

Components of Inventory Change

INVENTORY CHARACTERISTICS

GENERAL

This report presents statistics on the characteristics of units occupied by recent movers, characteristics of selected components of change in the housing inventory for the period 1950 to 1959, and characteristics of available vacant units. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1950 Census, taken in April 1950. Because comparison with 1950 was made on a unit-by-unit basis for components of change, the dwelling unit as defined in 1950 was used as the reporting unit in this survey.

Statistics on housing occupied by recent movers (households that moved in 1958 or 1959) cover characteristics of the present and previous units; the location, tenure, value or rent of the present unit is cross-tabulated by the respective characteristic of the previous unit. In addition, age of head and presence of persons 65 years old and over are tabulated according to changes in tenure of the previous and the present units. Statistics on components of change consist of a cross-tabulation of number of rooms by selected items for "new construction" units, and a cross-tabulation of the 1959 and 1950 value or gross rent for "same" units. Statistics for vacant units consist of simple distributions of the 1959 characteristics of available units, separately for total and new construction units.

Counts and simple distributions of both the 1959 and 1950 characteristics for all the components of change and for the total inventory are provided in Part 1A of this volume (1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A, 1950-1959 Components). The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same in 1950 and 1959. Also in Part 1A, for units classified as "same," the 1959 characteristic is cross-tabulated by the 1950 characteristic for tenure and color and for condition and plumbing facilities; for units classified as "new construction," value and rent are cross-tabulated by number of rooms, number of persons, and household composition.

In this report, separate statistics are published for the United States and each of the four regions, by inside and outside standard metropolitan statistical areas. In addition, statistics for "inside standard metropolitan statistical areas" for the United States are shown separately for dwelling units "in central cities" and "not in central cities." Both the 1959 and 1950 data relate to the standard metropolitan statistical areas defined as of June 8, 1959. In the individual reports for selected metropolitan areas (listed on page VII), the data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; the data for the 2 standard consolidated areas relate to the boundaries in December 1959, which were the same boundaries used for the April enumeration of the 1960 Census.

DESCRIPTION OF TABLES

Tables 1 to 7 and 10 present 1959 data for the total United States by inside standard metropolitan statistical areas (separately for "in central cities" and "not in central cities") and

outside standard metropolitan statistical areas. Tables 8 and 9 present 1959 and 1950 data for these same areas. Tables 1 to 10 are also presented for each of the four regions.

For each region, tables 1 and 3 to 9 present data for the total area by inside and outside standard metropolitan statistical areas with no detail by "in central cities" and "not in central cities." Table 2 is shown for the total area with detail by inside standard metropolitan statistical areas ("in central cities" and "not in central cities") and outside standard metropolitan statistical areas. Table 10, which is restricted to available vacant units, presents data for only the total region.

All the data in this report are based on a sample of dwelling units. The counts of dwelling units by components of change, shown on the first four lines of table 1, are based on a larger sample than the data on characteristics in the remainder of the report (see "Sample design").

Table 1 presents simple distributions of selected 1959 characteristics of the total housing inventory. With a few minor exceptions, they are excerpts from table 1 in Part 1A of Volume IV. The data are reproduced in this report, Part 1B, for convenience in analyzing characteristics of parts of the inventory (tables 2 to 10) in relation to the total.

Tables 2 to 6 provide characteristics of units occupied by recent movers. In tables 2, 3, 5, and 6, the characteristic of the present unit is cross-tabulated by the characteristic of the previous unit. The subjects covered in these tables include location (whether inside same SMSA, inside different SMSA, or outside SMSA), tenure, value, and contract rent. In each table, the characteristic of the present unit is identified in the boxhead of the table and the characteristic of the previous unit in the stub. In table 4, the categories in the stub describe the change in tenure from the previous to the present unit. Change in tenure is cross-tabulated by the age of the head of the present unit and the presence of persons 65 years old and over. No detail is shown for the previous unit in tables 2 to 6 when the households in the present and previous units are different, as indicated by different heads.

Table 7 is a cross-tabulation of 1959 characteristics of "new construction" units--number of rooms by condition and plumbing facilities, bathrooms, persons, and household composition. Other tabulations for new construction units are provided in Part 1A of Volume IV.

Tables 8 and 9 are cross-tabulations of the 1959 and 1950 value or gross rent for "same" units. The 1950 information was transcribed from the 1950 Census records for the specific unit. For this reason, the tabulations are limited to units for which 1950 Census records were available. The boxhead of the table describes the characteristic of the unit in 1959, and the stub of the table describes the characteristic of the same unit in 1950. Other tabulations for same units are provided in Part 1A of Volume IV.

Table 10 presents simple distributions of characteristics of available vacant units. Separate statistics are shown for units available for sale and units available for rent, for the total inventory and for new construction.

MAPS

Included in this report is a map of the United States showing the four regions and a map showing the location of the standard metropolitan statistical areas defined as of June 8, 1959. There are minor differences between the boundaries for the December 1959 survey and those for the April 1960 Census (see section on "Standard metropolitan statistical areas").

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change and the comparison of present and previous housing of recent movers are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those in the April enumeration of the 1960 Census (see "Definitions and explanations"). Some data on characteristics of housing cross-tabulated by year structure built and characteristics by year moved into unit (present units of recent movers) are available in 1960 Census of Housing, Volume II, Metropolitan Housing; simple distributions are available in Volume I, States and Small Areas. Data on vacant units are available in Volume II as well as in Volume I.

Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast to the "housing unit" concept in 1960; the use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a systematic sample of housing units for others in 1960; and the extensive use of self-enumeration in 1960 in contrast to direct interview and use of 1950 Census records in the 1959 survey. Further, with respect to standard metropolitan statistical areas, there are some differences between 1959 and 1960 in the number of standard metropolitan statistical areas and their boundaries. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (See 1960 Census of Housing, Volume I, States and Small Areas for more complete discussion of the April 1960 Census.)

Although information for the April 1960 Census was collected as of April 1960, information for the Components of Inventory Change survey was collected as of the date of enumeration. For the latter, the bulk of the enumeration was completed by December 1959, and the statistics may be regarded as referring to that date. In the estimation procedure used for some of the components, however, data from a sample of the census returns of the April 1960 enumeration were required (see "Estimation procedure").

COMPARABILITY WITH 1950 CENSUS OF HOUSING

With a few exceptions, the types of data presented in this report are not covered in the 1950 Census of Housing. Data for some of the characteristics of the total inventory in table 1 are available from the 1950 Census reports and characteristics of vacant units are available for 1950 except that characteristics other than sale price and rent are available only for the combined group of for-sale and for-rent vacant units. For individual characteristics, however, essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. The corresponding 1950 data for the inventory items in table 1 and a discussion of differences in concepts are given in Part 1A of Volume IV.

RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for conterminous United States (that is, United States exclusive of Alaska and Hawaii) and regions, inside and outside metropolitan areas (with further detail by "in central cities" and "not in central cities" for the United States). In addition, the program provided statistics for each of 9 metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle. The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data").

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure and vacancy status; persons, year moved into unit, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. Cross-tabulations of characteristics of the present and previous residences of recent movers, and characteristics of vacant units are available from the 1956 survey for the United States by inside and outside metropolitan areas, but no data are available for regions. Cross-tabulations of characteristics of "same" units and simple distributions of new construction units also are available for the United States and regions with detail for each area by inside and outside metropolitan areas. (See 1956 National Housing Inventory, Volume I, Components of Change 1950 to 1956 and Volume III, Characteristics of the 1956 Inventory.)

The 1959 and 1956 characteristics of the total inventory and characteristics of the present and previous residences of recent movers may be compared, taking into account any changes in boundaries since 1956 and relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made with care. Subtraction of the 1950-1956 results from the 1950-1959 results for a component does not necessarily produce component-of-change data for the period 1957 to 1959. Units can shift from one component in 1956 to another component by 1959 (for example, from "same" in 1956 to "conversion" by 1959). In addition, differences in procedures for collecting, editing, and tabulating the data can affect the relation between the 1950-1956 results and the 1950-1959 results.

COMPARABILITY WITH DATA FROM OTHER SOURCES

In the sections below, data from the December 1959 Components of Inventory Change survey are compared with statistics from the housing starts series and from current surveys of households and vacancies. Comparability with the April 1960 Census of Housing is discussed under "Relation to April 1960 Census of Housing," and comparison of the counts of dwelling units and housing units from the two enumerations is discussed in the definition of "Dwelling unit." The Components of Inventory Change survey provides data on the characteristics of the components of change in the housing inventory, the April 1960 Census provides data on the detailed characteristics of the total inventory, and the housing starts series and current surveys provide current data which are useful in analyzing trends.

Housing starts series.--Statistics on "year structure built" and counts of "new construction" units differ in several respects from statistics on residential construction from other sources. Statistics on housing starts were compiled by the Bureau of Labor Statistics, Department of Labor, until July 1959 and by the Bureau of the Census since that time. Statistics on housing starts are not entirely comparable with estimates from the December 1959 Components of Inventory Change

survey. In particular, there are differences in coverage and definitions, as well as differences in timing of starts in relation to completions.

Estimates of housing starts compiled by the Bureau of Labor Statistics, and continued on the same basis through 1959 by the Bureau of the Census, are referred to as the "old" series. The series is described as covering only housing designed and constructed as permanent nonfarm housekeeping units in structures intended primarily for residential use.

According to the results of the Components of Inventory Change survey, the estimated number of all units added by new construction from April 1950 to December 1959 is approximately 15,003,000. This number includes all types of dwelling units; it covers some types not included in the housing starts series--specifically farm housing, construction in Hawaii and Alaska, trailers that have structural additions or are mounted on foundations, mobile trailers that are occupied and are considered the usual place of residence of the occupants, quarters that qualify as dwelling units in hotels, and dwelling units in structures that are primarily nonresidential. Furthermore, the Components of Inventory Change survey counted units constructed between 1950 and 1959 and still in existence at the time of the survey, and counted them in terms of the number of units they comprised in 1959. Thus, the count reflects additions due to conversion, and losses due to merger, demolition, or other cause. Dwelling units created from newly-built nonresidential space would be counted as new construction. Quasi-units and vacant mobile trailers are excluded.

The estimate of housing starts for the same period, based on the old series, is roughly 11,737,000 nonfarm units. Adjusting for a lag between the start and completion of a unit, this estimate becomes 11,633,000 completed nonfarm units. Further adjustments can be made for units included in the Components of Inventory Change survey but not covered in the old series of housing starts. An upward revision of 2 1/2 percent to cover new construction of farm housing and new construction in Alaska and Hawaii would bring the total up to 11,924,000. Rough estimates for other types of units covered in the Components of Inventory Change survey but not in the series of housing starts (trailers mounted on foundations, occupied mobile trailers, quarters classified as dwelling units in hotels, dwelling units in structures which are primarily nonresidential, and the additional units resulting from conversion of newly constructed residential buildings or created from newly constructed nonresidential space) would raise the starts to 12,500,000, which is 17 percent below the 15,003,000 new construction units estimated from the Components of Inventory Change survey. The figures on new construction units from 1950 to 1956 as derived from the National Housing Inventory conducted at the end of 1956 differed by approximately the same percentage from the housing starts data for that period.

Part of the remaining 17-percent difference between the Components of Inventory Change estimate of new construction units and the estimate based on housing starts could be due to sampling variability. The discrepancy still remaining reflects differences in the degree of coverage and accuracy of enumeration and reporting. Beginning with 1959, the Bureau of the Census broadened the scope of the old housing starts series and improved its coverage through changes in the survey methods for the "new" series of housing starts. The new series includes substantially all types of accommodations designed as family living quarters and constructed in new buildings intended primarily as housekeeping residential buildings for nontransient occupancy.

Experience with the new series from 1959 to 1961, indicates that it is well above the level of the old one, largely because the new series has more complete coverage in areas that do not require building permits, and because it includes an allowance for construction which takes place without a building permit in areas where permits are required. (Some part of the increase is also due to the inclusion in the new series of some

seasonal units, low-value units, and temporary units that formerly were omitted. Precise calculations of the effect of these additions are not available but the effect is believed to be small.) It is not possible, at this time, to produce exact figures on the amount of increase resulting from the improved coverage in the new series. The increase does not appear to be as great as 17 percent; however, it is close enough to the 17 percent so that sampling variability could account for the difference still remaining.

Current survey of households and vacancies.--Estimates of occupied and vacant units in this report may be compared with estimates from current surveys conducted by the Bureau of the Census. Annual estimates of the number of households, which are equivalent by definition to occupied dwelling units, have been published for March of each year in Current Population Reports, Series P-20, through estimates derived from the Current Population Survey (CPS). Quarterly statistics on residential vacant units, based on information from the Housing Vacancy Survey (HVS) which is conducted in conjunction with the CPS, are published in Current Housing Reports, Series H-111.

The estimated number of occupied dwelling units (households) from the Components of Inventory Change survey in 1959 is 52,955,000, including an estimate for Alaska and Hawaii. The estimate in the March 1959 CPS, based on the dwelling unit definition and excluding Alaska and Hawaii, is 51,302,000 households; the estimate in the March 1960 CPS, based on the housing unit definition and including roughly 200,000 for Alaska and Hawaii, is 52,610,000 households. An estimate for December 1959 derived from the March 1959 and the March 1960 CPS would not be significantly different from the December 1959 estimate from the Components of Inventory Change survey; the two estimates for December 1959 would be subject to sampling variability (at the 2-standard error level) greater than the observed difference. In addition to sampling variability, differences may be attributed to such factors as survey techniques, methods used in weighting the sample figures, and the experience and training of the enumerators.

The Components of Inventory Change survey in December 1959 found that vacant units amounted to 9.4 percent of the total dwelling units, compared with 9.5 percent obtained in the HVS for the fourth quarter 1959. The available-for-sale vacancy rate was 0.9 percent from the Components of Inventory Change survey and 0.6 percent from the HVS; the available-for-rent vacancy rates were 2.7 and 2.4 percent, respectively. The differences between the rates can be attributed to sampling variability; however, the rates may also be affected by the factors noted above in connection with the discussion of household estimates.

1960 PUBLICATION PROGRAM

Final housing reports.--Results of the 1960 Census of Housing are published in Volumes I to VII and in a joint housing and population series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV and the census tract reports are issued as series of individual reports, with Volumes I and II issued also as bound volumes. Volumes V to VII are issued only as bound volumes.

The source of Volumes I, II, III, VI, and VII and the housing data in the census tract reports is the April enumeration of the 1960 Census of Housing. The special reports for local housing authorities are based on results of the April enumeration and, for most areas, on data collected at a later date for nonsample households.

Data for Volumes IV and V are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Separate data are published for the United States and 17 selected metropolitan areas (15 standard metropolitan statistical areas and 2 standard

consolidated areas). The areas for which separate data are provided in Part 1 of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those published from the 1950 Census of Housing. The 1960 Volumes I, II, and VI are similar to 1950 Volumes I, II, and III, respectively. Volume III of 1960 corresponds to the series of reports on block statistics which constituted 1950 Volume V. Volume IV of 1960 has no 1950 counterpart but corresponds to Volumes I and III of the 1956 National Housing Inventory. Volume V of 1960 corresponds to Volume IV of 1950 and, in part, to Volume II of the 1956 National Housing Inventory. In 1950, census tract reports were published as Volume III of

the 1950 Census of Population. Special reports for local housing authorities were published for 219 areas in 1950 Census of Housing, Series HC-6, Special Tabulations for Local Housing Authorities. The type of data presented in 1960 Volume VII has not been published in previous census reports.

Preliminary and advance reports.--Statistics for many of the subjects covered in the census were released in several series of preliminary and advance reports. The figures in the preliminary and advance reports are superseded by the data in the final reports.

AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication, more data are tabulated than it is possible to print in the final reports. A limited amount of unpublished data is available and photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

DEFINITIONS AND EXPLANATIONS

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially the same as those used in the first such survey conducted in 1956. Likewise, the concepts applying to previous and present units of recent movers remained essentially the same as in 1956. Comparison with the 1956 survey can be made only for selected areas and selected characteristics (see section on "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the inventory, which are given below, comparison is made with the definitions used in the April enumeration of the 1960 Census of Housing and in the 1950 Census of Housing even though the types of data presented in this report (except data for the total inventory and vacant units) are not available in reports of the April 1960 and the April 1950 Censuses. For purposes of measuring unit-by-unit change since 1950, the 1950 concept of "dwelling unit" was retained. Definitions of characteristics of dwelling units are comparable, for the most part, with those used in the April 1960 Census as well as in the 1950 Census.

Comparability is affected by differences in procedure as well as differences in definition and description of categories. Information for this report was obtained by direct interview except for a few items which were reported by the enumerator on the basis of his observation, and by a combination of direct interview and comparison with the 1950 Census records for purposes of determining the component of change. In the 1950 Census, information was obtained by direct interview and observation, and in the April 1960 Census by a combination of self-enumeration, direct interview, and observation by the enumerator.

The definitions which follow conform to those provided to the enumerator and reflect the intended meaning of the question asked. As in all surveys, there were some failures to execute the instructions exactly, and some erroneous interpretations have undoubtedly gone undetected.

AREA CLASSIFICATIONS

Standard metropolitan statistical area (SMSA).--To permit all Federal statistical agencies to utilize the same areas for the publication of general-purpose statistics, the Bureau of the Budget has established "standard metropolitan statistical areas" (SMSA's). Each such area is defined by the Bureau of the Budget with the advice of the Federal Committee on Standard Metropolitan Statistical Areas, a committee composed of repre-

sentatives of the major statistical agencies of the Federal Government. The criteria used by the Bureau of the Budget in establishing the SMSA's are presented below. (See the Bureau of the Budget publication Standard Metropolitan Statistical Areas, U.S. Government Printing Office, Washington 25, D.C., 1961.)

The definition of an individual standard metropolitan statistical area involves two considerations: First, a city or cities of specified population to constitute the central city and to identify the county in which it is located as the central county; and second, economic and social relationships with contiguous counties which are metropolitan in character, so that the periphery of the specific metropolitan area may be determined.¹ Standard metropolitan statistical areas may cross State lines.

The criteria for population relate to a city or cities of specified size.

1. Each standard metropolitan statistical area must include at least:

- a. One city with 50,000 inhabitants or more, or
- b. Two cities having contiguous boundaries and constituting, for general economic and social purposes, a single community with a combined population of at least 50,000, the smaller of which must have a population of at least 15,000.

2. If each of two or more adjacent counties has a city of 50,000 inhabitants or more (or twin cities under 1b) and the cities are within 20 miles of each other (city limits to city limits), they will be included in the same area unless there is definite evidence that the two cities are not economically and socially integrated.

The criteria of metropolitan character relate primarily to the attributes of the contiguous county as a place of work or as a home for a concentration of nonagricultural workers.

3. At least 75 percent of the labor force of the county must be in the nonagricultural labor force.²

¹ Central cities are those appearing in the standard metropolitan statistical area title. A "contiguous" county either adjoins the county or counties containing the largest city in the area, or adjoins an intermediate county integrated with the central county. There is no limit to the number of tiers of outlying metropolitan counties so long as all other criteria are met.

² Nonagricultural labor force is defined as those employed in non-agricultural occupations, those experienced unemployed whose last occupation was a nonagricultural occupation, members of the Armed Forces, and new workers.

4. In addition to criterion 3, the county must meet at least one of the following conditions:

a. It must have 50 percent or more of its population living in contiguous minor civil divisions³ with a density of at least 150 persons per square mile, in an unbroken chain of minor civil divisions with such density radiating from a central city in the area.

b. The number of nonagricultural workers employed in the county must equal at least 10 percent of the number of nonagricultural workers employed in the county containing the largest city in the area, or the county must be the place of employment of 10,000 nonagricultural workers.

c. The nonagricultural labor force living in the county must equal at least 10 percent of the number in the nonagricultural labor force living in the county containing the largest city in the area, or the county must be the place of residence of a nonagricultural labor force of 10,000.

5. In New England, the city and town are administratively more important than the county, and data are compiled locally for such minor civil divisions. Here, towns and cities are the units used in defining standard metropolitan statistical areas. In New England, because smaller units are used and more restricted areas result, a population density criterion of at least 100 persons per square mile is used as the measure of metropolitan character.

The criteria of integration relate primarily to the extent of economic and social communication between the outlying counties and central county.

6. A county is regarded as integrated with the county or counties containing the central cities of the area if either of the following criteria is met:

a. Fifteen percent of the workers living in the county work in the county or counties containing central cities of the area, or

b. Twenty-five percent of those working in the county live in the county or counties containing central cities of the area.

Only where data for criteria 6a and 6b are not conclusive are other related types of information used as necessary. This information includes such items as average telephone calls per subscriber per month from the county to the county containing central cities of the area; percent of the population in the county located in the central city telephone exchange area; newspaper circulation reports prepared by the Audit Bureau of Circulation; analysis of charge accounts in retail stores of central cities to determine the extent of their use by residents of the contiguous county; delivery service practices of retail stores in central cities; official traffic counts; the extent of public transportation facilities in operation between central cities and communities in the contiguous county; and the extent to which local planning groups and other civic organizations operate jointly.

The title of an SMSA always identifies the central city or cities. The largest city of an SMSA is a central city. Up to two additional cities in an SMSA may be central cities on the basis and in the order of the following criteria: (a) The additional city has at least 250,000 inhabitants; (b) the additional city has a population of one-third or more of that of the largest city and a minimum population of 25,000 except that, in the case of twin cities, both are central cities.

For the United States as a whole and for each region, separate statistics are published for dwelling units inside and outside SMSA's, with boundaries defined as of June 8, 1959. The SMSA's are outlined on the map on page IX. In the December 1959 survey, 189 areas were designated SMSA's (including Anderson,

Ind., which was an SMSA for the December 1959 survey but not for the April 1960 Census). The 189 areas were designated SMSA's on the basis of data from the 1950 Census of Population, special censuses, and other information available prior to June 1959. The 189 SMSA's include the 4 SMSA's in the New York-Northeastern New Jersey Standard Consolidated Area and the 2 SMSA's in the Chicago-Northwestern Indiana Standard Consolidated Area (see individual report for description of the SCA). For the April 1960 Census, an additional 24 areas were so designated, making a total of 212 SMSA's in the United States (with allowance for Anderson, Indiana). Practically all the 24 areas are SMSA's with central cities which did not fulfill the population size requirement on the basis of the 1950 Census count and for which no special censuses were taken prior to the 1960 Census. Units in the areas designated SMSA's for the April 1960 Census but not for the December 1959 survey amount to approximately 2 1/2 percent of the total 1960 housing units in the 212 areas.

Data for "in central cities," shown for the United States, are for central cities defined as of June 8, 1959. The central cities designated for the December 1959 survey are the same as those designated for the April 1960 Census in the 188 areas which were SMSA's both times.

In 1950, standard metropolitan areas (SMA's) were established in connection with cities of 50,000 inhabitants or more in 1950. There were 169 such areas, including Honolulu. In terms of 1950 counts, the net addition resulting from changes in boundaries and the designation of new areas for the December 1959 survey is roughly 3 percent of the total 1950 dwelling units in the 1950 SMA's.

Urban-rural and farm-nonfarm residence.--Although this report contains no separate statistics for urban and rural housing or for farm and nonfarm housing, these concepts are applied when determining which units are included in the data on financial characteristics. For other characteristics, all units are included--urban and rural and farm and nonfarm.

For this report, urban areas are those designated urban for the 1950 Census. No adjustment was made for the fact that some areas which were rural in 1950 would have been urban in 1959, and vice versa.

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties, (c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

In rural territory, farm residence is determined on the basis of number of acres in the place and total sales of farm products in 1959. An occupied dwelling unit is classified as a farm dwelling unit if it is located on a place of 10 or more acres from which sales of farm products amounted to \$50 or more in 1959, or on a place of less than 10 acres from which sales of farm products amounted to \$250 or more in 1959. Occupied units for which cash rent is paid are classified as nonfarm housing if the rent does not include any land used for farming (or ranching). The same definition of farm residence was used in the April 1960 Census.

With respect to the classification of the previous units occupied by recent movers (for value and rent data in tables 5 and 6), a modified definition of farm residence was used. A previous unit was classified as a farm unit if it was located outside a city and if it was on a place of 10 or more acres. For purposes of the 1950 classification for value and rent data in tables 8 and 9, the 1950 Census definition was used. In 1950, farm residence in rural territory was determined by the respondent's answer to the question, "Is this house on a farm

³ A contiguous minor civil division either adjoins a central city in a standard metropolitan statistical area or adjoins an intermediate minor civil division of qualifying population density. There is no limit to the number of tiers of contiguous minor civil divisions so long as the minimum density requirement is met in each tier.

(or ranch)?" In addition, 1950 instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only. Differences in definitions, however, are believed to have little effect on the relationships presented in these tables.

LIVING QUARTERS

Living quarters in the Components of Inventory Change program in December 1959 were enumerated as dwelling units or quasi-unit quarters. Usually a dwelling unit is a house, apartment, or flat. However, it may be a trailer or a single room in a residential hotel. A structure intended primarily for business or other nonresidential use may also contain a dwelling unit; for example, the rooms in a warehouse where the watchman lives. Quasi-unit quarters (or quasi-units) are found in such places as institutions, dormitories, barracks, and rooming houses.

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 dwelling unit is defined as (1) a group of rooms occupied or intended for occupancy as separate living quarters and having either separate cooking equipment or separate entrance; or (2) a single room occupied or intended for occupancy as separate quarters if (a) it has separate cooking equipment, (b) it is located in a regular apartment house, or (c) it constitutes the only living quarters in the structure.

Mobile trailers and tents, boats, and railroad cars are included in the inventory if they are occupied as dwelling units. They are excluded if they are vacant, used only for extra sleeping space or vacations, or used only for business. Trailers on a permanent foundation, whether occupied or vacant, are included in the inventory if they are occupied or intended for occupancy as separate living quarters.

Both vacant and occupied dwelling units are included in the housing inventory. Vacant quarters are not included, however, if they are still under construction, being used for non-residential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "Vacant dwelling unit").

Determination of dwelling unit.--The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit quarters).

The enumerator was also instructed to ask whether there were other persons or families living in the building or elsewhere on the property and whether there were any vacant apartments on the property. Vacant quarters, to be considered dwelling units, also had to meet the criterion of separate cooking equipment or two or more rooms with separate entrance.

Separate cooking equipment is defined as (1) a regular range or stove, whether or not it is used, or (2) other equipment such as a hotplate or electrical appliance if (a) it is

used regularly for the preparation of meals, or (b) most of the quarters in the structure have a regular stove, hotplate, or similar equipment. Equipment is for exclusive use if it is used only by the occupants of one unit, including lodgers or other unrelated persons living in the dwelling unit. Vacant units with no cooking equipment at the time of enumeration are considered to have cooking equipment if the last occupants had such equipment.

A dwelling unit has a separate entrance if the occupants can reach their quarters directly through an outside door or if they can reach their quarters through a common hall and need not pass through a room which is part of another unit.

Regular apartment house.--In a regular apartment house, each apartment is one dwelling unit if it is occupied or intended for occupancy by a single family or by a person living alone. Usually, such apartments have separate cooking equipment or consist of two or more rooms and a separate entrance; however, they may consist of only one room and lack separate cooking equipment.

Rooming house, boarding house.--If the quarters of any of the occupants in a rooming or boarding house have separate cooking equipment or consist of two or more rooms and separate entrance, such quarters are considered separate dwelling units. The remaining quarters are combined with the landlord's quarters or with each other if the landlord does not live in the structure. If the combined quarters contain four or fewer lodgers, they are classified as one dwelling unit; if the combined quarters contain five or more lodgers, they are classified as a quasi-unit. In a dormitory, sorority house, fraternity house, residence hall, monastery, convent, nurses' home, mission, and flophouse, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants (see "Quasi-unit").

The distinction between rooming houses and regular apartment houses, and between rooming houses and hotels, was made by the enumerator presumably on the basis of local usage.

Hotel, motel.--In a hotel or motel where the majority of the accommodations are "permanent," each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit. In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

Institution, general hospital.--Family quarters of staff personnel are separate dwelling units if they are located in a building containing only family quarters for staff personnel. All other living quarters are considered a quasi-unit (see "Quasi-unit").

Comparability with 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1950 Census.

Comparability with April 1960 Census.--In the April enumeration of the 1960 Census of Housing, the unit of enumeration was the housing unit. Although the definition of "housing unit" in 1960 is essentially similar to that of "dwelling unit" in the December 1959 survey, the housing unit definition was designed to encompass all private living quarters, whereas the dwelling unit definition did not cover all private living accommodations. (The "dwelling unit" concept was retained for the December 1959 survey to permit unit-by-unit comparison with 1950.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing

unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

The main difference between dwelling units and housing units is in the treatment of one-room quarters. In the April 1960 Census, separate living quarters consisting of one room without separate cooking equipment qualify as a housing unit if the room has direct access whether in an apartment house, rooming house, or house converted to apartment use. In hotels in 1960, a single room qualifies as a housing unit if occupied by a usual resident (i.e., a person who considers the hotel his usual place of residence or a person who has no usual place of residence elsewhere); a vacant room (including quarters temporarily occupied by a nonresident) qualifies as a housing unit only if 75 percent or more of the accommodations in the hotel are occupied by usual residents. In the December 1959 survey, separate living quarters consisting of one room without cooking equipment qualify as a dwelling unit only when located in a regular apartment house or when the room constitutes the only living quarters in the structure. In hotels in 1959, occupied and vacant quarters consisting of one room are classified as dwelling units only if they have separate cooking equipment and if they are in a permanent hotel.

The evidence thus far suggests that the use of the dwelling unit concept in the December 1959 survey instead of the housing unit concept in the April 1960 Census has relatively little effect on the counts for large areas and for the Nation. For the United States, the estimate of the number of dwelling units from the December 1959 sample survey is 58,468,000 and the count of housing units from the complete enumeration in the April 1960 Census is 58,326,000. Any effect which the change in concept may have on comparability can be expected to be greatest in statistics for metropolitan areas, and particularly for certain tracts and blocks within the areas; living quarters classified as housing units but which would not be classified as dwelling units tend to be clustered in tracts and blocks where many persons live separately in single rooms in hotels, rooming houses, and other light housekeeping quarters. For the 17 metropolitan areas as a whole (those areas for which separate data are published from the 1959 survey), the count of housing units from the April 1960 enumeration is slightly higher than the count of dwelling units from the December 1959 survey; there is evidence that this difference exists even after allowance for sampling variability of the 1959 estimate and dates of enumeration. Furthermore, the estimate from the April 1960 enumeration of the number of 1- and 2-room renter-occupied housing units in the 17 areas is higher than the estimate of dwelling units in the comparable category from the December 1959 survey.

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The effect of the conceptual difference alone, however, may not be revealed by the results of two separate surveys or censuses. Other factors which affect comparability between the December 1959 and the April 1960 figures include the different enumeration procedures employed, the degree of overenumeration and underenumeration in both the survey and the census, the estimation procedure used for the 1959 results, and the sampling variability of the 1959 estimates. The results of the two enumerations are being evaluated in more detail to determine the relationship between the two concepts.

With respect to the enumeration of units as occupied or vacant, the results of the two enumerations for the United States as a whole are in close agreement. The December 1959 survey showed approximately 52,955,000 occupied dwelling units or 90.6 percent of the total units and 5,513,000 vacant dwelling units or 9.4 percent of the total. The April 1960 Census showed 53,024,000 occupied housing units or 90.9 percent of the

total and 5,302,000 vacant housing units or 9.1 percent of the total. Similarly, the figures for owner-occupied and renter-occupied units as well as the subclasses of vacant units in the two enumerations are in fairly close agreement. In the detailed characteristics of occupied and vacant units, however, the results of the two enumerations may show some differences. (See also section on "Relation to April 1960 Census of Housing.")

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were called nondwelling-unit quarters in 1950. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units, or nondwelling-unit quarters, is similar to the concept of group quarters in the April 1960 Census. Quarters classified as quasi-units are not included in the housing inventory.

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1950 housing inventory. In terms of the 1959 inventory, the components of change consist of: same units, units added through new construction, units added through other sources, units changed by conversion, and units changed by merger. In terms of the 1950 inventory, the components of change consist of: same units, units lost through demolition, units lost through other means, units changed by conversion, and units changed by merger.

The above classifications were obtained largely by comparing each dwelling unit in the sample directly with the 1950 Census returns. Through the procedures used in this survey, it was possible to classify the component of change on the basis of the situation existing in 1959 and the situation reported in the 1950 Census records (see "Collection and processing of data"). In instances where the 1950 records were missing or the identification was incomplete, the enumerator determined the classification through inquiry of the present occupants or informed neighbors.

Selected characteristics of two components--"same" units and "new construction" units--are presented in this report. Both 1959 and 1950 data for all the components and additional cross-tabulations for same units and new construction units are provided in Part 1A of Volume IV.

Same units.--Living quarters enumerated as one dwelling unit in 1959 are classified as "same" if the quarters existed as one and only one dwelling unit in 1950. Thus, "same" units are common to both the 1950 and 1959 inventories. Units which changed after 1950 but by 1959 had changed back to the 1950 status are also considered "same" units. For example, a 1950 dwelling unit converted into several units and later merged to one unit, or a dwelling unit changed to nonresidential use and later restored to its 1950 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1950 do not affect its classification as "same" if it was one dwelling unit in 1950 and in 1959. Examples of such changes in characteristics are: Finishing a bedroom in the attic, installing an extra bathroom, and enlarging the kitchen.

New construction.--Any dwelling unit built between April 1950 and December 1959 is classified as a unit added by "new construction." Dwelling units built in that period but removed from the housing inventory before December 1959 are not reflected in the figures in this report. Dwelling units built

during the period but subsequently changed by conversion or merger are classified as new construction in terms of the number existing in December 1959. Vacant units under construction at the time of enumeration were enumerated only if construction had proceeded to the point that all the exterior windows and doors were installed and final usable floors were in place.

Statistics in this report on the number of new construction units may differ from the number of units built since 1950 according to the data on year built from the April 1960 Census (in 1960 Census of Housing, Volume I, States and Small Areas and Volume II, Metropolitan Housing). According to the Components of Inventory Change survey, approximately 15,003,000 dwelling units existing in December 1959 were built after the 1950 Census (in the period April 1950 to December 1959); according to the April 1960 Census, approximately 16,046,000 housing units existing in April 1960 were built in 1950 or later (in the period January 1950 to March 1960). The December 1959 estimate covers a period of a little less than 9 3/4 years, and the April 1960 Census estimate covers a little more than 10 1/4 years. Furthermore, both estimates are based on samples of units and are subject to sampling variability (the sampling variability of the 1960 estimate, which is based on a 25-percent sample, being relatively very small). The difference remaining after an adjustment for the time period is within sampling variability (at the 1-standard-error level). Some of the difference may be attributable also to the difference in enumeration procedures. In the December 1959 survey, units are classified as "new construction" if the reported date of construction is later than April 1950 and if the address of the unit does not appear in the 1950 Census records. In the April 1960 Census, information on year built is based on the respondent's memory or estimate of the date of construction. The use of the dwelling unit concept in the December 1959 survey and the housing unit concept in the April 1960 Census is still another factor; however, it is believed that the effect of this difference on the estimate of new construction is insignificant.

Other.--In table 1, the 1959 counts of dwelling units are given for new construction units, same units, and other units. Units in the "other" category consist of units added through means other than new construction, units changed by conversion, and units changed by merger. (See Part 1A of Volume IV for a complete discussion and data for individual components.)

UNITS OCCUPIED BY RECENT MOVERS

Households that moved into their present units in 1958 or 1959 are termed "recent movers." The household is classified by year moved on the basis of information reported for the head of the household.

Statistics in this report on the number of recent-mover households differ from the number of households that moved since 1958 according to the data from the April 1960 Census (1960 Census of Housing, Volume I, States and Small Areas, and Volume II, Metropolitan Housing). According to the Components of Inventory Change survey, approximately 13,772,000 units in the United States were occupied by households that moved into their present units in 1958 or 1959. The April 1960 Census data show that 16,904,000 households moved into their units during the period 1958 to March 1960 (5,118,000 in 1958 and 11,786,000 in the period January 1959 to March 1960). The December 1959 figure covers a period of a little less than 2 years whereas the April 1960 Census covers a little more than 2½ years. This difference, amounting to about 4½ months, is estimated to account for a substantial portion (about two-thirds to four-fifths) of the difference between the two figures. Furthermore, both estimates are based on samples of units and are subject to sampling variability. The use of the dwelling unit concept in the December 1959 survey and the housing unit concept in the April 1960 Census is still another factor, although the effect of this difference may be small. Some of

the difference may be attributable also to differences in enumeration and processing procedures and to response bias and response variability.

Present and previous units of recent movers.--The "present" unit is the unit occupied by the recent mover at the time of enumeration. The previous unit is the unit from which he moved. If the household moved more than once during 1958 or 1959, the previous unit is the one from which the household last moved.

In table 2, location of the present unit is shown in the boxhead. The data relate to the 189 SMSA's defined as of June 8, 1959. Location "inside SMSA's" means the unit is located within one of the standard metropolitan statistical areas of the United States (or in the case of geographic regions, inside one of the SMSA's of the particular region). The location is either in one of the central cities of an SMSA or not in a central city. Units located "outside SMSA's" are in territory outside any of the 189 standard metropolitan statistical areas.

The location of the previous unit is shown in the stub of table 2. The category "inside same SMSA" means that the previous unit was located in the same SMSA in which the present unit is located. Similarly, "in central cities" means the present and previous units are in the same central city (or in one of the central cities of the same SMSA, where the SMSA has more than one central city). "Inside different SMSA" means that the previous unit was located inside an SMSA but not in the same SMSA as the present unit. "Outside SMSA's" refers to territory outside any of the 189 SMSA's defined as of June 8, 1959; the subcategories distinguish previous units that were located in the same State (either in the same county or in a different county) as the present unit and those that were in a different State.

Same or different head.--Characteristics of the present and previous units occupied by recent movers are largely restricted to units whose households were "essentially the same" households in the two units. A household for which the head in the present unit was also the head in the previous unit (identified in the tables as "same head") is considered essentially the same even though there may have been some changes in the composition of the household. Conversely, a household in which there was no change except for a new household head was, nevertheless, considered a household with "different head."

OCCUPANCY CHARACTERISTICS

Occupied dwelling unit.--A dwelling unit is "occupied" if it is the usual place of residence of the person or group of persons living in it at the time of enumeration. Included are units occupied by persons who are only temporarily absent, such as persons on vacation. Units occupied by persons with no usual place of residence are also considered "occupied." For example, a unit occupied by migratory workers who have no usual residence elsewhere is considered occupied; however, if the migrants have a residence elsewhere, the unit in which they are temporarily living is classified as vacant.

This same definition for classifying a unit as occupied was used in the April 1960 Census and in the 1950 Census.

Vacant dwelling unit.--A dwelling unit is "vacant" if no persons are living in it at the time of enumeration. However, if its occupants are only temporarily absent, the unit is considered occupied. Units temporarily occupied entirely by persons having a usual place of residence elsewhere are classified as vacant (the unit at their usual residence is considered occupied). A vacant unit may be furnished or unfurnished; it may be offered for rent or sale; it may have been rented or sold but the new occupants have not moved in; or it may be held off the market for the owner's occasional or future use, for speculation, or for other reasons.

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior

windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation. Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are vacant mobile trailers, and quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1950 Census. In 1959 and 1960, however, the instructions for enumerating certain vacant units were more specific than in 1950, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status--Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1950 Census also were the same as those used in the December 1959 survey. Available vacant units were identified as "nonseasonal not dilapidated" units in 1950; and 1950 "nonresident" units (units temporarily occupied by persons with usual place of residence elsewhere) are included in the category "other" vacant units.

Persons--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

The same concept was applied in the April 1960 Census and in the 1950 Census.

Tenure--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied

without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. The categories "cash rent" paid and "no cash rent" are shown separately in some of the tables.

The same definition of tenure was used in the April 1960 Census and in the 1950 Census.

Year moved into unit--Data on year moved into unit are based on information reported for the head of the household. The question refers to the year of latest move. Thus, if the head moved back into a unit he had previously occupied, the year he moved into his present unit was to be reported.

The year the head moves is not necessarily the same year other members of the household move, although in the great majority of cases the entire household moves at the same time. The statistics roughly reflect turnover in occupancy of units but do not indicate the total number of changes in occupancy that have occurred in a given period.

The same concept of year moved into unit was used in the April 1960 Census but no information on year moved was obtained in the 1950 Census.

STRUCTURAL CHARACTERISTICS

Rooms--The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for year-round use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1950 Census.

Units in structure--In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

The 1959 data are not entirely comparable with data from the 1950 Census for units in 1- and 2-unit structures. For some of the 1950 data, units in detached and attached structures were shown separately for 1- and 2-unit structures, but those in semidetached structures containing 1 or 2 units were combined into one category.

Year structure built.—"Year built" refers to the date the original construction of the structure was completed, not to any later remodeling, addition, or conversion. For trailers, the model year was assumed to be the year built.

The figures on the number of units built during a given period relate to the number of units in existence at the time of enumeration. The figures reflect the number of units constructed during a given period plus the number created by conversions in structures originally built during that period, minus the number lost in structures built during the period. Losses occur through demolition, fire, flood, disaster; change to nonresidential use; or merger to fewer dwelling units.

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1950 Census (although no separate statistics are available for vacant units in 1950). While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, particularly for the period 1950 to 1959, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program (see discussion on "new construction" in section on "Components of change").

CONDITION AND PLUMBING FACILITIES

Both the condition of a dwelling unit and the type of plumbing facilities are considered measures of the quality of housing. Categories representing various levels of housing quality have been established by presenting the items in combination.

To measure condition, the enumerator classified each dwelling unit in one of two categories: Not dilapidated or dilapidated. The plumbing facilities that are combined with condition are: Water supply, toilet facilities, and bathing facilities.

Condition.—The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has (a) one or more critical defects; or (b) has a combination of minor defects in sufficient number or extent to require considerable repair or rebuilding; or (c) is of inadequate original construction. The defects are either so critical or so widespread that the dwelling unit is below the generally accepted minimum standard for housing and should be torn down, extensively repaired, or rebuilt.

A critical defect is serious enough in itself to warrant classifying a unit as dilapidated. Examples of critical defects are: Holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a considerable area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: Holes, open cracks, rotted, loose, or missing material in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing window panes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; and damaged, unsafe, or makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Inadequate original construction includes: Shacks, huts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use. Such units are classified as dilapidated.

The enumerator was instructed to judge each unit on the basis of its own characteristics, regardless of the neighborhood, age of the structure, or the race or color of the occupants. He was cautioned, for example, that although lack of paint is only a slight defect, this and other signs of neglect are warnings to look closely for more serious defects. Also, exterior covering may improve the appearance of a structure but not its condition, and the sturdiness of brick or other masonry walls can be misleading if there are defects in other parts of the structure.

The enumerator was provided with detailed oral and written instructions and with visual aids. A filmstrip of photographs depicted various types of defects and a recorded narrative explained how to determine the classification of condition on the basis of these defects. Nevertheless, it was not possible to achieve uniform results in applying the criteria for determining the condition of a unit. Data on condition for large areas, which are based on the work of a number of enumerators, tend to have a smaller margin of relative error than data for small areas, which depend on the work of only a few enumerators.

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1950 Census. In the April 1960 Census, three levels of condition are reported: Sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

Plumbing facilities.—The category "with all plumbing facilities" consists of units which have piped hot and cold water inside the structure, and flush toilet and bathtub (or shower) inside the structure for the exclusive use of the occupants of the unit.

Units "lacking only hot water" have all the facilities except hot water. Units "lacking other plumbing facilities" may (or may not) have hot water but lack one or more of the other specified facilities. Also included in this category are units having no piped water inside the structure and units whose occupants share toilet or bathing facilities with the occupants of another dwelling unit. The combination of "lacking only hot water" and "lacking other plumbing facilities" is presented as "lacking some or all facilities" in some of the tables.

Facilities are "for exclusive use" if they are used only by the occupants of the one dwelling unit, including lodgers or other unrelated persons living in the dwelling unit. Facilities are considered "inside the structure" if they are located in the same structure as the dwelling unit; they may be located within the dwelling unit itself, or in a hallway, basement, or room used by occupants of several units. A unit has "hot" water whether hot water is available the year round or only part of the time; for example, it may be supplied only at certain times of the day, week, or year.

The same concepts were used in the April 1960 Census and in the 1950 Census. The 1959 category "with all plumbing facilities" is equivalent to the 1950 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1950 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1950 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1950, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower) and hot running water.

FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm units) were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1950 also, these same concepts were used with a minor exception--the 1950 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 8, the 1959 value is cross-tabulated by the 1950 value for "same" units. A unit is classified as "same" if it was one and only one dwelling unit in both 1959 and 1950 regardless of its characteristics. Thus, the shift in values between 1950 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-

occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1950 classification was trailer; renter-occupied; vacant; or owner-occupied with more than one unit in the property, with business, or on a farm.

In table 5, the value of the previous unit occupied by recent movers is cross-tabulated by the value of the present unit. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. In the stub, the category "all other occupied units" comprises households whose previous units were renter-occupied units, farm units, or owner-occupied nonfarm units with more than one unit in the property or with business. Similarly, "all other occupied units" in the boxhead describes households whose present units are trailers; renter-occupied units; or owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory.

Sale price asked.--For vacant units, the sale price is the amount asked for the property including the structure and its land. The price is the amount asked at the time of enumeration and may differ from the price at which the property is sold. The data are restricted to properties available for sale which have only one dwelling unit and no business. Units in multi-unit structures and trailers were excluded from the tabulations; and in rural territory, units on places of 10 acres or more were excluded.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory. These same concepts were used in the April 1960 Census, as well as in the 1950 Census.

In table 6, the contract rent of the previous unit occupied by recent movers is cross-tabulated by the contract rent of the present unit. The comparison is restricted to renter-occupied nonfarm units. In the stub, the category "all other occupied units" comprises households whose previous units were either owner-occupied units or renter-occupied farm units. Similarly, "all other occupied units" in the boxhead describes households whose present units are of one of these types.

Gross rent.--The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1950 data in table 9, this same procedure was followed. For the 1950 data in the 1950 Census reports, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

In table 9, the 1959 gross rent is cross-tabulated by the 1950 gross rent for "same" units. A unit is classified as "same" if it was one and only one dwelling unit in both 1959 and 1950 regardless of its characteristics. Thus, the shift in rents may reflect differences in facilities, services, or condition,

as well as changes in the level of rents. Changes reflected by these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially similar units with comparable services and facilities. The comparison in table 9 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1960 classification was one of these types.

Monthly rent asked.--For vacant units, the monthly rent is the amount asked for the unit. The rent is the amount asked at the time of enumeration and may differ from the rent contracted for when the unit is taken. The data are restricted to vacant units available for rent; and in rural territory, the data exclude rents for vacant units on places of 10 acres or more.

HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items, as well as marital status, was recorded for each household member in the 1960 and 1950 Censuses of Population.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household.--The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.--Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband

and wife were reported as members of the household even though one or the other was temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes male head, wife present, with nonrelatives living with them; male head who is married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living away from their families, as for example, husbands in the Armed Forces living on military installations.

A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included as nonrelatives.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1950 Census in 1950 Census of Housing, Volume II, Nonfarm Housing Characteristics, and Volume III, Farm Housing Characteristics. (The 1950 statistics exclude figures for Alaska and Hawaii.)

Persons 65 years old and over.--All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. In table 1, the statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over seldom have more than 3 such persons. In table 4, only two categories are shown--"none" and "1 or more."

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1950 Census.

COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program and in the 1950 Census. A brief description of the procedures used in the December 1959 survey is given below. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Further detail on procedures is provided in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

Survey design.--The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the NHI and in the December 1959 survey, data were collected for dwelling units located in a sample of clusters or land area segments representative of various geographic areas of the United States.

The 1959 sample consisted, in large part, of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction, and boundary changes resulting from the admission of Alaska and Hawaii.

Timing.--December 1959 is the survey date for the Components of Inventory Change survey, and the statistics may be regarded as applying to that date. Some of the enumeration, however, began in late October 1959 and some extended into early 1960. Information reported by the enumerator reflected the situation at the time of enumeration.

For purposes of the estimation procedure for new construction units, which required some data from the census returns, a second visit was made to the segments. In this visit, the enumerator determined the number of housing units in the segment as enumerated by the April 1960 Census enumerator. Most of these visits were made in June and July 1960.

Survey techniques.--The techniques used in the survey were designed primarily to measure counts and characteristics of components of change. For determining the component of change,

comparison was made with the 1950 Census records on a unit-by-unit basis. For characteristics of dwelling units covered in this report, a subsample was selected from the units existing in 1959. A description of the various survey techniques is given in Part 1A of Volume IV.

Data collection forms.--Several basic forms were used for collecting data in the December 1959 survey and for transcribing data from the 1950 Census records. Most of the forms were of the conventional type, on which the enumerator recorded information by marking a precoded check box or writing in numerical answers or word entries. The form that was used for recording characteristics of units in the subsample was a FOSDIC schedule on which the enumerator recorded information by marking appropriate circles.

Enumeration procedure.--As indicated above under "Survey techniques," the determination of the component of change utilized the information recorded by the census enumerator in 1950. For segments not in the NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1950 Census records. For segments which were in the NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1956 records. In a later clerical operation, the change for the entire 1950 to 1959 period was coded.

Information on the 1959 characteristics of dwelling units was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit. In a small percentage of cases, interviews for the characteristics were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason.

Training and field review.--The enumerators were given detailed training and their work was reviewed. In addition to written instructions, many audio-visual aids were used. During the training, the enumerators used a workbook which contained practice exercises and illustrations. In the initial phases of their work, the enumerators were given on-the-spot training by supervisory or technical personnel. This was followed by a series of regularly scheduled field reviews of the enumerator's work by his crew leader or supervisor. The operation was designed to assure at an early stage that the enumerator was performing his duties properly and had corrected any errors he had made. When the quality of an enumerator's work was established as acceptable, the extent of the review was reduced, but a minimum review of all questionnaires for completeness and consistency was retained.

PROCESSING OF DATA

Mechanical processing.--Both conventional and electronic tabulating equipment were used in the editing, coding, and tabulating of the data. In addition, a limited amount of editing and coding was performed as a clerical operation.

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual editing and coding were accomplished, the FOSDIC schedules were microfilmed, and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment.

The procedures used for processing the results of the December 1959 survey are a combination of those used in the April 1960 Census and those used in the 1950 Census. The April 1960 Census used FOSDIC schedules and electronic equipment, whereas the 1950 Census used conventional-type schedules and conventional tabulators for most of the reports.

Editing.--In a large statistical operation, human and mechanical errors occasionally arise in one form or another, such as failure to obtain or record the required information, recording information in the wrong place, misreading position markings, and mechanical failure of the processing equipment. Inconsistencies and nonresponses were eliminated partly in the manual edit and partly by mechanical equipment. Intensive effort was made to keep errors to a practicable minimum.

For the component-of-change classification, most of the editing was performed manually. The edit included an independent clerical comparison with the 1960 Census records (and with the NHI records for units in the NHI) to verify the assigned classification.

For the characteristics of dwelling units, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1956 (or in 1950 if not in NHI) was assigned in 1959. For value and rent data for some of the tables, a "not reported" category was retained.

ACCURACY OF DATA

As in any survey, the results are subject to sampling variability, errors in the field work, and errors that occur in processing and tabulating. Aside from variation due to sampling (see "Sampling variability"), such errors also occur in a complete enumeration.

There are several possible sources of errors. Some enumerators may have missed occasional dwelling units in their segments or they may have misread the segment boundaries from the maps. They may not have asked the questions in the prescribed fashion, resulting in lack of uniformity in the statistics. The initial training and field review early in the enumeration corrected some of the errors arising from misunderstandings by the enumerator.

The data also are limited by the extent of the respondent's knowledge and his willingness to report accurately. For some units, information could not be obtained because of the temporary absence of the occupants and it was necessary to interview a neighbor or other informed respondent.

Editing and coding in the processing operations are subject to some inaccuracies. For example, the address and other information reported for the previous unit of a recent mover were not always adequate to determine accurately whether the unit was inside or outside the city limits of the central city.

Figures from the 100-percent tabulations of the 1950 and 1960 Censuses were used to obtain factors for the final estimates of some of the components (see "Estimation procedure"). The estimation procedure tended to improve the sampling variability of the estimates and, in some cases, to reduce biases resulting from underenumeration or overenumeration of dwelling units as well as noninterviews. The census figures also are subject to some small degree of error, as was revealed in the Post-Enumeration Survey of the 1950 Census.

Careful efforts were made each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

SAMPLE DESIGN AND SAMPLING VARIABILITY

The discussion below is limited primarily to a description of the sample design and procedures which pertain to the estimates of characteristics of dwelling units. A more detailed discussion, including a description of the procedures for obtaining estimates of the counts of the individual components of change, is provided in Part IA of Volume IV.

SAMPLE DESIGN

The sample used for the survey consisted of dwelling units located in clusters or land area segments representative of various geographic areas of the United States. The sampling materials from the 1956 NHI were used to the extent consistent with the requirements of the December 1959 survey.

Prior to the conduct of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas of extensive new construction since 1950 in Alaska and Hawaii, and since 1956 in the rest of the United States. Except in Alaska and Hawaii, the universe of new construction for the period 1950 to 1956 had been established and incorporated in the 1956 survey. These universes of new construction were treated separately for sampling purposes to improve the efficiency of the sample design. Typically, about two-fifths of the new construction units (units built between 1950 and 1959) as estimated in the December 1959 survey were reported in segments selected from the total universe of new construction, 1950 to 1959; the remaining new construction units came from segments not in the new construction universe.

The sample for the United States consisted of the sample in the 9 metropolitan areas for which the NHI survey provided separate estimates and the sample in the balance of the country. The total sample consisted of approximately 22,500 segments, of which 5,900 were selected from the total 1950 to 1959 universe of new construction.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. As the enumerator listed each unit in the segment, he obtained the detailed information on characteristics for the subsample cases. For the 1950 characteristics in tables 8 and 9, data were transcribed from the 1950 Census records for units in the subsample.

ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the components. The ratio estimates used information available from the 1950 Census and the April 1960 Census based on the 100-percent enumeration. The ratio estimates of the type used tend to improve the sampling variability of the estimates where there is sufficiently high correlation between sample estimates of components and sample estimates of the census totals. Where there was an indication that the correlation was inadequate, the final estimates were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample. Ratio estimation procedures were applied in each of the 9 metropolitan areas separately to dwelling units in central cities and not in central cities; in the balance of each of the 4 regions, ratio estimation procedures were applied separately to dwelling units in central cities of SMSA's, dwelling units in the remainder of SMSA's, and dwelling units outside SMSA's.

One ratio estimation procedure was used for the group of components arising out of units in existence in 1950 (i.e., same units, conversion, mergers, demolitions, and other losses) and another was used for estimates of new construction. The latter

procedure involved obtaining data from a second visit to the same set of segments that was used to measure new construction. In this second visit to these segments, conducted after the April enumeration of the 1960 Census, the 1960 Census returns were used to determine the total number of housing units enumerated in each segment by the Census enumerator. With this information, growth in the decade as shown by the 1950 and 1960 Census totals (based on the 100-percent enumeration) could be used to develop ratio estimates for counts of new construction units. For units added through other sources, the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample.

The above procedures produced the estimates of counts of individual components, which are based on the full sample. For characteristics of dwelling units, which are based on the subsample, additional ratio estimate factors were used for each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample.

SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error does not incorporate the effect of random errors of response, processing, or coverage, nor does it take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2 1/2 times the standard error.

Sample size.--For the United States, the full sample for the counts by components of change consists of approximately 180,000 dwelling units; the subsample consists of approximately 60,000 dwelling units. The source of the estimates in the various tables is summarized in table I. The table applies to the four geographic regions as well as to the United States as a whole.

Table I.--SOURCE OF TABULATIONS

Table and item	Source
Table 1: Counts of all dwelling units, new construction, same, and other (first four lines).....	Full sample. Subsample.
Characteristics (remainder of table).....	
Tables 2 to 10: Characteristics.....	Subsample.

Standard error of numbers and percentages.--Rough approximations to standard errors of the counts of components of change (shown on the first four lines of detail table 1 for the United States and for each region) are given in table II. Rough approximations to standard errors for estimates of characteristics of dwelling units (detail tables 2 to 10 and remainder of detail table 1) are given in tables III and IV. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

Table II.--ROUGH APPROXIMATION TO STANDARD ERROR OF COUNTS OF 1959 COMPONENTS OF CHANGE

(Based on full sample)

Area	All dwelling units		New construction units		Same units		Other units	
	Estimate	Standard error	Estimate	Standard error	Estimate	Standard error	Estimate	Standard error
United States.....	58,468,000	350,000	15,003,000	330,000	40,057,000	90,000	3,407,000	90,000
Inside SMSA's.....	35,099,000	290,000	9,827,000	260,000	23,251,000	70,000	2,021,000	70,000
In central cities.....	18,769,000	160,000	3,420,000	160,000	14,046,000	60,000	1,304,000	55,000
Not in central cities.....	16,330,000	240,000	6,408,000	210,000	9,205,000	50,000	718,000	40,000
Outside SMSA's.....	23,369,000	190,000	5,176,000	190,000	16,806,000	60,000	1,387,000	55,000
Northeast.....	14,694,000	160,000	3,031,000	150,000	10,758,000	50,000	906,000	45,000
Inside SMSA's.....	11,199,000	140,000	2,293,000	130,000	8,252,000	40,000	655,000	35,000
Outside SMSA's.....	3,495,000	80,000	738,000	75,000	2,507,000	20,000	251,000	20,000
North Central.....	16,748,000	170,000	3,540,000	160,000	12,185,000	50,000	1,023,000	45,000
Inside SMSA's.....	9,644,000	140,000	2,429,000	130,000	6,637,000	40,000	578,000	35,000
Outside SMSA's.....	7,104,000	90,000	1,112,000	90,000	5,548,000	40,000	443,000	30,000
South.....	17,482,000	190,000	5,117,000	190,000	11,388,000	50,000	977,000	45,000
Inside SMSA's.....	7,776,000	150,000	2,747,000	140,000	4,556,000	30,000	472,000	35,000
Outside SMSA's.....	9,706,000	120,000	2,369,000	120,000	6,831,000	40,000	505,000	35,000
West.....	9,544,000	160,000	3,316,000	160,000	5,726,000	40,000	502,000	35,000
Inside SMSA's.....	6,480,000	140,000	2,358,000	120,000	3,805,000	30,000	316,000	35,000
Outside SMSA's.....	3,064,000	80,000	958,000	80,000	1,920,000	20,000	187,000	20,000

For characteristics of present and previous units in tables 2 to 6 and characteristics of same units in tables 8 and 9, change in an item is also subject to sampling variability. An approximation of the standard error of the change can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the number of households whose previous units were owner occupied was 2,752,000 and the number whose present units (same head) are owner occupied is 4,572,000 the standard error of the 1,820,000 difference is read from table III.

For characteristics in detail table 1, the 1959 statistics may be compared with items from the 1950 Census. The standard error of the difference between a figure based on the 100-percent enumeration in 1950 and the sample in 1959 is identical to the standard error of the 1959 estimate.

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of standard errors which may be applied to percentage distributions of characteristics of dwelling units. The table applies to the regions as well as to the United States.

Table III.--ROUGH APPROXIMATION TO STANDARD ERROR OF CHARACTERISTICS OF 1959 COMPONENTS OF CHANGE

(Based on subsample)

Area	Standard error if size of estimate is--									
	10,000	25,000	100,000	500,000	1,000,000	2,500,000	5,000,000	10,000,000	25,000,000	50,000,000
United States.....	...	...	20,000	45,000	60,000	100,000	140,000	180,000	290,000	400,000
Inside SMSA's.....	...	...	20,000	45,000	60,000	100,000	130,000	160,000	...	...
In central cities.....	...	10,000	20,000	45,000	60,000	90,000	120,000	...	...	...
Not in central cities.....	...	10,000	20,000	45,000	60,000	90,000	120,000	...	...	...
Outside SMSA's.....	...	...	20,000	45,000	60,000	100,000	130,000	160,000	...	...
Region.....	5,000	10,000	20,000	45,000	60,000	90,000	120,000	...	...	...
Inside SMSA's.....	5,000	10,000	20,000	45,000	60,000	90,000	100,000	...	...	...
Outside SMSA's.....	5,000	10,000	20,000	45,000	60,000	90,000	90,000	...	...	...

Table IV.--ROUGH APPROXIMATION TO STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS OF 1959 COMPONENTS OF CHANGE

(Based on subsample)

Estimated percentage	Base of percentage										
	50,000	100,000	250,000	500,000	750,000	1,000,000	2,500,000	5,000,000	10,000,000	25,000,000	58,000,000
2 or 98.....	3.0	2.1	1.4	1.0	0.8	0.7	0.4	0.3	0.2	0.1	0.1
5 or 95.....	4.8	3.4	2.1	1.5	1.2	1.0	0.7	0.5	0.3	0.2	0.2
10 or 90.....	6.5	4.6	2.9	2.0	1.7	1.4	0.9	0.6	0.5	0.3	0.2
25 or 75.....	9.4	6.6	4.2	3.0	2.4	2.1	1.3	0.9	0.7	0.4	0.3
50.....	10.8	7.7	4.8	3.4	2.8	2.4	1.5	1.1	0.8	0.5	0.3

SUMMARY OF FINDINGS

Units occupied by recent movers.--As of December 1959, approximately 13,772,000 households, or one out of every four in the United States, had moved during the two-year period 1958-1959. About 8,830,000, or two-thirds of the households that moved, were renters in their present units, while the remaining 4,942,000 owned their homes.

Households that moved in 1958 or 1959 are classified as recent movers on the basis of information on year moved reported for the head of the household. The year reported for the head is not necessarily the same year other members of the household moved, although, as indicated by other census data, the entire household moved at the same time in the great majority of cases.

Recent movers constituted about 20 percent of the households in the Northeast, 23 percent in the North Central, and 28 percent in the South. The greatest proportion of recent movers, 35 percent, was reported in the West. Inside and outside the Nation's standard metropolitan statistical areas (SMSA's), the proportions were the same--26 percent (table A).

Proportionately more renter households moved during 1958-1959 than owner households. About 44 percent of the renter occupants in the United States in 1959 had moved during the two-year period while the corresponding figure for owner occupants was 15 percent. This pattern was fairly uniform throughout the various geographic subdivisions--inside and outside the SMSA's and in the regions.

Table A.--ALL OCCUPIED UNITS AND UNITS OCCUPIED BY RECENT MOVERS,
BY TENURE OF PRESENT UNIT, 1959

(Based on sample)

Tenure of present unit	All occupied units	Units occupied by recent movers	
		Number	Percent of all occupied units
UNITED STATES			
Total.....	52,955,000	13,772,000	26.0
Owner occupied.....	32,966,000	4,942,000	15.0
Renter occupied.....	19,990,000	8,830,000	44.2
Inside SMSA's, total.....	32,960,000	8,614,000	26.1
Owner occupied.....	19,667,000	2,994,000	15.2
Renter occupied.....	13,293,000	5,620,000	42.3
In central cities.....	17,785,000	4,614,000	25.9
Owner occupied.....	8,779,000	1,091,000	12.4
Renter occupied.....	9,006,000	3,523,000	39.1
Not in central cities.....	15,175,000	4,000,000	26.4
Owner occupied.....	10,888,000	1,903,000	17.5
Renter occupied.....	4,287,000	2,097,000	48.9
Outside SMSA's.....	19,995,000	5,159,000	25.8
Owner occupied.....	13,298,000	1,949,000	14.7
Renter occupied.....	6,697,000	3,210,000	47.9
REGIONS			
Northeast.....	13,546,000	2,742,000	20.2
Owner occupied.....	7,791,000	989,000	12.7
Renter occupied.....	5,755,000	1,753,000	30.5
North Central.....	15,265,000	3,578,000	23.4
Owner occupied.....	10,411,000	1,425,000	13.7
Renter occupied.....	4,854,000	2,153,000	44.4
South.....	15,452,000	4,384,000	28.4
Owner occupied.....	9,545,000	1,501,000	15.7
Renter occupied.....	5,907,000	2,883,000	48.8
West.....	8,692,000	3,068,000	35.3
Owner occupied.....	5,218,000	1,027,000	19.7
Renter occupied.....	3,474,000	2,041,000	58.7

Renters who moved during 1958-1959 tended to occupy older units, whereas owners who moved during this period tended to occupy the newer units (table B). Reflecting the small volume of new rental construction during the 1950's in relation to

the large number of renters who moved in 1958 or 1959, about 2,118,000 renter households, or only one-fourth of the renters who were recent movers, moved into newly constructed units; in contrast, approximately 3,026,000 owner households, or three-fifths of the owners who were recent movers, resided in new units in 1959. Among the regions, the proportions of renter households classified as recent movers that lived in new housing ranged from 14 percent in the North Central to 36 percent in the West; the corresponding proportions for the owner households ranged from 53 percent in the North Central to 69 percent in the South.

Table B.--RECENT MOVERS: TENURE OF PRESENT UNIT FOR TOTAL
AND NEW CONSTRUCTION UNITS, 1959

(Based on sample)

Tenure of present unit	Total	New construction	
		Number	Percent of total
UNITED STATES			
Units occupied by recent movers..	13,772,000	5,144,000	37.3
Owner occupied.....	4,942,000	3,026,000	61.2
Renter occupied.....	8,830,000	2,118,000	24.0
Inside SMSA's, total.....	8,614,000	3,291,000	38.2
Owner occupied.....	2,994,000	1,885,000	63.0
Renter occupied.....	5,620,000	1,406,000	25.0
In central cities.....	4,614,000	1,187,000	25.7
Owner occupied.....	1,091,000	487,000	44.7
Renter occupied.....	3,523,000	700,000	19.9
Not in central cities.....	4,000,000	2,103,000	52.6
Owner occupied.....	1,903,000	1,398,000	73.5
Renter occupied.....	2,097,000	705,000	33.6
Outside SMSA's.....	5,159,000	1,853,000	35.9
Owner occupied.....	1,949,000	1,141,000	58.6
Renter occupied.....	3,210,000	712,000	22.2
REGIONS			
Northeast.....	2,742,000	846,000	30.8
Owner occupied.....	989,000	572,000	57.8
Renter occupied.....	1,753,000	274,000	15.6
North Central.....	3,578,000	1,065,000	29.8
Owner occupied.....	1,425,000	797,000	55.1
Renter occupied.....	2,153,000	308,000	14.3
South.....	4,384,000	1,835,000	41.9
Owner occupied.....	1,501,000	1,029,000	68.6
Renter occupied.....	2,883,000	806,000	27.9
West.....	3,068,000	1,398,000	45.6
Owner occupied.....	1,027,000	668,000	65.0
Renter occupied.....	2,041,000	731,000	35.8

Source: Part IA of Volume IV.

About 8,614,000 of the recent movers lived inside the Nation's SMSA's in 1959 compared with 5,159,000 outside. Within the SMSA's, more recent movers resided inside the central cities than outside--4,614,000 and 4,000,000 households, respectively (table 2).

Inside the Nation's SMSA's, the majority of renter households that were recent movers lived in the central cities, whereas owner households resided primarily in the "suburban" portions of the metropolitan areas, that is, within the SMSA's but outside the central cities. Two-thirds of the renters residing in SMSA's after the move lived inside the central cities; in contrast, only one-third of the owners lived inside the central cities. More renter households that were recent movers resided inside than outside the central cities in all regions except in the West where renter households were evenly distributed inside and outside the central cities. With respect to the owner households inside SMSA's, the majority lived in the "suburban" portions of the metropolitan areas in each of the regions except in the South where the number outside the central cities was roughly the same as the number inside these cities.

About six out of seven recent-mover households in the United States were essentially the same households, that is, the head in the present unit was also the head in the previous unit; the remaining one-seventh were different households (table 2). The composition of renter households changed more frequently than the composition of owner households. About 18 percent of the renters, compared with 7 percent of the owners, were different households, that is, either the head of the household had changed or a new household had been formed. This pattern was similar inside and outside the metropolitan areas and in the regions.

Table C.--RECENT MOVERS: LOCATION OF PRESENT AND PREVIOUS UNITS, 1959

(Based on sample)

Location of previous unit	Total		Location of present unit		
	Number	Percent	Inside SMSA's		Outside SMSA's
			In central cities	Not in central cities	
Units occupied by recent movers.....	13,772,000	...	4,614,000	4,000,000	5,159,000
Same head.....	11,797,000	100.0	3,858,000	3,471,000	4,467,000
Inside same SMSA.....	5,872,000	49.8	3,217,000	2,654,000	...
In central cities.....	3,604,000	30.5	2,781,000	823,000	...
Not in central cities...	2,268,000	19.2	436,000	1,832,000	...
Inside different SMSA.....	1,496,000	12.7	336,000	438,000	721,000
In central cities.....	742,000	6.3	194,000	238,000	310,000
Not in central cities...	754,000	6.4	142,000	200,000	412,000
Outside SMSA's.....	4,430,000	37.5	305,000	379,000	3,746,000
Same State.....	3,715,000	31.5	110,000	172,000	3,432,000
Same county.....	2,964,000	25.1	...	21,000	2,943,000
Different county.....	751,000	6.4	110,000	151,000	490,000
Different State.....	715,000	6.1	195,000	206,000	314,000
Different head.....	1,975,000	...	755,000	529,000	691,000

Recent movers who previously lived inside the Nation's SMSA's tended to remain within the same metropolitan area (table C). Approximately 5,872,000 households, or four-fifths of the households that formerly resided inside SMSA's, moved within the same SMSA; the bulk of these movers remained within the same subareas of the SMSA's (either inside or outside the central cities). About 774,000 households, or 11 percent of the recent movers who previously lived inside SMSA's, moved to other SMSA's; approximately 721,000 households (10 percent) moved to nonmetropolitan areas.

Similarly, most of the moves among households previously living in nonmetropolitan territory were local. Approximately 2,943,000¹ households, or two out of three households that had resided outside the metropolitan areas of the United States, moved within the same county. About 803,000, or 18 percent of the households formerly living in nonmetropolitan territory, moved to a different county (same State or different State) but remained in nonmetropolitan areas; about 684,000 (15 percent) moved to metropolitan territory.

As a result of the compensating moves between metropolitan and nonmetropolitan territory, there was no change in the overall number of recent movers living inside the Nation's SMSA's after the move. As indicated above, approximately 684,000 households moved from nonmetropolitan to metropolitan territory, but about as many, 721,000 households, moved in the opposite direction.

Within the SMSA's, however, the trend to the "suburban" portions of the metropolitan areas is indicated by the movement of households to and from the central cities. For example, of the 5.9 million households that changed residences within the same SMSA's, approximately 823,000 households moved from the central cities to outside the central cities, whereas 436,000

¹ Excludes approximately 21,000 households that moved within the same county from nonmetropolitan to metropolitan territory in the New England States of the Northeast Region (see discussion of SMSA's in section on "Area classifications").

moved in the opposite direction. The trend toward the "suburban" portions of the SMSA's was particularly evident among recent movers who owned their present units; among renter households, the movement to the "suburban" areas was virtually offset by the movement into the central cities (table 2).

Homeownership among the Nation's recent movers rose from 23 percent in previous units (2,752,000 owner households) to 39 percent in the present units (4,572,000 owner households). Although most of the recent movers who were formerly renters remained renters after their move, about 2,598,000, or three-tenths of the 9 million former renters, shifted to owner occupancy. With respect to the 2.8 million former homeowners, the same proportion (three-tenths) changed to renter occupancy; in terms of absolute numbers, however, only 778,000 became renters (table D). Increases in homeownership also occurred inside and outside the metropolitan areas and in the regions.

Table D.--RECENT MOVERS: AGE OF HEAD BY TENURE OF PRESENT AND PREVIOUS UNITS, 1959

(Based on sample)

Tenure	Total number	Percent by age of head				
		Total	Under 35 years	35 to 44 years	45 to 64 years	65 years and over
Units occupied by recent movers: Same head.....	11,797,000	100.0	44.3	23.5	24.8	7.4
Previous unit owner occupied...	2,752,000	100.0	27.0	28.4	33.4	11.3
Present unit owner occupied...	1,974,000	100.0	23.9	30.2	34.5	11.4
Present unit renter occupied...	778,000	100.0	34.7	23.9	30.5	10.9
Previous unit renter occupied...	9,045,000	100.0	49.6	22.0	22.2	6.2
Present unit owner occupied...	2,598,000	100.0	49.7	26.3	19.7	4.3
Present unit renter occupied...	6,447,000	100.0	49.6	20.2	23.1	7.0

Approximately two-fifths (44 percent) of the heads of recent-mover households were under 35 years of age (table D). Household heads moving from units that were previously renter occupied were younger than those moving from units that were owner occupied. About one-half of the household heads who moved from renter-occupied units were under 35 years of age; in comparison, only one-fourth of the household heads moving from owner-occupied units were in this age group. There was little variation in this pattern inside and outside SMSA's and in the regions.

Households containing the older population (persons 65 years old and over) moved less frequently than other households. About one-tenth of the 11.8 million households containing one or more persons 65 years old and over moved during 1958-1959, compared with three-tenths of the 41.2 million households containing no persons in this age group.

The cross-tabulations of previous rents and values with present rents and values (tables 5 and 6) describe changes in expenditures by essentially identical households. The contract rents paid by the great majority of the households remained unchanged or increased. The number of recent movers in the Nation reporting increases in contract rent was about 2,023,000, compared to 1,304,000 reporting decreases, or a ratio of about 3 to 2. Approximately 1,508,000 households reported rents that fell within the same rent intervals, although they may have reported different amounts. The median contract rent for previous units was \$59 and that for present units was \$62. With respect to the geographic subdivisions, there were little or no differences between the median rents for previous and present units.

The data on values of owner-occupied properties show marked changes from the previous to the present property. About 752,000 owners reported higher values for their present unit than their previous unit, compared with 143,000 owners who reported lower values for their present unit. Approximately 301,000 households reported amounts that fell within the same value intervals. The median value for previous properties was

\$12,100 whereas the median for present properties was \$15,500--or an increase of 28 percent. Outside the central cities of the metropolitan areas, the median changed from \$13,200 for previous properties to \$17,700 for present properties, or an increase of 34 percent. The increases in the median values inside the central cities and in the nonmetropolitan areas were the same--21 percent. Higher values for present properties were also reported in all regions. For example, the increases in the medians were 25 percent in the West (from \$13,400 to \$16,700) and 37 percent in the South (\$9,500 to \$13,000).

Characteristics of new construction units.--Approximately 15 million units, or one-fourth of the Nation's 1959 inventory, were built during the period April 1950 to December 1959. About 10,240,000 units, or 68 percent of the new units, were owner occupied, approximately 3,214,000 units (21 percent) were renter occupied, and the remaining 1,550,000 (10 percent) were vacant

units of all types. About nine-tenths of the new units were not dilapidated and had all plumbing facilities (hot water, private toilet and bath). Approximately one-fourth of the new units had more than one bathroom.

About 86 percent of the households in the United States residing in newly constructed units were households with "male head, wife present, no nonrelatives" (table E). Husband-wife households with no nonrelatives were more prevalent in new owner units than in new renter units. Approximately nine-tenths of the new owner units were occupied by families in this category, compared with three-quarters of the renter units. Households in new owner properties were also markedly larger in terms of number of persons than the corresponding renter households. The median number of persons in newly constructed owner-occupied units in the United States was 3.7, compared with 2.9 persons in new renter-occupied units. These patterns held consistently inside the SMSA's and among the regions.

Table E.--NEW CONSTRUCTION UNITS: CHARACTERISTICS BY NUMBER OF ROOMS, 1959

(Based on sample)

Subject	Total	1 and 2 rooms	3 rooms	4 rooms	5 rooms	6 rooms	7 rooms or more
Total units.....	15,003,000	859,000	1,325,000	3,414,000	4,981,000	3,082,000	1,343,000
Not dilapidated, with all plumbing facilities.....	13,768,000	505,000	1,120,000	3,024,000	4,820,000	2,995,000	1,304,000
Percent of total.....	91.8	58.8	84.5	88.6	96.8	97.2	97.1
With more than 1 bathroom.....	3,719,000	6,000	16,000	157,000	1,087,000	1,426,000	1,026,000
Percent of total.....	24.8	0.7	1.2	4.6	21.8	46.3	76.4
Occupied units.....	13,453,000	591,000	1,084,000	3,042,000	4,575,000	2,904,000	1,258,000
With male head, wife present, no nonrelatives.....	11,616,000	232,000	759,000	2,615,000	4,138,000	2,699,000	1,173,000
Percent of occupied.....	86.3	39.3	70.0	86.0	90.5	92.9	93.2
Median number of persons.....	3.5	1.5	2.2	3.2	3.7	4.0	4.2

Larger households and husband-wife families with no nonrelatives were more frequently living in the larger units than in the smaller units. In the United States, the median number of persons was 1.5 for households in the 1- and 2-room units; the corresponding median was 4.2 persons for households in the units having 7 rooms or more. Similarly, the proportions of households with "male head, wife present, no nonrelatives" were 39 percent in the 1- and 2-room units and 93 percent in the 7-or-more-room units. The same pattern was found in the geographic subdivisions of the country.

Other characteristics of "new construction" units are available in Part 1A of Volume IV.

Changes in characteristics of same units.--"Same" units represent the older portion of the housing inventory. Living quarters enumerated as one dwelling unit in 1959 were classified as "same" if the quarters existed as one and only one dwelling unit in 1950. These units are not necessarily identical with respect to facilities, services, equipment, or condition. Approximately 40 million units, or seven-tenths of the units existing in the Nation in 1959, were classified as "same." About 21,430,000 units (59 percent of the occupied "same" units) were owner occupied and 15,059,000 were occupied by renters. Although there were shifts in the tenure of individual units, the overall rates were at about the same level in 1950 and 1959.

The median gross rent for the United States for "same" units which were renter occupied in 1950 and 1959 (and for which rent was reported in both periods) increased about 40 percent--from \$47 in 1950 to \$66 in 1959. Table F summarizes changes in rent for the United States in terms of consolidated class intervals for units for which gross rent was reported in both periods.

Inside SMSA's, the median gross rent increased approximately 42 percent (from \$48 to \$68); outside SMSA's, the median increased 32 percent (\$41 to \$54). Increases in rents also occurred among the regions. In the South, for example, the median increased 32 percent (\$44 to \$58); in the North Central, the increase was 52 percent (\$48 to \$73).

Table F.--SAME UNITS: CHANGES IN GROSS RENT, 1950 TO 1959

(Based on sample. Percent distribution)

1950 gross rent	Total	In lower class interval in 1959	In same class interval in 1959	In higher class interval in 1959
Less than \$40.....	100.0	...	30.1	69.9
\$40 to \$59.....	100.0	3.9	27.8	68.2
\$60 to \$79.....	100.0	6.9	34.3	58.7
\$80 to \$99.....	100.0	17.0	42.4	40.6
\$100 or more.....	100.0	19.1	80.9	...

Table G.--SAME UNITS: CHANGES IN VALUE, 1950 TO 1959

(Based on sample. Percent distribution)

1950 value	Total	In lower class interval in 1959	In same class interval in 1959	In higher class interval in 1959
Less than \$5,000.....	100.0	...	45.1	54.9
\$5,000 to \$9,900.....	100.0	3.5	44.7	51.8
\$10,000 to \$14,900.....	100.0	6.4	41.2	52.4
\$15,000 to \$19,900.....	100.0	19.6	35.7	44.7
\$20,000 to \$24,900.....	100.0	13.8	32.1	54.1
\$25,000 or more.....	100.0	22.7	77.3	...

Values of owner-occupied properties also showed an overall increase. For the United States, the median value for "same" units which were occupied by owners in 1950 and 1959 (and for which value was reported in both periods) increased about 38 percent--from \$7,900 in 1950 to \$10,900 in 1959. Table G summarizes changes in value for the United States in terms of consolidated class intervals.

The median value of owner-occupied properties increased 35 percent inside SMSA's (from \$9,100 to \$12,300) and 33 percent outside SMSA's (\$5,800 to \$7,700). Similarly, values of "same" units increased in each of the regions. In the South, for

example, the median rose from \$6,300 in 1950 to \$8,200 in 1959, or an increase of 30 percent; in the North Central, the corresponding rise was from \$7,800 to \$11,100, or an increase of 42 percent.

Other 1950 and 1959 characteristics of "same" units are presented in Part 1A of Volume IV.

Vacant units on the market.--In 1959, vacant units numbered 5,513,000 or 9.4 percent of the total inventory in the United States. However, 3,365,000 of these units were dilapidated or held off the market, leaving 2,148,000 available for rent or for sale.

The 550,000 vacant units available for sale in the Nation represented 1.6 percent of the total homeowner supply (the homeowner supply consisting of owner-occupied units and vacant units available for sale). Available vacant units for sale as a proportion of the total homeowner supply in the regions ranged from 1.1 percent in the Northeast to 2.6 percent in the South. The South had the largest number of available vacant units for sale--251,000, or 46 percent of the available for sale units in the United States.

Practically all the available vacant for sale units in the Nation were single-unit properties. Approximately nine-tenths had all plumbing facilities and four-fifths had 5 rooms or more. This pattern was roughly the same for the various geographic areas. The median sale price asked for the available vacant units in the United States was \$13,300. The medians were \$13,800 inside the SMSA's and \$12,000 outside the SMSA's. Among the regions, the medians were \$12,500 in the Northeast and South, \$14,300 in the West, and \$16,200 in the North Central.

Most of the available vacant for sale units in the United States (64 percent) were built in the 1950-1959 period. There were wide variations, however, among the geographic subdivisions. Newly constructed units constituted only two-fifths of the available for sale units in the Northeast, one-half in the North Central, and three-fourths in the South and West. Inside and outside SMSA's, the corresponding proportions were 52 percent inside the central cities of the SMSA's, 86 percent outside these cities, and 41 percent in the nonmetropolitan areas.

Table H.--AVAILABLE VACANT UNITS: CHARACTERISTICS FOR TOTAL, NEW CONSTRUCTION, AND EXISTING UNITS, 1959

(Based on sample)

Subject	Available for sale			Available for rent		
	Total	New construction units	Existing units ¹	Total	New construction units	Existing units ¹
Available vacant units.....	550,000	351,000	199,000	1,598,000	396,000	1,202,000
Percent--						
With all plumbing facilities.....	91.1	98.7	77.6	76.7	90.2	72.3
In 1-unit structures..	92.5	97.8	83.2	33.8	31.9	34.5
Median--						
Number of rooms.....	5.1	5.2	5.1	3.4	3.4	3.4
Sale price asked.....	\$13,300	\$13,900	\$10,400	...	...	...
Rent asked.....	...	...	...	\$59	\$82	\$54

¹ Built before April 1950.

Vacant units available for sale were more frequent in the new construction inventory than in the existing portion of the inventory (built before 1950). Available-for-sale units constructed during the 1950-1959 period represented 3.3 percent of the new construction homeowner supply in the United States; in contrast, the available-for-sale units built before 1950 represented 0.9 percent of the homeowner supply of older units. There were wide differences between the characteristics of vacant for sale units constructed during the 1950-1959 period and the characteristics of those built before 1950 (table H). Virtually all newly constructed available vacant units for sale were single-unit structures with all plumbing facilities; in comparison, about four-fifths of the older vacant units were single-unit structures and about the same proportion had all plumbing facilities. The median sale price asked was \$13,900 for the new units, and \$10,400 for the older vacant units.

The 1,598,000 available vacant units for rent in the Nation represented 7.4 percent of the total supply of rental units (renter-occupied units plus vacant units available for rent). Among the regions, available vacant units for rent as a percent of the total rental supply ranged from 4.9 in the Northeast to 9.2 in the West.

Approximately 34 percent of the available vacant for rent units were single-unit structures, 36 percent were in 2- to 4-unit structures, and 30 percent in structures containing 5 units or more. Inside SMSA's, about one-fifth of the vacant units were single-unit structures; in contrast, half the vacant units for rent outside SMSA's were single-unit structures.

Approximately three-fourths of the available-for-rent units in the Nation had all plumbing facilities; the median number of rooms was 3.4. The median rent asked for the available vacant units was \$59. In the North Central region, approximately three-fifths of the vacant units for rent had all plumbing facilities; in each of the three other regions the proportion was around four-fifths. Median rents ranged from 3.0 in the West to 3.9 in the Northeast. The median rents asked were \$55 and \$56 in the South and North Central, respectively, and \$63 in the Northeast and West.

Available vacant units for rent consisted largely of older units; three-fourths of the vacant for rent units in the United States were built before 1950. Among the regions, older units represented 67 percent of the available vacant units for rent in the West, 68 percent in the South, and 85 percent in the Northeast and North Central. Inside and outside the Nation's SMSA's, the proportions were the same as that for the country as a whole--three-fourths.

As in the case of available vacant units for sale, the incidence of available vacant rental units was greater in the new construction inventory than in the existing rental inventory (built before 1950). Available vacant units for rent built in the period 1950-1959 represented 11.0 percent of the new construction rental supply, compared with 6.7 percent for the older rental supply. The vacant units for rent built during the 1950's were better in quality and were higher in rents than those constructed before 1950 (table H). Nine-tenths of the newly constructed vacant units had all plumbing facilities; the median rent asked for the new units was \$82. Of the available vacant units for rent constructed before 1950, seven-tenths had all plumbing facilities and the median rent asked was \$54.