2,530	2,552
1 to 4 miles	NA	NA	NA	NA	NA	NA	12,955	12,849	12,576	11,899	12,060
5 to 9 miles	NA	NA	NA	NA	NA	NA	12,391	12,594	12,763	12,271	12,971
10 to 29 miles	NA	NA	NA	NA	NA	NA	22,083	22,993	23,547	22,732	24,511
30 to 49 miles	NA	NA	NA	NA	NA	NA	4,142	4,488	4,902	4,807	5,144
50 miles or more	NA	NA	NA	NA	NA	NA	1,264	1,261	1,335	1,304	1,445
Works at home	NA	NA	NA	NA	NA	NA	1,903	1,745	1,904	2,040	2,426
No fixed place of work	NA	NA	NA	NA	NA	NA	5,907	5,848	5,834	5,702	6,270
Median[2]	NA	NA	NA	NA	NA	NA	10	10	10	11	11

[1] The AHS reports for 1973 and 1983 through 1995 did not contain information on commuting time and distance. The 1974 AHS report did not record persons working at home.
[2] The AHS reports for 1997 through 1981 did not contain estimates for the median travel time or the median distance to work. The numbers in the table are estimates. The median excludes persons working at home and persons with no fixed place of work.

Table A-28: Commuting Time and Distance for Householder: 1973-1983 (percentages)[1]

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Travel Time to Work										
Less than 15 minutes	NA	38.9%	31.6%	31.6%	31.7%	30.9%	31.2%	30.9%	30.5%	NA
15 to 29 minutes	NA	30.2%	30.3%	31.1%	31.1%	31.6%	31.3%	31.0%	31.7%	NA
30 to 44 minutes	NA	15.7%	14.5%	13.9%	13.5%	13.9%	13.8%	13.2%	13.5%	NA
45 to 59 minutes	NA	5.8%	5.1%	4.9%	4.9%	4.9%	4.9%	5.1%	5.0%	NA
1 hour to 1 hour 29 minutes	NA	3.9%	3.6%	3.5%	3.3%	3.6%	3.6%	3.4%	3.5%	NA
1 hour 30 minutes or more	NA	1.2%	1.1%	1.0%	1.2%	1.1%	1.1%	1.7%	1.2%	NA
Works at home	NA	NA	3.3%	2.7%	2.6%	2.5%	2.4%	2.8%	2.6%	NA
No fixed place of work	NA	4.3%	10.4%	11.3%	11.7%	11.5%	11.8%	11.9%	12.1%	NA
Distance to Work										
Less than 1 mile	NA	13.6%	9.2%	8.4%	8.5%	8.5%	8.2%	7.9%	8.1%	NA
1 to 4 miles	NA	23.5%	27.3%	26.8%	27.0%	22.8%	23.0%	22.1%	21.8%	NA
5 to 9 miles	NA	20.9%	17.8%	17.6%	17.2%	19.8%	19.8%	19.6%	19.6%	NA
10 to 29 miles	NA	30.7%	26.6%	27.6%	27.4%	28.9%	28.8%	29.1%	29.3%	NA
30 to 49 miles	NA	5.2%	4.1%	4.2%	4.2%	4.5%	4.5%	4.7%	4.9%	NA
50 miles or more	NA	1.9%	1.3%	1.4%	1.4%	1.4%	1.3%	2.0%	1.6%	NA
Works at home	NA	NA	3.3%	2.7%	2.6%	2.5%	2.4%	2.8%	2.6%	NA
No fixed place of work	NA	4.3%	10.5%	11.4%	11.7%	11.7%	11.9%	11.9%	12.1%	NA

[1] The AHS reports for 1973 and 1983 through 1995 did not contain information on commuting time and distance. The 1974 AHS report did not record persons working at home.

Table A-28: Commuting Time and Distance for Householder: 1985-2005 (percentages)[1]

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Travel Time to Work											
Less than 15 minutes	NA	NA	NA	NA	NA	NA	31.4%	31.0%	31.1%	30.2%	29.4%
15 to 29 minutes	NA	NA	NA	NA	NA	NA	32.6%	32.6%	32.6%	32.5%	32.2%
30 to 44 minutes	NA	NA	NA	NA	NA	NA	13.6%	14.3%	14.0%	14.5%	14.8%
45 to 59 minutes	NA	NA	NA	NA	NA	NA	5.5%	5.7%	5.8%	6.1%	6.1%
1 hour to 1 hour 29 minutes	NA	NA	NA	NA	NA	NA	3.2%	3.3%	3.5%	3.3%	3.5%
1 hour 30 minutes or more	NA	NA	NA	NA	NA	NA	1.3%	1.2%	1.2%	1.2%	1.3%
Works at home	NA	NA	NA	NA	NA	NA	3.0%	2.7%	2.9%	3.2%	3.6%
No fixed place of work	NA	NA	NA	NA	NA	NA	9.3%	9.1%	8.9%	9.0%	9.3%
Distance to Work											
Less than 1 mile	NA	NA	NA	NA	NA	NA	4.4%	4.1%	4.3%	4.0%	3.8%
1 to 4 miles	NA	NA	NA	NA	NA	NA	20.4%	19.9%	19.1%	18.8%	17.9%
5 to 9 miles	NA	NA	NA	NA	NA	NA	19.5%	19.5%	19.4%	19.4%	19.3%
10 to 29 miles	NA	NA	NA	NA	NA	NA	34.8%	35.7%	35.8%	35.9%	36.4%
30 to 49 miles	NA	NA	NA	NA	NA	NA	6.5%	7.0%	7.5%	7.6%	7.6%
50 miles or more	NA	NA	NA	NA	NA	NA	2.0%	2.0%	2.0%	2.1%	2.1%
Works at home	NA	NA	NA	NA	NA	NA	3.0%	2.7%	2.9%	3.2%	3.6%
No fixed place of work	NA	NA	NA	NA	NA	NA	9.3%	9.1%	8.9%	9.0%	9.3%

[1] The AHS reports for 1973 and 1983 through 1995 did not contain information on commuting time and distance. The 1974 AHS report did not record persons working at home.

Table A-29: Household Characteristics: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Household Size										
1 person	13,909	13,809	14,363	14,838	15,796	17,158	17,735	17,738	18,664	18,986
2 persons	21,035	21,679	22,500	23,027	23,243	23,829	24,357	25,038	26,112	26,674
3 persons	11,900	12,233	12,583	12,713	12,954	13,282	13,629	13,816	14,461	15,032
4 persons	10,433	10,994	11,261	11,632	11,937	12,116	12,262	12,841	13,418	13,774
5 persons	6,293	6,367	6,306	6,518	6,417	6,166	6,224	6,189	6,413	6,216
6 persons	3,094	3,132	3,057	3,029	2,873	2,705	2,611	2,695	2,458	2,431
7 or more persons	2,673	2,616	2,455	2,248	2,059	1,912	1,754	1,755	1,651	1,524
Median[1]	2.5	2.5	2.5	2.5	2.4	2.4	2.4	2.4	2.4	2.4
Household Type										
1-person household	13,909	13,809	14,363	14,838	15,796	17,158	17,735	17,738	18,664	18,986
Married-couple families, no nonrelatives	45,520	46,630	46,944	47,399	47,022	46,657	47,121	47,327	49,959	50,521
Other male householder	3,032	2,800	3,141	3,359	3,718	3,879	4,022	4,264	4,675	4,840
Other female householder	6,877	7,590	8,075	8,409	8,744	9,473	9,694	10,743	9,877	10,291
Children										
Some	29,491	29,827	29,888	30,279	30,346	30,352	30,476	30,773	31,277	31,273
None	39,846	41,003	42,635	43,726	44,934	46,815	48,096	49,299	51,898	53,365

[1] The 1973 through 1983 AHS reports and the 1999 through 2005 AHS reports did not contain median household size. The numbers in the table for these years are estimates.

Table A-29: Household Characteristics: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Household Size											
1 person	20,987	21,950	22,356	22,393	22,989	24,070	25,263	26,901	28,149	28,171	29,181
2 persons	28,238	29,109	30,108	30,589	31,304	31,931	32,473	33,817	34,653	34,424	35,569
3 persons	15,445	16,054	16,229	16,290	16,306	16,623	16,507	16,643	17,178	17,326	17,314
4 persons	13,956	14,177	14,606	14,140	14,396	14,907	14,889	15,210	15,619	15,319	15,828
5 persons	6,291	6,260	6,617	6,244	6,272	6,515	6,487	6,652	6,846	6,846	7,003
6 persons	2,185	2,048	2,339	2,107	2,176	2,370	2,374	2,280	2,367	2,414	2,552
7 or more persons	1,324	1,289	1,429	1,384	1,280	1,278	1,494	1,300	1,449	1,343	1,425
Median[1]	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.2	2.2	2.2	2.2
Household Type											
1-person household	20,987	21,950	22,356	22,393	22,989	24,070	25,263	26,901	28,149	28,171	29,181
Married-couple families, no nonrelatives	49,972	50,491	50,217	49,745	49,683	50,757	52,258	53,169	53,710	53,542	54,668
Other male householder	5,661	6,067	7,542	7,298	7,765	7,971	7,716	8,035	8,581	8,501	8,897
Other female householder	11,806	12,379	13,568	13,712	14,287	14,895	14,250	14,697	15,821	15,629	16,125
Children											
Some	33,964	34,213	35,704	34,588	35,429	37,236	36,869	37,272	38,682	38,158	38,493
None	54,461	56,675	57,979	58,559	59,295	60,458	62,618	65,530	67,579	67,684	70,378

[1] The 1973 through 1983 AHS reports and the 1999 through 2005 AHS reports did not contain median household size. The median in the 1985 report was one significant digit only. The numbers in the table for these years are estimates.

Table A-30: Household Characteristics: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Household Size										
1 person	20.1%	19.5%	19.8%	20.0%	21.0%	22.2%	22.6%	22.2%	22.4%	22.4%
2 persons	30.3%	30.6%	31.0%	31.1%	30.9%	30.9%	31.0%	31.3%	31.4%	31.5%
3 persons	17.2%	17.3%	17.4%	17.2%	17.2%	17.2%	17.3%	17.3%	17.4%	17.8%
4 persons	15.0%	15.5%	15.5%	15.7%	15.9%	15.7%	15.6%	16.0%	16.1%	16.3%
5 persons	9.1%	9.0%	8.7%	8.8%	8.5%	8.0%	7.9%	7.7%	7.7%	7.3%
6 persons	4.5%	4.4%	4.2%	4.1%	3.8%	3.5%	3.3%	3.4%	3.0%	2.9%
7 or more persons	3.9%	3.7%	3.4%	3.0%	2.7%	2.5%	2.2%	2.2%	2.0%	1.8%
Household Type										
1-person household	20.1%	19.5%	19.8%	20.0%	21.0%	22.2%	22.6%	22.2%	22.4%	22.4%
Married-couple families, no nonrelatives	65.7%	65.8%	64.7%	64.0%	62.5%	60.5%	60.0%	59.1%	60.1%	59.7%
Other male householder	4.4%	4.0%	4.3%	4.5%	4.9%	5.0%	5.1%	5.3%	5.6%	5.7%
Other female householder	9.9%	10.7%	11.1%	11.4%	11.6%	12.3%	12.3%	13.4%	11.9%	12.2%
Children										
Some	42.5%	42.1%	41.2%	40.9%	40.3%	39.3%	38.8%	38.4%	37.6%	36.9%
None	57.5%	57.9%	58.8%	59.1%	59.7%	60.7%	61.2%	61.6%	62.4%	63.1%

Table A-30: Household Characteristics: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Household Size											
1 person	23.7%	24.2%	23.9%	24.0%	24.3%	24.6%	25.4%	26.2%	26.5%	26.6%	26.8%
2 persons	31.9%	32.0%	32.1%	32.8%	33.0%	32.7%	32.6%	32.9%	32.6%	32.5%	32.7%
3 persons	17.5%	17.7%	17.3%	17.5%	17.2%	17.0%	16.6%	16.2%	16.2%	16.4%	15.9%
4 persons	15.8%	15.6%	15.6%	15.2%	15.2%	15.3%	15.0%	14.8%	14.7%	14.5%	14.5%
5 persons	7.1%	6.9%	7.1%	6.7%	6.6%	6.7%	6.5%	6.5%	6.4%	6.5%	6.4%
6 persons	2.5%	2.3%	2.5%	2.3%	2.3%	2.4%	2.4%	2.2%	2.2%	2.3%	2.3%
7 or more persons	1.5%	1.4%	1.5%	1.5%	1.4%	1.3%	1.5%	1.3%	1.4%	1.3%	1.3%
Median[1]											
Household Type											
1-person household	23.7%	24.2%	23.9%	24.0%	24.3%	24.6%	25.4%	26.2%	26.5%	26.6%	26.8%
Married-couple families, no nonrelatives	56.5%	55.6%	53.6%	53.4%	52.5%	52.0%	52.5%	51.7%	50.5%	50.6%	50.2%
Other male householder	6.4%	6.7%	8.1%	7.8%	8.2%	8.2%	7.8%	7.8%	8.1%	8.0%	8.2%
Other female householder	13.4%	13.6%	14.5%	14.7%	15.1%	15.2%	14.3%	14.3%	14.9%	14.8%	14.8%
Children											
Some	38.4%	37.6%	38.1%	37.1%	37.4%	38.1%	37.1%	36.3%	36.4%	36.1%	35.4%
None	61.6%	62.4%	61.9%	62.9%	62.6%	61.9%	62.9%	63.7%	63.6%	63.9%	64.6%

[1] The 1973 through 1983 AHS reports and the 1999 through 2005 AHS reports did not contain median household size. The median in the 1985 report was one significant digit only. The numbers in the table for these years are estimates.

Table A-31: Householder Characteristics: 1973-1983 (counts in thousands)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Age of Householder										
Under 65	56,006	57,068	58,143	59,167	60,245	61,390	62,361	63,795	66,273	66,863
65 or older	13,332	13,763	14,382	14,840	15,035	15,775	16,214	16,277	16,903	17,775
65 to 74[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
75 or older	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Race[2]										
White	61,463	62,562	63,860	65,114	66,111	67,664	68,786	69,922	72,391	72,562
Black	6,962	7,275	7,561	7,711	7,956	8,180	8,354	8,603	9,010	9,163
Ethnicity[3]										
Hispanics	2,754	2,842	3,091	3,265	3,614	3,788	3,931	4,081	4,328	4,594

[1] The 1973 through 1983 AHS reports did not contain these two categories.
[2] The categories and rules for recording the race of the householder changed over the 1973 through 2005 period. The tables omit categories such as American Indian or Other that cannot be matched consistently across reports. The sum of the counts of White and Black is less than the count of householders.
[3] Ethnicity is different from race; Hispanics can be White, Black, or members of other races.

Table A-31: Householder Characteristics: 1985-2005 (counts in thousands)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Age of Householder											
Under 65	69,529	71,144	73,582	72,800	74,286	76,852	78,582	81,381	84,448	84,215	86,675
65 or older	18,896	19,744	20,100	20,348	20,437	20,841	20,907	21,423	21,812	21,627	22,197
65 to 74	11,284	11,690	11,781	11,579	11,456	11,447	10,997	11,041	10,755	10,782	11,082
75 or older	7,612	8,054	8,319	8,769	8,981	9,394	9,910	10,382	11,057	10,845	11,115
Race[1]											
White	76,266	78,179	80,312	79,140	80,029	81,611	82,154	83,624	85,292	87,483	89,449
Black	9,903	10,251	10,633	10,832	11,128	11,773	12,085	12,936	13,292	13,004	13,447
Ethnicity[2]											
Hispanics	5,708	5,587	6,204	6,239	6,614	7,757	8,513	9,041	9,814	11,038	11,651

[1] The categories and rules for recording the race of the householder changed over the 1973 through 2005 period. The tables omit categories such as American Indian or Other that cannot be matched consistently across reports. The sum of counts of White and Black is less than the count of householders.
[2] Ethnicity is different from race; Hispanics can be White, Black, or members of other races.

Table A-32: Householder Characteristics: 1973-1983 (percentages)

	1973	1974	1975	1976	1977	1978	1979	1980	1981	1983
Age of Householder										
Under 65	80.8%	80.6%	80.2%	80.0%	80.0%	79.6%	79.4%	79.7%	79.7%	79.0%
65 or older	19.2%	19.4%	19.8%	20.1%	20.0%	20.4%	20.6%	20.3%	20.3%	21.0%
65 to 74[1]	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
75 or older	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Race[2]										
White	88.6%	88.3%	88.1%	88.0%	87.8%	87.7%	87.5%	87.3%	87.0%	85.7%
Black	10.0%	10.3%	10.4%	10.4%	10.6%	10.6%	10.6%	10.7%	10.8%	10.8%
Ethnicity[3]										
Hispanics	4.0%	4.0%	4.3%	4.4%	4.8%	4.9%	5.0%	5.1%	5.2%	5.4%

[1] The 1973 through 1983 AHS reports did not contain these two categories.
[2] The categories and rules for recording the race of the householder changed over the 1973 through 2005 period. The tables omit categories such as American Indian or Other that cannot be matched consistently across reports. The sum of the percentages of White and Black is less than 100 percent.
[3] Ethnicity is different from race; Hispanics can be White, Black, or members of other races.

Table A-32: Householder Characteristics: 1985-2005 (percentages)

	1985	1987	1989	1991	1993	1995	1997	1999	2001	2003	2005
Age of Householder											
Under 65	78.6%	78.3%	78.5%	78.2%	78.4%	78.7%	79.0%	79.2%	79.5%	79.6%	79.6%
65 or older	21.4%	21.7%	21.5%	21.8%	21.6%	21.3%	21.0%	20.8%	20.5%	20.4%	20.4%
65 to 74	12.8%	12.9%	12.6%	12.4%	12.1%	11.7%	11.1%	10.7%	10.1%	10.2%	10.2%
75 or older	8.6%	8.9%	8.9%	9.4%	9.5%	9.6%	10.0%	10.1%	10.4%	10.2%	10.2%
Race[1]											
White	86.2%	86.0%	85.7%	85.0%	84.5%	83.5%	82.6%	81.3%	80.3%	82.7%	82.2%
Black	11.2%	11.3%	11.3%	11.6%	11.7%	12.1%	12.1%	12.6%	12.5%	12.3%	12.4%
Ethnicity[2]											
Hispanics	6.5%	6.1%	6.6%	6.7%	7.0%	7.9%	8.6%	8.8%	9.2%	10.4%	10.7%

[1] The categories and rules for recording the race of the householder changed over the 1973 through 2005 period. The tables omit categories such as American Indian or Other that cannot be matched consistently across reports. The sum of percentages of White and Black is less than 100 percent.
[2] Ethnicity is different from race; Hispanics can be White, Black, or members of other races.