

Doc 8:190
Deposited
7/1/92
ads

Doc 5

BUREAU OF THE CENSUS

Statistical Brief

September 1992
Economics Center

Housing Vacancy Rates: 1989 to 1991

At any given time, many American houses and apartments are vacant for rent or for sale. The U.S. rental vacancy rate stood at 7.4 percent in 1991, up from 7.2 percent in 1990. This marks the first increase since 1987, when the rate rose from 7.3 percent in 1986 to 7.7 percent.

In contrast, the U.S. homeowner vacancy rate remained statistically unchanged between 1989 and 1991, at 1.7 percent. Using data from the Current Population Survey/Housing Vacancy Survey, this brief will examine how vacancy

rates changed between 1989 and 1991 in different geographic areas — regions, States, and metropolitan areas — and what the rates were for homes with specific characteristics.

Rental vacancy rates change in most regions.

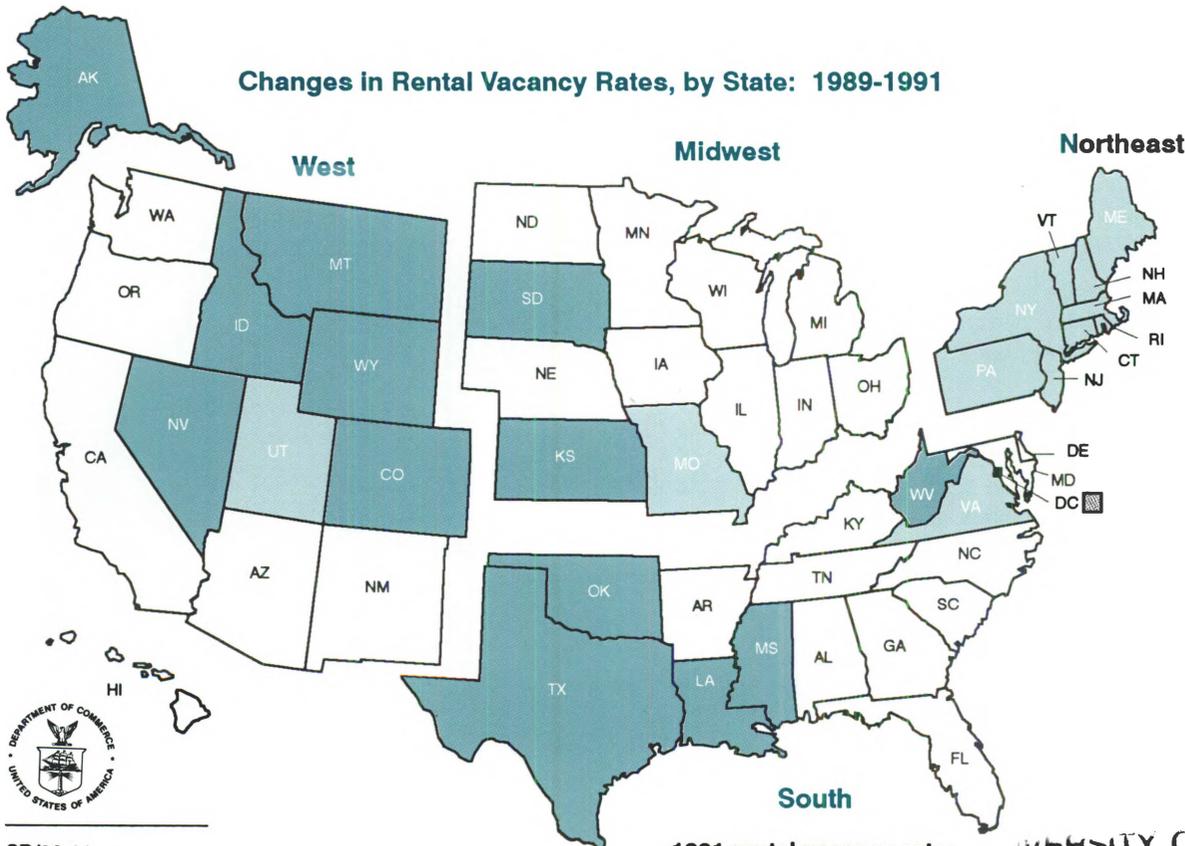
The rental vacancy rate changed more frequently than the homeowner vacancy rate. Between 1989 and 1991, it fell both in the

What are vacancy rates?

Rental vacancy rate: Vacant housing units for rent (intended for year-round use) as a percentage of all rental units.

Homeowner vacancy rate: Vacant housing units for sale (intended for year-round use) as a percentage of all homeowner units.

Changes in Rental Vacancy Rates, by State: 1989-1991



SB/92-11
Issued September 1992
U.S. Department of Commerce
Economics and
Statistics Administration
BUREAU OF THE CENSUS

1991 rental vacancy rate:
Lower than 1989 rate
Higher than 1989 rate
Not significantly different from 1989 rate

UNIVERSITY OF MICHIGAN LIBRARIES

DEC 21 1992

DEPOSITED BY UNITED STATES OF AMERICA

South (from 9.7 to 8.9 percent) and in the West (from 7.1 to 6.5 percent). The Northeast, however, experienced an upward trend, rising from 4.7 percent in 1989, to 6.1 percent in 1990, to 6.9 percent in 1991. Rental vacancy rates remained statistically unchanged only in the Midwest; the 1991 rate there was 6.7 percent.

As the map shows, between 1989 and 1991, the rental vacancy rate rose in 12 States and the District of Columbia, fell in 13 others, and remained stable in the rest. States where rates rose were concentrated in the Northeast; those with lower rates were more predominate in the West.

The 1991 homeowner vacancy rate in the Midwest, 1.3 percent, was lower than the 1989 rate, 1.4 percent. The other three regions, however, did not experience any statistical changes between 1989 and 1991. Likewise, relatively few States experienced any significant changes over the period. The States where rates fell were mostly in the Midwest (Iowa, Kansas, and Illinois) and the West (Colorado, Arizona, and Alaska). Only in the South (Maryland and the District of Columbia) did more than one State see its rate increase.

Rental vacancy rate falls for 1-unit structures, remains stable for other types of rental units.

The rental vacancy rate for 1-unit structures fell from 4.2 to 3.9 percent between 1989 and 1991. However, the homeowner vacancy rate for these structures (1.4 percent in 1991) remained statistically unchanged. In addition, both the rental (9.4 percent) and homeowner (6.8 percent) vacancy rates for structures with 2 units or more and the rental vacancy rate for those with 5 or more units (10.4 percent) did not change statistically. However, the homeowner vacancy rate for structures with 5 units or more was lower, declining from 9.6 to 7.9 percent.

Rental vacancy rates higher for newer units.

Rental units built in 1970 or later had a vacancy rate of 8.1 percent in 1991, compared with 6.7 percent for those built before 1940. On the other hand, the homeowner vacancy rate was approximately the same for units in both these periods — 2.0 percent.

More information:

Housing Vacancies and Homeownership, Annual Statistics 1991, Current Housing Reports, Series H111/91A. Contact Customer Services at the Census Bureau (301-763-4100) for ordering information.

Contacts:

Vacancy rates —
Wallace Fraser
301-763-8552

Statistical Briefs —
Robert Bernstein
301-763-1584

This is one of a series of occasional reports from the Census Bureau that provides timely data on specific policy-related issues. The Bureau collects a variety of data from U.S. households, businesses and other entities. This brief presents statistics from one or more of the data collections. Statistical data are subject to sampling variability and certain errors, such as data collection, design flaws, respondent classification and reporting errors, and data processing mistakes. The Bureau has taken quality control measures to reduce reported data errors, and data in this Brief have been tested and are in accord with applicable standards. However, caution should be used when comparing these and other data sets. A trend statement indicates a consecutive statistically significant increase or decrease in the vacancy rates over three points in time.

Vacancy Rates Change in Several Large Metro Areas

	1989	1991
Rental Vacancy Rates		
<i>Where they rose:</i>		
Baltimore, MD	4.9%	7.4%
Boston, MA	4.2%	7.2%
Kansas City, MO-KS	8.1%	12.3%
New York, NY	3.3%	5.1%
Philadelphia, PA-NJ	7.1%	11.9%
St. Louis, MO-IL	8.9%	12.8%
Washington, DC-MD-VA	5.8%	7.9%
<i>Where they fell:</i>		
Dallas, TX	14.6%	10.7%
Denver, CO	12.9%	6.3%
Oakland, CA	7.2%	4.6%
Pittsburgh, PA	8.3%	4.9%
Homeowner Vacancy Rates		
<i>Where they rose:</i>		
Baltimore, MD	0.5%	1.3%
Los Angeles-Long Beach, CA	0.9%	1.4%
Oakland, CA	0.7%	1.9%
San Bernardino-Riverside, CA	1.5%	4.0%
San Diego, CA	1.4%	2.7%
Washington, DC-MD-VA	1.1%	2.3%
<i>Where they fell:</i>		
Dallas, TX	4.1%	2.0%
Denver, CO	3.7%	1.5%

Note: Changes in a metro area's vacancy rates must be statistically significant for these rates to be shown as experiencing a rise or fall.