

PENNSYLVANIA STATE UNIVERSITY

Statistical Brief

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Recent Movers

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Eighteen percent of the Nation's 94 million householders moved into their homes during the 12 months prior to the final half of 1989. This Brief uses data from the 1989 American Housing Survey to examine the characteristics of "recent movers" and compare them to other owners and renters. Recent movers are defined as householders who had moved into their homes in the 12 months prior to the survey, conducted in July - December 1989.

Renters are far more likely than homeowners to move.

Renters were more than 4 times as likely as owners to have moved recently: 36 versus 8 percent. Renters living in suburban areas were the most likely to have moved: 39 percent.

Most didn't move far.

About 56 percent of recent mover households moved to another residence in the same metro area they were living in already. Another 19 percent moved from one metro area to another. About 14 percent remained in a nonmetro area, usually within the same State. Nine percent moved

from a metro area to a nonmetro area, or vice versa. Two percent moved to the United States from another country.

The West was the most mobile region.

About 1 in 4 households in the West were recent movers. The mobility rates for the Northeast, Midwest, and South were 12, 16, and 20 percent, respectively.

Movers were younger than nonmovers.

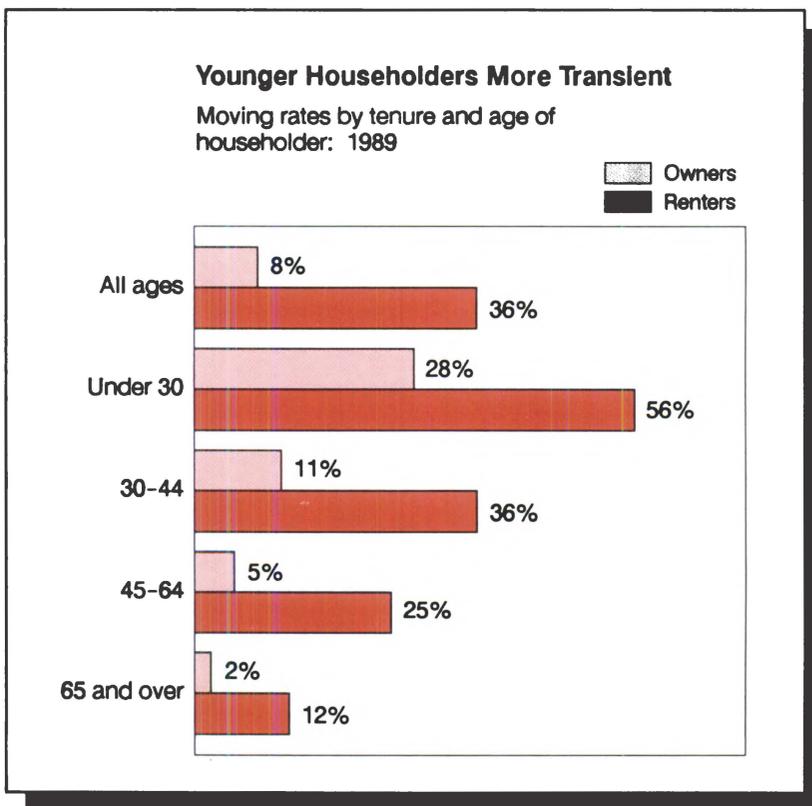
The median age for homeowners who moved into their homes during the previous 12 months was 37 years. This compares to 52 years for owners who had

resided in their homes for at least 12 months. Among renters, the median ages for movers and nonmovers were 31 years and 41 years, respectively.

Moving rates declined with age.

Among owners, moving rates ranged from 28 percent for householders under age 30 to 2 percent for homeowners 65 years of age and over.

Among renters, the proportion who moved during the past year ranged from 56 percent for householders under age 30 to 12 percent for those age 65 and over.



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Movers lived in newer housing than nonmovers.

Homes occupied by owners who had recently moved had a median age of 14 years, compared with a median age of 26 years for homes occupied by owners who hadn't moved in the year prior to the survey. The corresponding ages of homes occupied by mover and nonmover renters were 20 years and 30 years, respectively.

Recent mover owners had higher incomes.

The median family income of recent mover owners was \$37,600, 14 percent higher than the median family income of owners who didn't move (\$32,900). However, the median income of renters who moved, \$18,100, was not statistically different from that of renters who lived in their homes for over a year (\$18,400).

Monthly housing costs were higher for movers.

Among owners with mortgages, recent mover owners had median monthly housing costs 23 percent higher than other owners (\$834 versus \$678). The typical recent mover with a mortgage paid 26 percent of family income for housing, compared to 21 percent for nonmover owners.

Among renters, recent movers paid 8 percent more than nonmovers — a median of \$449 per month for rent and utilities versus \$417. The median amount of total family income paid for housing for renters, regardless of whether they had moved or not, was 27 percent.

Value of homes owned by recent movers higher.

Nationally, owners who had recently moved lived in homes whose median value was \$83,900. This compares to \$78,300 for homes occupied by owners who hadn't moved. First-time buyers who moved in the

past year had homes valued at \$68,100. Regionally, the median value of homes owned by recent movers in the Northeast and West was higher than in the Midwest and South. Only in the South was there a significant difference in the value of homes owned by movers and nonmovers, with recent movers' homes being worth more there.

Changes in family status and housing needs were among the most frequently cited reasons for moving.

Nearly one-half of all owners and renters cited changes in family status and housing needs as the main reason for leaving their previous units. These factors are interrelated and are often interchangeable.

More information:

Housing Characteristics of Recent Movers: 1989, Current Housing Reports, Series H121/91-2. Contact Customer

Services at the Census Bureau (301-763-4100) for ordering information.

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