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RESIDENTIAL VACANCIES AND HOMEOWNERSHIP IN THE FIRST QUARTER 2016

National vacancy rates in the first quarter 2016 were 7.0 percent for rental housing and 1.7 percent for homeowner housing, the Department of Commerce's Census Bureau announced today. The rental vacancy rate of 7.0 percent was 0.1 percentage point (+/-0.4)* lower than the rate in the first quarter 2015 and virtually unchanged from the rate in the fourth quarter 2015 (+/-0.3)*. The homeowner vacancy rate of 1.7 percent was 0.2 percentage points (+/-0.1)* lower than the rate in the first quarter 2015 and 0.2 percentage points (+/-0.1) lower than the rate in the fourth quarter 2015.

The homeownership rate of 63.5 percent was 0.2 percentage points (+/-0.4)* lower than the first quarter 2015 rate (63.7 percent) and 0.3 percentage points (+/-0.4)* lower than the fourth quarter 2015 rate (63.8 percent).

Residential Vacancies and Homeownership data for the second quarter 2016 will be released on Thursday, July 28, 2016 at 10:00 A.M. EDT.
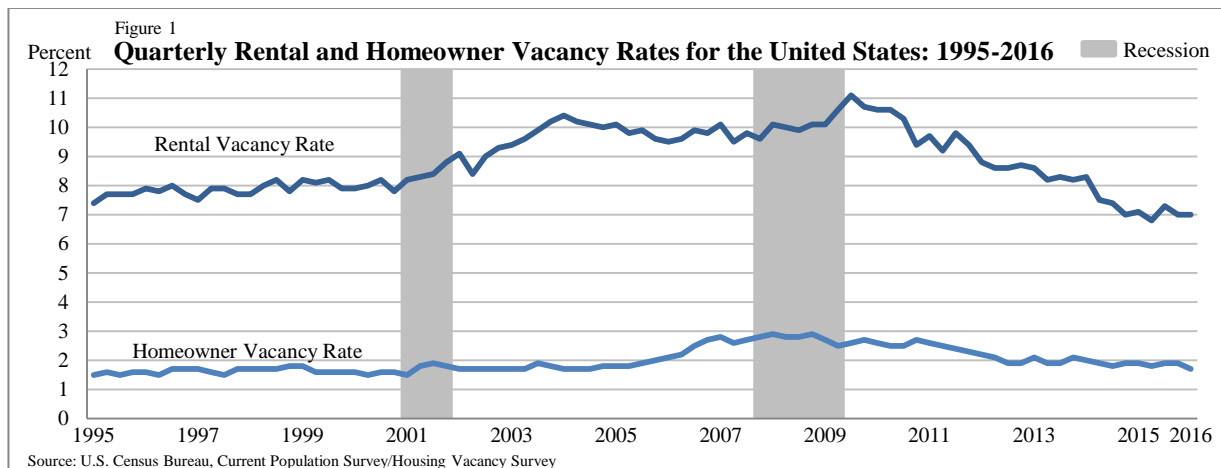**Our Internet site is**: *http://www.census.gov/housing/hvs*

Figure 1
Quarterly Rental and Homeowner Vacancy Rates for the United States: 1995-2016
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

Table 1. Rental and Homeowner Vacancy Rates for the United States: 2005 to 2016

| Year	Rental Vacancy Rate (percent)				Homeowner Vacancy Rate (percent)			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
	↓				↓			
2016….	7.0				1.7			
2015….	7.1	6.8	7.3	7.0	1.9	1.8	1.9	1.9
2014….	8.3	7.5	7.4	7.0	2.0	1.9	1.8	1.9
2013….	8.6	8.2	8.3	8.2	2.1	1.9	1.9	2.1
2012….	8.8	8.6	8.6	8.7	2.2	2.1	1.9	1.9
2011….	9.7	9.2	9.8	9.4	2.6	2.5	2.4	2.3
2010….	10.6	10.6	10.3	9.4	2.6	2.5	2.5	2.7
2009….	10.1	10.6	11.1	10.7	2.7	2.5	2.6	2.7
2008….	10.1	10.0	9.9	10.1	2.9	2.8	2.8	2.9
2007….	10.1	9.5	9.8	9.6	2.8	2.6	2.7	2.8
2006….	9.5	9.6	9.9	9.8	2.1	2.2	2.5	2.7
2005….	10.1	9.8	9.9	9.6	1.8	1.8	1.9	2.0

Footnotes:

These statistics are estimated from sample surveys. They are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting and undercoverage. The statement "0.2 percentage points (±0.1%)" indicates the range (0.1 to 0.3 percentage points) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If the range does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. For an explanation of how the rates are calculated, please see pages 11-12.

*90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

In the first quarter 2016, the median asking rent for vacant for rent units was $870.

Figure 2
Median Asking Rent for Vacant for Rent Units: 1995-2016
(Current Dollars)

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey
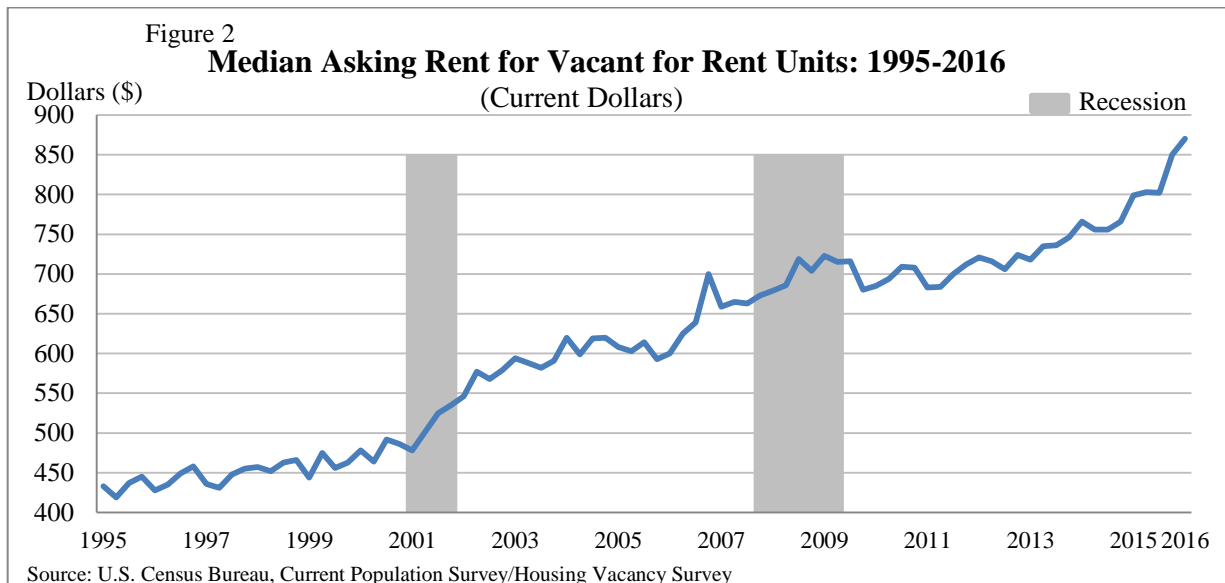
In the first quarter 2016, the median asking sales price for vacant for sale units was $144,700.

Figure 3
Median Asking Sales Price for Vacant for Sale Units: 1995-2016
(Current Dollars)

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey
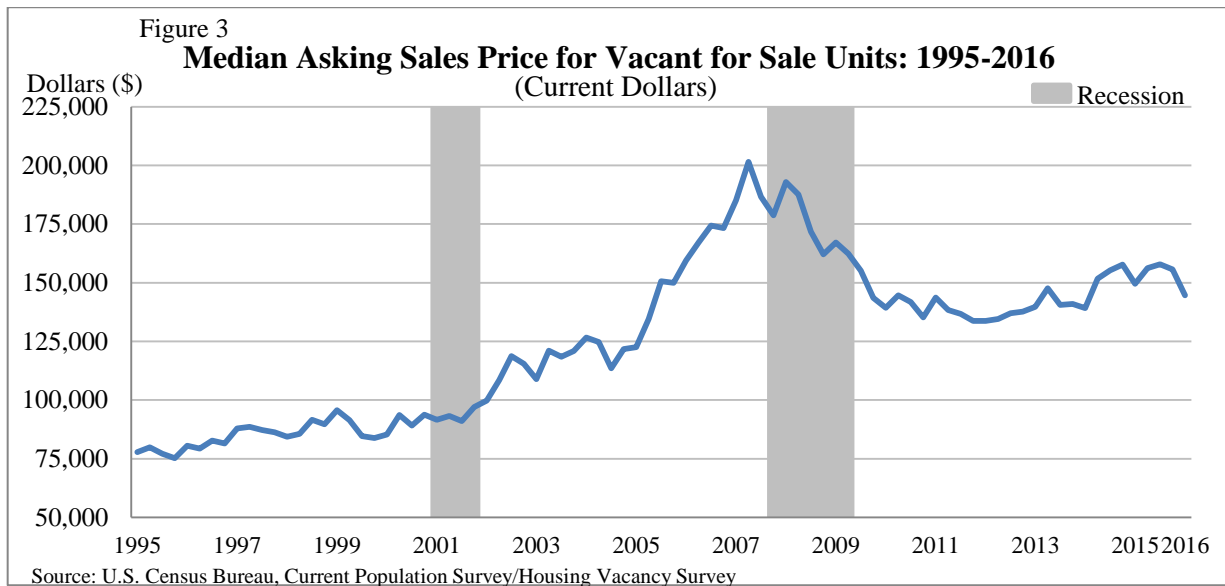
Footnotes:
1. Median asking sales price and median asking rent data for vacant units can be found in Historical Table 11A/B at
http://www.census.gov/housing/hvs/data/histtabs.html
2. The historical figures in the graphs are not adjusted for inflation.

For the first quarter 2016, the rental vacancy rate was highest outside Metropolitan Statistical Areas (MSAs) (9.6 percent). The rates inside principal cities (6.7 percent) and the suburbs (6.6 percent) were not statistically different from each other. The rental vacancy rate inside principal cities was lower than the first quarter 2015 rate, while the rates in the suburbs and outside MSAs were not statistically different from the first quarter 2015 rates.

The homeowner vacancy rate was lowest in the suburbs (1.5 percent). The rates were higher outside MSAs (2.0 percent) and inside principal cities (1.9 percent), though these rates were not statistically different from each other. The homeowner vacancy rate outside MSAs was lower than the first quarter 2015 rate, while the rates inside principal cities and in the suburbs were not statistically different from the first quarter 2015 rates.

For the first quarter 2016, the rental vacancy rates were highest in the South (8.8 percent), followed by the Midwest (7.7 percent). The rates were lowest in the Northeast (5.4 percent) and West (5.1 percent), though these rates were not statistically different from each other. The rental vacancy rates in each of the four regions were not statistically different from their corresponding first quarter 2015 rates.

The homeowner vacancy rate was lowest in the West (1.2 percent). The rates in the Northeast (1.9 percent), Midwest (1.7 percent) and South (2.0 percent) were not statistically different from each other. The homeowner vacancy rate in the South was lower than the first quarter 2015 rate, while the rates in the Northeast, Midwest and West were not statistically different from the first quarter 2015 rates.

Table 2. Rental and Homeowner Vacancy Rates by Area and Region: First Quarter 2015 and 2016

Area/Region	Rental Vacancy Rates (percent)				Homeowner Vacancy Rates (percent)			
	First Quarter 2015	First Quarter 2016	90-Percent Confidence Interval (±) [a]		First Quarter 2015	First Quarter 2016	90-Percent Confidence Interval (±) [a]	
			of 2016 rate	of difference			of 2016 rate	of difference
United States........……..	7.1	7.0	0.3	0.4	1.9	1.7	0.1	0.1
Inside Metropolitan Statistical Areas[b]……..	6.9	6.7	0.4	0.4	1.7	1.7	0.1	0.2
In principal cities…	7.3	6.7	0.5	0.5	2.0	1.9	0.3	0.3
Not in principal cities (suburbs)……..	6.5	6.6	0.5	0.6	1.6	1.5	0.1	0.2
Outside Metropolitan Statistical Areas…….	9.0	9.6	1.4	1.5	2.5	2.0	0.3	0.4
Northeast.......……..	5.4	5.4	0.6	0.7	1.8	1.9	0.3	0.4
Midwest.......……..	7.8	7.7	0.7	0.8	1.9	1.7	0.2	0.3
South.........……..	8.8	8.8	0.7	0.8	2.2	2.0	0.2	0.3
West...........……..	5.3	5.1	0.6	0.7	1.2	1.2	0.2	0.3

Footnotes:

[a] A 90-percent confidence interval is a measure of an estimate's reliability. The larger the confidence interval is, in relation to the size of the estimate, the less reliable the estimate. For more information, see page 11.

[b] Caution should be used when comparing Metropolitan Statistical Area data for 2015 to earlier data. Beginning in first quarter 2015, the Current Population Survey/Housing Vacancy Survey began using the new metropolitan and micropolitan statistical definitions that were announced by the Office of Management and Budget (OMB) in February 2013, and were based on the application of the 2010 standards to Census 2010 data. In this report, outside Metropolitan Statistical Areas includes micropolitan and non-metropolitan statistical areas. The February 2013 definitions are available at: http://www.census.gov/population/metro/

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

Approximately 86.9 percent of the housing units in the United States in the first quarter 2016 were occupied and 13.1 percent were vacant. Owner-occupied housing units made up 55.2 percent of total housing units, while renter-occupied units made up 31.7 percent of the inventory in the first quarter 2016. Vacant year-round units comprised 9.7 percent of total housing units, while 3.4 percent were for seasonal use. Approximately 2.4 percent of the total units were for rent, 1.0 percent were for sale only, and 0.7 percent were rented or sold but not yet occupied. Vacant units that were held off market comprised 5.6 percent of the total housing stock. Of these units, 1.5 percent were for occasional use, 1.2 percent were temporarily occupied by persons with usual residence elsewhere (URE), and 2.9 percent were vacant for a variety of other reasons.

Table 3. Estimates of the Total Housing Inventory for the United States: First Quarter 2015 and 2016*
(Estimates are in thousands and may not add to total, due to rounding)

Type	First Quarter 2015 (r)	First Quarter 2016	Difference Between Estimates	90-Percent Confidence Interval (±)[a]		Percent of total (2016)
				of 2016 estimate	of difference	
All housing units............	134,409	135,184	775	(X)	(X)	100.0
Occupied......................	116,965	117,508	543	198	181	86.9
Owner........................	74,479	74,656	177	631	431	55.2
Renter........................	42,489	42,852	363	570	440	31.7
Vacant........................	17,443	17,677	234	369	327	13.1
Year-round.................	12,908	13,120	212	359	310	9.7
For rent...................	3,301	3,267	-34	161	180	2.4
For sale only............	1,419	1,312	-107	87	112	1.0
Rented or Sold…….	983	969	-14	68	96	0.7
Held off Market……	7,206	7,572	366	279	240	5.6
For Occ'l Use……...	1,900	2,084	184	150	128	1.5
Temp Occ by URE…	1,442	1,568	126	131	111	1.2
Other………………	3,863	3,920	57	204	177	2.9
Seasonal…………….	4,534	4,557	23	245	214	3.4

Footnotes:

*The housing inventory estimates are benchmarked to 2010 Census.

[a]A 90-percent confidence interval is a measure of an estimate's reliability. The larger the confidence interval is, in relation to the size of the estimate, the less reliable the estimate. For more information, see page 11.

(X) Not Applicable. Since the number of housing units is set equal to an independent national measure, there is no sampling error, and hence no confidence interval.

(r) Revised using vintage 2014 housing unit controls. See note below.

1. Since first quarter 2003, the Current Population Survey/Housing Vacancy Survey (CPS/HVS) estimates have been controlled to an independent set of housing unit estimates produced annually by the Census Bureau's Population Division from Census 2000 and 2010 and updated using building permit data, estimates of housing loss, and other administrative record data. Doing so makes the CPS/HVS estimates of housing units more comparable to other Census Bureau housing surveys controlled to these census-based estimates. The housing unit controls affect the estimate of vacant units in the sense that the estimates of total occupied and vacant units sum to the control total. Vacancy *rates* and homeownership *rates* are not affected by this change.

2. Beginning in the second quarter 2015, the housing inventory estimates are based on vintage 2014 housing unit controls that are projected forward through 2015. The first quarter 2016 housing inventory estimates, shown above, reflect vintage 2014 housing unit controls, benchmarked to the 2010 Census. The CPS/HVS historical table series, from the first quarter 2010 through the first quarter 2015, has also been revised based on vintage 2014 housing unit controls. These revised estimates and additional information on terms and definitions can be found at:
http://www.census.gov/housing/hvs/data/histtabs.html

3. For the methodology used in developing the housing unit estimates used for controls in the CPS/HVS, please see the Census Bureau's Population Division website: http://www.census.gov/popest/methodology/

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

The homeownership rate of 63.5 percent was 0.2 percentage points (+/-0.4)* lower than the first quarter 2015 rate (63.7 percent) and 0.3 percentage points (+/-0.4)* lower than the fourth quarter 2015 rate (63.8 percent).
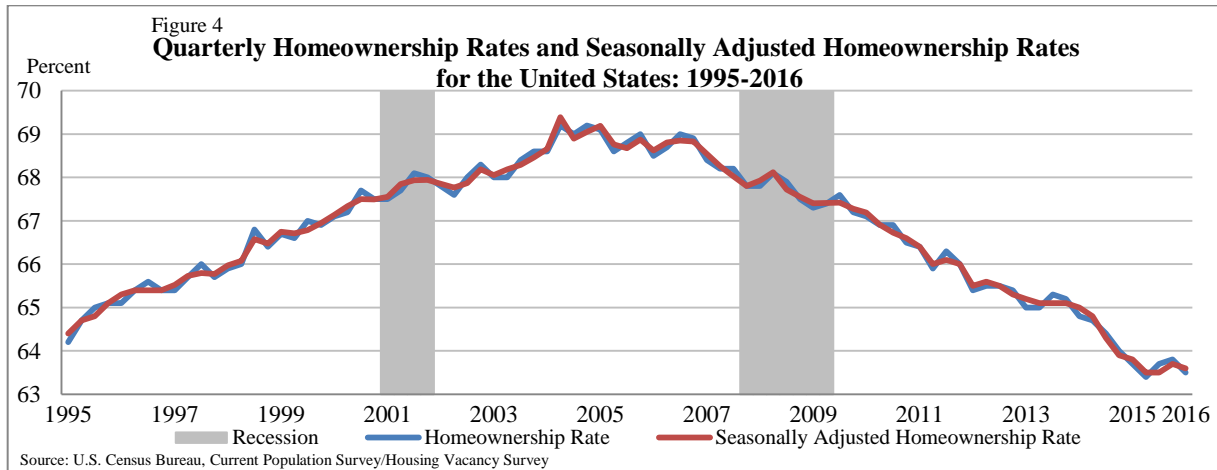

Figure 4
Quarterly Homeownership Rates and Seasonally Adjusted Homeownership Rates for the United States: 1995-2016

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

Table 4. Homeownership Rates for the United States: 1995 to 2016

Year	Homeownership Rates[a] (percent)			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
	↓			
2016…………………………...	63.5			
2015…………………………...	63.7	63.4	63.7	63.8
2014…………………………...	64.8	64.7	64.4	64.0
2013…………………………...	65.0	65.0	65.3	65.2
2012…………………………...	65.4	65.5	65.5	65.4
2011…………………………...	66.4	65.9	66.3	66.0
2010…………………………...	67.1	66.9	66.9	66.5
2009…………………………...	67.3	67.4	67.6	67.2
2008…………………………...	67.8	68.1	67.9	67.5
2007…………………………...	68.4	68.2	68.2	67.8
2006…………………………...	68.5	68.7	69.0	68.9
2005…………………………...	69.1	68.6	68.8	69.0
2004…………………………...	68.6	69.2	69.0	69.2
2003…………………………...	68.0	68.0	68.4	68.6
2002[b]…………………………...	67.8	67.6	68.0	68.3
2001…………………………...	67.5	67.7	68.1	68.0
2000…………………………...	67.1	67.2	67.7	67.5
1999…………………………...	66.7	66.6	67.0	66.9
1998…………………………...	65.9	66.0	66.8	66.4
1997…………………………...	65.4	65.7	66.0	65.7
1996…………………………...	65.1	65.4	65.6	65.4
1995…………………………...	64.2	64.7	65.0	65.1

Footnotes:
[a]Standard errors for quarterly homeownership rates for the United States generally are 0.3 percent.
[b]Revised in 2002 to incorporate information collected in Census 2000.
*90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

Table 4SA shows the seasonally adjusted homeownership rates for the United States, from 1995 to 2016. (Research has shown that seasonality for homeownership rates is present). When adjusted for seasonal variation, the first quarter 2016 homeownership rate was not statistically different from the rate in the first quarter 2015 or the rate in the fourth quarter 2015.

Table 4SA. Homeownership Rates for the United States: 1995 to 2016, Seasonally Adjusted*

Year	Homeownership Rates[a] (percent), Seasonally Adjusted			
	First Quarter ↓	Second Quarter	Third Quarter	Fourth Quarter
2016……………………………	63.6			
2015……………………………	63.8	63.5	63.6	63.7
2014……………………………	64.9	64.8	64.3	63.9
2013……………………………	65.2	65.1	65.2	65.1
2012……………………………	65.6	65.6	65.4	65.3
2011……………………………	66.5	66.0	66.1	65.9
2010……………………………	67.2	66.9	66.7	66.5
2009……………………………	67.4	67.4	67.4	67.2
2008……………………………	67.9	68.1	67.7	67.5
2007……………………………	68.5	68.3	68.0	67.8
2006……………………………	68.6	68.8	68.9	68.8
2005……………………………	69.2	68.7	68.7	68.9
2004……………………………	68.7	69.4	68.9	69.1
2003……………………………	68.1	68.2	68.3	68.5
2002[b] ……………………………	67.9	67.8	67.9	68.2
2001……………………………	67.6	67.8	67.9	67.9
2000……………………………...	67.1	67.3	67.5	67.5
1999……………………………...	66.7	66.7	66.8	66.9
1998……………………………...	66.0	66.1	66.6	66.5
1997……………………………...	65.5	65.7	65.8	65.8
1996……………………………...	65.3	65.4	65.4	65.4
1995……………………………...	64.4	64.7	64.8	65.1

Footnotes:
*As new quarterly data are input, previous quarters' seasonally adjusted homeownership rates may change.
[a]Standard errors for quarterly homeownership rates for the United States generally are 0.3 percent.
[b]Revised in 2002 to incorporate information collected in Census 2000.
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

The first quarter 2016 homeownership rates were highest in the Midwest (68.9 percent) and lowest in the West (58.7 percent). The homeownership rates in each of the four regions were not statistically different from their corresponding rates in the first quarter 2015.

Table 5. Homeownership Rates for the United States and Regions: 2010 to 2016

Year/Quarter	Homeownership Rates[a] (percent)				
	United States	Northeast	Midwest	South	West
2016					
First Quarter…………..	63.5	60.4	68.9	64.8	58.7
2015					
Fourth Quarter………..	63.8	61.6	68.1	65.3	59.0
Third Quarter………....	63.7	60.8	68.1	65.4	58.7
Second Quarter……….	63.4	60.2	68.4	64.9	58.5
First Quarter…………..	63.7	61.1	68.6	65.1	58.5
2014					
Fourth Quarter………..	64.0	61.9	68.3	65.5	58.6
Third Quarter………....	64.4	62.3	68.8	65.7	59.4
Second Quarter……….	64.7	62.1	69.6	65.9	59.6
First Quarter…………..	64.8	62.4	69.3	66.5	59.4
2013					
Fourth Quarter………..	65.2	62.8	69.8	67.1	59.3
Third Quarter………....	65.3	63.6	69.6	66.9	59.5
Second Quarter……….	65.0	63.2	69.4	66.5	59.4
First Quarter…………..	65.0	62.5	70.0	66.5	59.4
2012					
Fourth Quarter………..	65.4	63.9	69.7	67.0	59.5
Third Quarter………....	65.5	63.9	69.6	66.9	60.1
Second Quarter……….	65.5	63.7	69.6	67.4	59.7
First Quarter…………..	65.4	62.5	69.5	67.5	59.9
2011					
Fourth Quarter………..	66.0	63.7	70.0	68.3	60.1
Third Quarter………....	66.3	63.7	70.3	68.4	60.7
Second Quarter……….	65.9	63.0	70.0	68.2	60.3
First Quarter…………..	66.4	63.9	70.4	68.4	60.9
2010					
Fourth Quarter………..	66.5	64.1	70.5	68.5	61.0
Third Quarter………....	66.9	63.9	71.1	69.1	61.3
Second Quarter……….	66.9	64.2	70.8	69.1	61.4
First Quarter………….	67.1	64.4	70.9	69.2	61.9

Footnotes:
[a]Standard errors for quarterly homeownership rates by region generally are 0.6 percent.
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

The first quarter 2016 homeownership rates were highest for those householders ages 65 years and over (78.8 percent) and lowest for the under 35 years of age group (34.2 percent). The rates for each age category were not statistically different from their corresponding first quarter 2015 rates.

Table 6. Homeownership Rates by Age of Householder: 2010 to 2016

Year/Quarter	Homeownership Rates[a] (percent)					
	United States	Under 35 years	35 to 44 years	45 to 54 years	55 to 64 years	65 years and over
2016						
First Quarter……	63.5	34.2	58.9	69.2	75.7	78.8
2015						
Fourth Quarter…..	63.8	34.7	59.3	70.1	75.2	79.3
Third Quarter…...	63.7	35.8	58.1	69.9	75.3	78.7
Second Quarter…	63.4	34.8	58.0	69.9	75.4	78.5
First Quarter……	63.7	34.6	58.4	70.1	75.8	79.0
2014						
Fourth Quarter…..	64.0	35.3	58.8	70.5	75.8	79.5
Third Quarter…...	64.4	36.0	59.1	70.1	76.6	80.0
Second Quarter…	64.7	35.9	60.2	70.7	76.4	80.1
First Quarter……	64.8	36.2	60.7	71.4	76.4	79.9
2013						
Fourth Quarter…..	65.2	36.8	60.9	71.4	76.5	80.7
Third Quarter…...	65.3	36.8	61.1	71.3	76.2	81.2
Second Quarter…	65.0	36.7	60.3	70.9	76.7	80.9
First Quarter……	65.0	36.8	60.1	71.3	77.0	80.4
2012						
Fourth Quarter…..	65.4	37.1	60.4	72.1	77.6	80.7
Third Quarter……	65.5	36.3	61.8	72.0	76.9	81.4
Second Quarter…	65.5	36.5	62.2	71.4	77.1	81.6
First Quarter……	65.4	36.8	61.4	71.3	77.8	80.9
2011						
Fourth Quarter…..	66.0	37.6	62.3	72.7	79.0	80.9
Third Quarter……	66.3	38.0	63.4	72.7	78.6	81.1
Second Quarter…	65.9	37.5	63.8	72.3	77.8	80.8
First Quarter……	66.4	37.9	64.4	73.1	78.6	81.0
2010						
Fourth Quarter…..	66.5	39.2	63.9	72.7	79.0	80.5
Third Quarter……	66.9	39.2	65.2	73.0	79.2	80.6
Second Quarter…	66.9	39.0	65.6	73.6	78.7	80.4
First Quarter…….	67.1	38.9	65.3	74.8	79.1	80.6

Footnotes:
[a]Standard errors for quarterly homeownership rates by age of householder generally are 0.5 percent.
Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

For the racial categories shown below, the homeownership rate for the first quarter 2016 for non-Hispanic White householders reporting a single race was highest at 72.1 percent. The rate for All Other Race householders was second at 53.0 percent and Black Alone householders was lowest at 41.5 percent. The homeownership rate for All Other Race householders was lower than the first quarter 2015 rate, while the rates for non-Hispanic White and Black Alone householders were not statistically different.

The homeownership rate for Hispanic householders (who can be of any race), 45.3 percent, was higher than the first quarter 2015 rate.

Table 7. Homeownership Rates by Race and Ethnicity of Householder: 2012 to 2016

Year/Quarter	Homeownership Rates[a] (percent)				
	United States	Non-Hispanic White alone	Black Alone[b]	All Other Races[c]	Hispanic (of any race)
2016					
First Quarter……..	63.5	72.1	41.5	53.0	45.3
2015					
Fourth Quarter……	63.8	72.2	41.9	53.3	46.7
Third Quarter……	63.7	71.9	42.4	53.7	46.1
Second Quarter….	63.4	71.6	43.0	52.6	45.4
First Quarter……..	63.7	72.0	41.9	55.4	44.1
2014					
Fourth Quarter……	64.0	72.3	42.1	55.3	44.5
Third Quarter……	64.4	72.6	42.9	54.2	45.6
Second Quarter….	64.7	72.9	43.5	54.7	45.8
First Quarter……..	64.8	72.9	43.3	55.8	45.8
2013					
Fourth Quarter……	65.2	73.4	43.2	56.0	45.5
Third Quarter……	65.3	73.3	43.1	55.2	47.6
Second Quarter….	65.0	73.3	42.9	54.5	45.9
First Quarter……..	65.0	73.4	43.1	54.6	45.3
2012					
Fourth Quarter……	65.4	73.6	44.5	55.2	45.0
Third Quarter……	65.5	73.6	44.1	54.6	46.7
Second Quarter….	65.5	73.5	43.8	55.0	46.5
First Quarter……..	65.4	73.5	43.1	55.1	46.3

Footnotes:

[a]Standard errors for quarterly homeownership rates by race and ethnicity of householder generally are 0.3 percent for non-Hispanic White (single race) householders, 0.6 percent for Black (single race) householders, 0.7 percent for All Other Races householders, and 0.6 percent for Hispanic householders.

[c]Includes people who reported Asian, Native Hawaiian or Other Pacific Islander, or American Indian or Alaska Native regardless of whether they reported any other race, as well as all other combinations of two or more races.

1. Beginning in 2003, the question on race on the CPS was modified to comply with the revised standards for federal statistical agencies. Respondents may now report more than one race, but small sample sizes preclude showing all race categories. The question on Hispanic origin is asked separately, and is asked before the question on race. For further information on each major race group and the Two or More Races populations, see reports from the Census 2010 Brief series available on the Census 2010 website at: http://www.census.gov/2010census/data/2010-census-briefs.php

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

The first quarter 2016 homeownership rate for households with family incomes greater than or equal to the median family income was not statistically different from the first quarter 2015 rate. The rate for those households with family incomes less than the median family income was also not statistically different from the first quarter 2015 rate.

Table 8. Homeownership Rates by Family Income: 2011 to 2016[*]

Year/Quarter	Homeownership Rates[a] (percent)		
	United States	Households with family income greater than or equal to the median family income[b]	Households with family income less than the median family income
2016			
First Quarter…….…....	63.5	78.1	48.9
2015			
Fourth Quarter………..	63.8	78.5	49.2
Third Quarter………....	63.7	78.4	49.0
Second Quarter……….	63.4	78.3	48.6
First Quarter…….…....	63.7	78.4	48.9
2014			
Fourth Quarter………..	64.0	79.0	49.0
Third Quarter………....	64.4	79.3	49.5
Second Quarter……….	64.7	79.5	49.8
First Quarter…….…....	64.8	79.8	49.8
2013			
Fourth Quarter………..	65.2	80.2	50.2
Third Quarter………....	65.3	79.9	50.6
Second Quarter……….	65.0	79.7	50.3
First Quarter…….…....	65.0	80.0	50.0
2012			
Fourth Quarter………..	65.4	80.4	50.3
Third Quarter………....	65.5	80.3	50.6
Second Quarter……….	65.5	80.5	50.6
First Quarter…….…....	65.4	80.3	50.4
2011			
Fourth Quarter………..	66.0	80.8	51.3
Third Quarter………....	66.3	81.3	51.3
Second Quarter……….	65.9	81.2	50.6
First Quarter…….…....	66.4	81.5	51.4

Footnotes:

[a]Standard errors for quarterly homeownership rates by family income generally are 0.3 percent.

[b]Based on family or primary individual income.

1. In 2010, the Census Bureau began imputing missing values for the family income question, which is used in the homeownership table above. Previously, households not responding to this question were excluded from the homeownership calculations for those below/above the median family income level. Data users should keep this in mind when comparing data from 2010 and later to earlier data.

Source: U.S. Census Bureau, Current Population Survey/Housing Vacancy Survey

Note: This press release, along with more detailed data, is available on the Internet. Our Internet address is: http://www.census.gov/housing/hvs

The estimates in this release are based on a sample survey and therefore are subject to both sampling and non-sampling error. Sampling error is a result of not surveying the entire population. Non-sampling error occurs because accurate information cannot always be obtained.

The sample estimate and its standard error enable one to construct a confidence interval. A confidence interval is a measure of an estimate's reliability. The larger a confidence interval is in relation to the size of the estimate, the less reliable the estimate. For example, the standard error on the estimated rental vacancy rate of 7.0 percent is 0.205 percentage points. Then the 90-percent confidence interval is calculated as 7.0 $\pm$ (1.645 x 0.205) percent, or 7.0 $\pm$ 0.3 percent, or from 6.7 percent to 7.3 percent. If all possible samples were surveyed under essentially the same general conditions and the same sample design, and an estimate calculated from each sample, then 90 percent of the estimates would fall within the 90 percent confidence interval, in this case, from 6.7 percent to 7.3 percent.

Since the first quarter 2003, the Current Population Survey/Housing Vacancy Survey (CPS/HVS) housing inventory estimates have been controlled to independent housing unit estimates based upon Census 2000 (2000-2009 data) and Census 2010 (2010-present data) and updated with building permit data, estimates of housing loss, and other administrative records data. In the second quarter 2015, the CPS/HVS revised the series of housing inventory estimates back to the first quarter 2010, based on the latest series of independent housing controls, the vintage 2014 time series. Housing inventory estimates from the second quarter 2000 through the fourth quarter 2009 are revised based on the vintage 2010 time series. Housing inventory estimates, prior to the second quarter 2000, have not been revised. The CPS/HVS housing inventory data series are based on the independently produced vintage 2014 housing unit estimates that are projected forward through the first quarter 2015. The vintage 2014 estimates are benchmarked to the 2010 Census. The same general procedure will be followed each year in revising housing inventory estimates with the most up-to-date independent housing estimates available.

For an explanation of the methodology used in producing the housing inventory independent estimates, please see: http://www.census.gov/popest/methodology

Note: This time series is by the latest "vintage" year. For example, vintage 2014 means that all of the estimates in this time series are identified as belonging to "vintage 2014." The 2010 data are from the 2014 vintage, the 2011 data are from the 2014 vintage, and so on.

The CPS/HVS also began computing first-stage factors (used for weighting purposes) based on intended use of year-round and seasonal counts of housing units from Census 2000 for the first quarter 2003. From 1980 to 2002, the CPS/HVS first-stage factors were based on year-round estimates only. The effect on the data is slight and the change should improve the counts of year-round and seasonal units. For more information on the effects of these changes, please see Source and Accuracy Statement at: http://www.census.gov/housing/hvs

Beginning in the first quarter 2012, the population controls reflect the results of the 2010 decennial census. This change has virtually no effect on vacancy and homeownership rates, as described below.

Research has shown that the new 2010-based controls increased the rental vacancy rate in April 2010 from 10.43 percent to 10.45 percent---a difference of less than 1/10 of one percent. The homeowner vacancy rate remained the same at 2.63 percent, while the homeownership rate was up from 66.67 percent to 66.74 percent.

The question on race on the CPS was modified beginning in the first quarter 2003 to comply with new standards for federal statistical agencies. Respondents are now allowed to report one or more races. The question on Hispanic origin is asked separately, and is asked before the question on race.

First stage factors for year-round vacant units have been corrected as of the second quarter 2004. Research has shown that this correction had no significant effect on the vacancy rates or homeownership rates.

The rental vacancy rate is the proportion of the rental inventory that is vacant for rent. In tables 1 and 2, the rates are computed using the following formula.

$$Rental\ Vacancy\ Rate\ (\%) = \left[\frac{Vacant\ year-round\ units\ for\ rent}{\left(\begin{array}{c} Renter \\ occupied \\ units \end{array} \right) + \left(\begin{array}{c} Vacant\ year-round \\ units\ rented\ but \\ awaiting\ occupancy \end{array} \right) + \left(\begin{array}{c} Vacant\ year-round \\ units\ for\ rent \end{array} \right)} \right] * 100$$

The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant for sale. In tables 1 and 2 the rates are computed using the following formula.

$$Homeowner\ Vacancy\ Rate\ (\%) = \left[\frac{Vacant\ year-round\ units\ for\ sale\ only}{\left(\begin{array}{c} Owner \\ occupied \\ units \end{array} \right) + \left(\begin{array}{c} Vacant\ year-round \\ units\ sold\ but \\ awaiting\ occupancy \end{array} \right) + \left(\begin{array}{c} Vacant\ year-round \\ units\ for\ sale\ only \end{array} \right)} \right] * 100$$

The homeownership rate is the proportion of households that is owner-occupied. It is computed by dividing the number of households that are occupied by owners by the total number of occupied households (tables 4, 4SA, and 5).

$$Homeownership\ Rate\ (\%) = \left[\frac{Owner\ occupied\ housing\ units}{Total\ occupied\ housing\ units} \right] * 100$$

For the homeownership rate for a specific characteristic (tables 6-8), use the owner and total number of units for that characteristic. For example, for the West region,

$$Homeownership\ Rate\ (West)\ (\%) = \left[\frac{Owner\ occupied\ housing\ units\ (West)}{Total\ occupied\ housing\ units\ (West)} \right] * 100$$