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PRELIMINARY

HOUSING CHARACTERISTICS OF THE DULUTH (MINN.)-SUPERIOR (WIS.) STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Duluth-Superior Standard Metropolitan Area,[1] dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 87,200, an increase of 11,100, or 15 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 28 percent in contrast to the net decrease of 16 percent in the number occupied by renters.

The gain in home ownership resulted largely from new construction and from the sale of existing rental homes for owner occupancy. About 50,100, or 66 percent of the occupied dwelling units, were owner occupied in 1950; these figures compare with 39,100, or 56 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only one percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.6 in 1950. About 5 percent of the total were 1-room units, and about 31 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.0 in 1950, compared with 3.2 in 1940. One-half the units in 1950 contained 2 or 3 persons.

Two-thirds (68 percent) of the units were in 1-dwelling-unit detached structures without business. Most of the remaining units were in small multi-unit structures, those containing 2, 3, or 4 dwelling units.

Approximately 3 out of 5 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was $29. One-fourth of the units were renting for $20 or less, and one-fourth were renting for $42 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately $6,100. About one-fourth were estimated to sell for $3,900 or less, and one-fourth were estimated at $8,600 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE DULUTH (MINN.)-SUPERIOR (WIS.) STANDARD METROPOLITAN AREA: APRIL 1, 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units	87,200	100
Occupied dwelling units	75,500	87
Owner occupied	50,100	57
Renter occupied	25,400	29
Vacant dwelling units	11,700	13
Nonseasonal not dilapidated, for rent or sale	1,000	1
POPULATION		
Total population	253,181	...
Population in dwelling units	243,600	...

[1] The Duluth (Minn.)-Superior (Wis.) Standard Metropolitan Area comprises St. Louis County, Minn., and Douglas County, Wis.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,[2] and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

[2] Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 13,900 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 95 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000	300	40,000	1,700
2,500	400	50,000	1,900
5,000	600	60,000	2,100
10,000	900	70,000	2,300
20,000	1,200	80,000	2,400
30,000	1,500		

To illustrate, there were an estimated 25,400 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 1,400. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 24,000 and 26,800.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	25,000	50,000	85,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	1	1	1
10 or 90	2	1	1
25 or 75	2	2	1
50	3	2	1

To illustrate, of the estimated 24,900 renter-occupied dwelling units reporting on condition and plumbing facilities, 13 percent were dilapidated or had no running water. The sampling variability is about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 11 percent and 15 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

LIST OF TABLES

Table — Page

1.--Occupancy characteristics of dwelling units: 1950 1
2.--Tenure of dwelling units: 1950 and 1940 6
3.--Number of rooms in dwelling units: 1950 and 1940 6
4.--Number of persons in dwelling units: 1950 and 1940 6
5.--Persons per room in dwelling units: 1950 and 1940 7
6.--Type of structure of dwelling units: 1950 and 1940 7
7.--Condition and plumbing facilities of dwelling units: 1950 7
8.--Contract monthly rent of urban and rural-nonfarm renter-occupied and selected vacant dwelling units: 1950 8
9.--Value of urban and rural-nonfarm owner-occupied and selected vacant dwelling units: 1950 8

Table 2.--TENURE OF DWELLING UNITS, FOR THE DULUTH (MINN.)-SUPERIOR (WIS.) STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	75,500	100	69,485	100	9
Owner occupied.....	50,100	66	39,103	56	28
Renter occupied.....	25,400	34	30,382	44	-16

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE DULUTH (MINN.)-SUPERIOR (WIS.) STANDARD METROPOLITAN AREA: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	87,200	...	76,147	...	15
Number reporting.....	85,000	100	75,611	100	...
1 room.....	4,600	5	4,492	6	2
2 rooms.....	7,100	8	7,227	10	-2
3 rooms.....	11,600	14	9,915	13	17
4 rooms.....	17,700	21	14,078	19	26
5 rooms.....	18,300	22	16,144	21	13
6 rooms.....	15,800	19	13,380	18	18
7 rooms or more.....	10,100	12	10,375	14	-3
Median number of rooms.....	4.6	...	4.6	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE DULUTH (MINN.)-SUPERIOR (WIS.) STANDARD METROPOLITAN AREA: 1950 AND 1940

(Percent not shown where less than 1)

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	75,500	100	69,485	100	9
1 person.....	8,700	12	6,993	10	24
2 persons.....	21,200	28	16,135	23	31
3 persons.....	17,200	23	15,905	23	8
4 persons.....	13,800	18	13,359	19	3
5 persons.....	8,100	11	8,128	12	...
6 persons.....	3,500	5	4,392	6	-20
7 persons or more.....	3,000	4	4,573	7	-34
Median number of persons.....	3.0	...	3.2	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE DULUTH (MINN.)-SUPERIOR (WIS.) STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units	75,500	...	69,485	...
Number reporting	74,400	100	69,082	100
1.00 or less	66,300	89	58,071	84
1.01 to 1.50	5,700	8	7,078	10
1.51 or more	2,400	3	3,933	6

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE DULUTH (MINN.)-SUPERIOR (WIS.) STANDARD METROPOLITAN AREA: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units	87,200	100	76,147	100
1 to 4 dwelling unit	80,000	92	70,181	92
1 dwelling unit detached without business	59,000	68	51,923	68
1 dwelling unit attached without business	500	1	(1)	(1)
Other 1 to 4 dwelling unit	20,500	24	(1)	(1)
5 dwelling unit or more	7,200	8	5,966	8

[1] 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE DULUTH (MINN.)-SUPERIOR (WIS.) STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units	87,200	...
Number reporting condition and plumbing facilities	84,700	100
Not dilapidated, with private toilet and bath, and hot running water	48,900	58
Not dilapidated, with private toilet and bath, and only cold running water	2,400	3
Not dilapidated, with running water, lacking private toilet or bath	13,500	16
Dilapidated or no running water	19,900	23
Renter occupied	25,400	...
Number reporting condition and plumbing facilities	24,900	100
Not dilapidated, with private toilet and bath, and hot running water	14,300	57
Not dilapidated, with private toilet and bath, and only cold running water	900	4
Not dilapidated, with running water, lacking private toilet or bath	6,400	26
Dilapidated or no running water	3,200	13

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE DULUTH (MINN.)-SUPERIOR (WIS.) STANDARD METROPOLITAN AREA: 1950

Contract monthly rent	Number	Percent
Renter-occupied dwelling units, and vacant[1] units for rent--Number reporting	22,400	100
Under $10	400	2
$10 to $14	1,700	8
$15 to $19	3,000	13
$20 to $29	6,200	28
$30 to $39	4,700	21
$40 to $49	3,000	13
$50 to $59	1,800	8
$60 to $74	1,200	5
$75 to $99	400	2
$100 or more	200	1
Median rent	$29	...

[1] Excludes seasonal and dilapidated vacant units.

52733

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE DULUTH (MINN.)-SUPERIOR (WIS.) STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Percent
Owner-occupied dwelling units, and vacant[1] units for sale only--Number reporting	32,300	100
Under $3,000	5,200	16
$3,000 to $4,999	6,300	20
$5,000 to $7,499	10,200	32
$7,500 to $9,999	5,700	18
$10,000 to $14,999	3,700	11
$15,000 to $19,999	800	2
$20,000 or more	400	1
Median value	$6,090	...

[1] Excludes seasonal and dilapidated vacant units.