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1970 CENSUS OF POPULATION AND HOUSING

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U.S. DEPARTMENT OF COMMERCE / Bureau of the Census

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MAINE

FINAL REPORT

General Demographic Trends for Metropolitan Areas, 1960 to 1970

(This series consists of 52 reports—number 1 for the United States and numbers 2 thru 52 for the States and the District of Columbia in alphabetical order rather than order of publication.)

This publication is one of a series of 1970 census reports concerned mainly with population and housing trends in metropolitan areas from 1960 to 1970. The main body of the report consists of an analytical text, a statistical section containing four tables on population characteristics and one on housing characteristics, and an appendix presenting technical definitions and explanations. A map showing 1960-70 population change by county appears on page 2 and a detailed table of contents is on page 3.

The statistics presented here are drawn largely from the 1970 census Advance Reports PC(V2) and HC(V1) for this State. These two reports, which were published several months ago, provide population and housing statistics, respectively, for each standard metropolitan statistical area, place of 10,000 inhabitants or more, and county in the State. Additional data on the subjects covered here appear in the PC(1)-B and HC(1)-A Final Reports for this State.

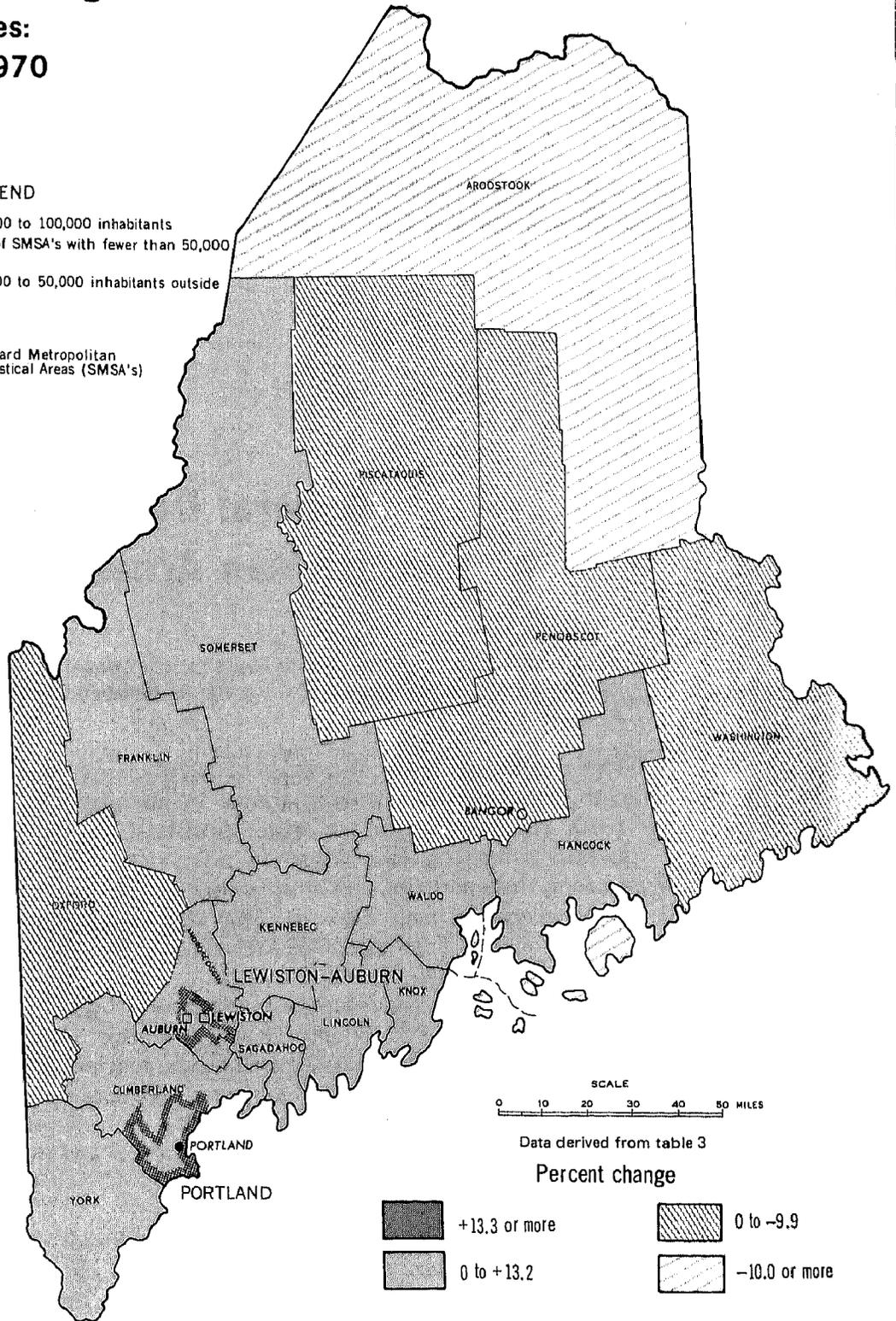
An outline of the publication program for the 1970 Census of Population and Housing can be obtained free of charge from the Bureau of the Census, Washington, D.C. 20233, or any U.S. Department of Commerce Field Office.

Population Change for Counties: 1960 to 1970

MAINE

LEGEND

- Places of 50,000 to 100,000 inhabitants
- Central cities of SMSA's with fewer than 50,000 inhabitants
- Places of 25,000 to 50,000 inhabitants outside SMSA's



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Analytical Text

POPULATION TRENDS

General

Between 1960 and 1970 the population of Maine grew by 23,000 persons, from 969,000 to 992,000,¹ an increase of 2.4 percent since 1960. This was the lowest decennial rate of increase in nearly a century. The State is predominantly nonmetropolitan: in 1970, as in 1960, less than 30 percent of the total population was found to be living in the two metropolitan areas of Portland and Lewiston-Auburn. The population of the metro-

¹The corrected 1970 population for the State is 993,663. Detailed distributions shown in this report have not been revised to reflect this correction because the errors were discovered after the tabulations were made. Further information will be provided in the PC(1)-B final report for this State.

politan areas, however, grew five times as fast as that of the nonmetropolitan areas, by 5.5 percent, compared with 1 percent in nonmetropolitan areas (table A).

The total number of households in the State in 1970 was 303,000, or 23,000 more than in 1960. The population living in households increased less rapidly than the rate at which new households were formed, however, with the result that average household size decreased from 3.4 to 3.2 persons per unit.

The small increase in the population of the State between 1960 and 1970 was produced by the difference between a natural increase of almost 100,000 and a net outmigration of 71,000 (see table 3). This net migration loss is equivalent to more than 7 percent of the State's total population in 1960. As the white population comprises 99 percent of the State total, its patterns of growth and distribution are practically identical with

Table A. Population by Race and Metropolitan and Nonmetropolitan Residence: 1970 and 1960

The State Metropolitan and Non- metropolitan Residence	Population		Change		Percent Distribution	
	1970	1960	Number	Percent	1970	1960
Total.....	992,048	969,265	22,783	2.4	100.0	100.0
Metropolitan residence ¹ ..	283,807	269,063	14,744	5.5	28.6	27.8
Inside central cities..	131,046	137,819	-6,773	-4.9	13.2	14.2
Outside central cities.	152,761	131,244	21,517	16.4	15.4	13.5
Nonmetropolitan residence	708,241	700,202	8,039	1.1	71.4	72.2
White.....	985,276	963,291	21,985	2.3	99.3	99.4
Metropolitan residence ¹ ..	282,197	268,074	14,123	5.3	28.4	27.7
Inside central cities..	130,154	137,242	-7,088	-5.2	13.1	14.2
Outside central cities.	152,043	130,832	21,211	16.2	15.3	13.5
Nonmetropolitan residence	703,079	695,217	7,862	1.1	70.9	71.7
Negro and other races	6,772	5,974	798	13.4	0.7	0.6
Metropolitan residence ¹ ..	1,610	989	621	62.8	0.2	0.1
Inside central cities..	892	577	315	54.6	0.1	0.1
Outside central cities.	718	412	306	74.3	0.1	...
Nonmetropolitan residence	5,162	4,985	177	3.6	0.5	0.5

¹State economic areas.

State trends. Although the population of Negro and other races increased overall at a much higher rate than the white population (13 percent compared with 2 percent), it also had a much higher net outmigration rate, amounting to 25 percent for the decade.

In 1970 as in 1960, approximately 45 percent of the population of Maine was under 25 years of age. There were, nonetheless, significant changes in the size of particular age groups during the decade (see table 4). As in other sections of the country, there were large reductions in the number of children under 5 years of age (24,000, or 22 percent less), and more than offsetting gains in young adults aged 15 to 24 years (35,000, or 26 percent more). By contrast, the population of school age, 5 to 14 years old—which constitutes the largest 10-year age group in the State—showed very little change for the period, increasing by somewhat less than 5 percent.

The population 25 years of age and older experienced only moderate changes over the decade. The age group 25 to 44 years old shows a reduction of 16,000 persons, or 7 percent, while the population of middle and older ages increased by 6 percent and 8 percent, respectively.

These changes are in part the product of changing birth rates and in part due to migration which is highly selective by age. Low birth rates during the depression years and in the 1960's contribute to the diminution of age groups under 5 and 25 to 44, whereas the post-World War II "baby boom" is currently reflected in the large size of the population 15 to 24 years old.

Metropolitan Areas

The populations of Maine's two metropolitan areas² increased at comparable rates during the decade. The Portland metropolitan area (Cumberland County), whose population is twice as great as that of the Lewiston-Auburn metropolitan area (Androscoggin County), had an intercensal population increase of 5.3 percent, compared with a rate for Lewiston-Auburn of 5.8 percent. Within the two metropolitan areas, however, considerable differences in distribution and change are apparent. While the population of the Portland metropolitan area is scattered throughout the county, the population of the Lewiston-Auburn metropolitan

²In the tables of this report and other reports for New England, the metropolitan areas shown are of two kinds: the standard metropolitan statistical area (SMSA) and the metropolitan state economic area (SEA). While the housing analysis in this report uses the SMSA, in the section on population trends reference is made only to the metropolitan SEA (see appendix A).

area is heavily concentrated in the two central cities.

Between 1960 and 1970, the suburban populations of both metropolitan areas increased and the share of their populations living in central cities declined. This development is particularly marked in the Portland area, where the central city lost 10 percent of its population in the intercensal period, declining from 73,000 in 1960 to 65,000 in 1970. At the time of the earlier census, Portland city contained 40 percent of the population of the entire metropolitan area; by 1970 this proportion had dropped to 34 percent. The population of Portland's suburban ring increased during this time by 17,000 persons, or nearly 16 percent.

By contrast, very little change occurred within the Lewiston-Auburn metropolitan area. The two central cities—whose combined populations equal 72 percent of the area's total—show virtually no change over the intercensal period. Lewiston's population grew only slightly, from 41,000 to 42,000, or by 2.5 percent. Auburn, the smaller of the two cities, had a slight population loss amounting to just 1 percent of its 1960 total; in 1970 Auburn's population just exceeded 24,000.³ Suburban increases, although much larger, were not great enough to alter overall patterns of population distribution.

Both metropolitan areas and central cities lost population as a result of net outmigration. Only the suburban areas show some immigration, which, was not sufficient to overcome the losses sustained by the cities. Portland city, which was most affected by this movement, had a net outmigration of 12,000 persons, amounting to more than 16 percent of its 1960 population. The losses to Lewiston and Auburn cities were comparable: there were 2,800 net outmigrants from Lewiston, equivalent to 7 percent of its 1960 population, and 2,100 from Auburn, representing 8.5 percent of its 1960 population figure.

Portland city's total population loss is reflected in every age group with the sole exception of young adults 15 to 24 years old, which increased by 21 percent over the decade. In the city of Auburn, age changes closely resemble the State pattern, showing large percentage losses at ages under 5 and 25 to 44 and a marked gain at 15 to 24 amounting to 32 percent of the 1960 population of that age. Lewiston city presents a different picture in that only two age groups gained at all, and in the same degree: young adults, 15 to 24, and the elderly population, 65 and over, each increased by 26 percent.

³A small portion of Auburn city is considered rural. In 1970, 1,800 residents of the city were classified as rural out of a total population of 24,200. See "Extended Cities" under "Definitions and Explanations."

Additions to particular age groups in the central cities were not great enough to affect the trend towards suburbanization of all age groups evident in Maine's two metropolitan areas. In the Portland area, there were increases in the proportions living in the suburbs at every age. The same shifts are noted in the Lewiston-Auburn area except for the elderly population, which is more highly concentrated in Lewiston city in 1970 than in 1960.

Counties

Population size of Maine's 16 counties extends from a low of 16,000 in Piscataquis County to a high of 193,000 in Cumberland County (Portland SEA). Decennial population changes were moderate throughout the State; of the 11 counties which show growth for this period, none increased at a rate equivalent to or higher than the national average of 13.3 percent.

The nonmetropolitan counties of the State had the highest rate of growth. The five fastest growing counties are York (112,000 population), Franklin (22,000 population), Lincoln (21,000 population), Hancock (35,000 population), and Kennebec (95,000 population). Androscoggin and Cumberland counties, the State's two metropolitan areas, rank sixth and seventh in rate of growth.

All counties in Maine had more births than deaths during the decade, but only four gained population through net immigration. All four are among the fastest growing nonmetropolitan counties.

Heaviest population and net migration losses over the decade were sustained by Aroostook County, which lost a population of 14,000 representing 13 percent of its

1960 total. Population loss due to net outmigration amounted to 31,000 persons, equivalent to more than one-fourth of the population living in the county in 1960. A decrease in the number of military personnel stationed in Aroostook County appears to be significant in producing some part of the county's migratory loss.

Penobscot County, containing the city of Bangor, is second largest in Maine. This county is also the site of the University of Maine which had a substantial increase in enrollment over the decade. Nevertheless, Penobscot County shows a slight overall population loss produced by a net outmigration of more than 17,000 persons, equivalent to 14 percent of total 1960 population. This outmigration is largely associated with a decline in the size of the county's military population.

HOUSING TRENDS

General

During the decade, the total supply of housing units in Maine increased faster than population. While housing increased by almost 32,600 units, or 9 percent, the population grew by 23,000, or only 2.4 percent (table B). Similarly, the number of households increased at a faster rate than the population in housing units, resulting in lower average household size.

The nonmetropolitan areas of the State experienced the greatest growth in housing, as in population. Although one in five housing units was located in the two SMSA's, additions to the housing supply of these areas accounted for only about 10 percent of Maine's total housing increase between 1960 and 1970.

Table B. Housing Units by Metropolitan and Nonmetropolitan Residence: 1970 and 1960

The State Metropolitan and Nonmetropolitan Residence	Housing units				Popula- tion percent change
	Total		Change		
	1970	1960	Number	Percent	
Total.....	397,169	364,617	32,552	8.9	2.4
Metropolitan residence.....	74,941	71,540	3,401	4.8	2.2
Inside central cities....	48,198	48,159	39	0.1	-4.9
Outside central cities...	26,743	23,381	3,362	14.4	16.0
Nonmetropolitan residence..	322,228	293,077	29,151	9.9	2.4

A trend toward smaller households is evident throughout the State. The number of households consisting of only one or two persons grew, while the number of all larger households declined. One-person households showed the greatest growth; the number in metropolitan areas increased by 31 percent, and in nonmetropolitan areas by 51 percent.

Homeownership in both 1970 and 1960 was more prevalent in the nonmetropolitan than in the metropolitan areas of Maine. During the decade, owner occupancy increased at about the same rate in metropolitan and nonmetropolitan areas (14 percent), while the number of renter-occupied units declined 3 to 4 percent. In 1970, as a result, 58 percent were owner occupied in the two SMSA's, compared with 54 percent in 1960; in nonmetropolitan areas, nearly 74 percent of housing units were owner occupied, compared with 70 percent in 1960.

Estimated value of Maine's housing increased during the decade by almost half, from a median of \$8,800 to \$13,000. At the same time, metropolitan-nonmetropolitan differentials narrowed. The median value of metropolitan housing was 53 percent higher than the nonmetropolitan median in 1960, but only 39 percent higher in 1970. In the State as a whole, rents increased faster than estimated value of housing; the median contract rent in 1970 was \$71, or 54 percent higher than the 1960 median of \$46. Value and rent are expressed in current dollars (the dollar value at the time of the respective censuses). Thus, any comparison must take

into account the general rise in the cost of living in the 10-year period as well as changes in the characteristics of the housing inventory.

Number of persons per room is often used as a measurement of crowding. In Maine as a whole, housing units with 1.01 or more persons per room comprised about 8 percent of all occupied units in 1970, compared with 10 percent in 1960 (table C). The number of all such units in 1970 was 22,800; between 1960 and 1970 this number decreased by 6,100, or 21 percent. The decline occurred in metropolitan and nonmetropolitan areas alike, but in nonmetropolitan areas the improvement was somewhat greater. In 1960, 11 percent of nonmetropolitan housing units had an average of 1.01 or more persons per room; by 1970 this percentage was down to 8 percent. Corresponding percentages for the metropolitan areas were 8 percent in 1960, and 6 percent in 1970.

Standard Metropolitan Statistical Areas

Portland

Housing changes within the Portland SMSA parallel population trends. While there was a reduction in the housing supply of the central city of 900 units, or 3.4 percent, the population declined by 10 percent. At the same time, suburban housing increased by 3,000 units, or 14 percent, but population grew faster, by nearly

Table C. Plumbing Facilities and Persons Per Room by Metropolitan and Nonmetropolitan Residence: 1970 and 1960

The State Metropolitan and Nonmetropolitan Residence	Percent of housing units			
	Lacking some or all plumbing facilities		With 1.01 or more persons per room ¹	
	1970 ²	1960 ³	1970	1960
Total.....	15.4	30.5	7.5	10.3
Metropolitan residence.....	6.5	13.5	6.1	7.9
Inside central cities.....	7.7	14.3	6.4	8.0
Outside central cities.....	4.4	11.9	5.7	7.6
Nonmetropolitan residence.....	17.9	34.6	7.9	11.1

¹Percent of all occupied units.

²Percent of all year-round housing units.

³Percent of all housing units.

10,000 persons, or 15 percent. In 1970, Portland's housing supply was about evenly distributed between central city and suburb, compared with 1960 when 55 percent of the total stock in the SMSA was located in the city.

A trend toward smaller households is apparent throughout the SMSA. In Portland city, between 1960 and 1970, the number of one-person households increased by 17 percent, while the number of all larger households decreased. In the suburbs, where households of every size gained during the decade, the highest percentage increase (67 percent) was also registered by one-person households. The median number of persons per household was consequently lower in 1970 than in 1960; in the city, the median dropped from 2.5 to 2.3 persons per unit, and in the suburbs it declined from 3.1 to 2.9.

Homeownership patterns were substantially different in the central city and suburbs of this SMSA. In 1970, in Portland city, where approximately 40 percent of all year-round housing units were in single-unit structures, the homeownership rate was at its lowest (44 percent). In the suburbs, on the other hand, where single-unit structures predominated, 77 percent of housing units were owner occupied. In both the central city and the suburbs, the proportion of housing represented by owner-occupied units increased during the decade. In Portland city, however, the absolute number of such units stayed the same. The city's net loss of households reflected a decline in renter-occupied units of 1,100, or 8 percent. In the suburbs, the absolute number of both owner-occupied and renter-occupied units increased in the intercensal period by 3,300 and 300 units, respectively. The entire growth of both owner-occupied and renter-occupied housing in the Portland SMSA was thus due to suburban gains.

There was little difference in reported value of housing between the central city and suburbs in Portland. In 1960, the median value of owner-occupied housing in the two parts of the SMSA was identical (\$11,900). Increases in value which occurred between 1960 and 1970 were nearly the same: the median for the city rose 40 percent to \$16,700, and for the suburbs by 43 percent, to \$17,000. Median contract rent in 1970 was likewise about the same in the two areas: \$79 in the central city and \$77 in the suburbs.

The number of housing units with 1.01 or more persons per room declined in Portland during the decade, by 24 percent in the central city and by 15 percent in the suburban ring. The proportions represented by such units also dropped, from 8 percent in 1960 to 6 percent in 1970, in both the city and suburbs.

Homeowner vacancy rates decreased from 1960 to 1970 in the central city and in the suburbs. Rental vacancies decreased over the decade in Portland city from 7.9 to 6.8, but rose in the suburbs from 4.4 to 5.3.

Lewiston-Auburn

Housing changes in the Lewiston-Auburn SMSA, like population changes, were dominated by developments in the two central cities, particularly by those in the larger city of Lewiston. Only 8 percent of the SMSA's total housing supply was located in the suburban ring. Suburban housing, however, grew at a much faster rate than housing in either of the two central cities. While Lewiston's housing grew by 6 percent and Auburn's by 1.5 percent, units in the suburbs increased by 22 percent.

A trend toward smaller households is evident in each of the central cities. The number of one-person households increased by 37 percent in Lewiston and 29 percent in Auburn, while the number of all larger households grew more slowly or declined. The median number of persons per household was reduced during the decade from 2.7 to 2.5 in Lewiston and from 2.8 to 2.6 in Auburn. There was no change in the median of 3.1 for the suburbs, where households of every size showed gains.

Within this SMSA there were considerable differences in structural characteristics of housing units and in homeownership patterns. In Lewiston city, at the time of both censuses, approximately two-thirds of all housing units were found in multiunit structures. Lewiston also had the highest rate of renter occupancy in the SMSA, exceeding 50 percent in both 1960 and 1970. In the suburbs, on the other hand, two out of three housing units were in single-unit structures and owner occupancy was the predominant form of tenure (75 percent). Auburn city occupied an intermediate position. At the time of both censuses, its housing stock was about evenly divided between 1-unit and multiunit structures, and owner-occupied units comprised about 60 percent of all occupied housing.

Median value of owner-occupied housing rose in all parts of the SMSA during the decade. The greatest increase occurred in the suburbs, where values were lowest at the time of both censuses; median value of housing here increased by 28 percent, from \$10,600 in 1960 to \$13,600 in 1970. Medians in the two cities increased at the same rate, 22 percent, from \$13,700 to \$16,700 in Lewiston, and from \$12,000 to \$14,600 in Auburn. Median contract rent, on the other hand, was

highest in the suburban ring, where only one-fourth of all housing units were renter occupied. In 1970, median contract rent in the suburbs was \$81, compared with \$70 in Lewiston and \$67 in Auburn.

In each of the two central cities, units with 1.01 or more persons per room comprised 7 percent of the units in 1970 compared with 8 to 9 percent in 1960. Corresponding percentages for the suburbs were 8 percent in 1970 and 7 percent in 1960. During the decade the number of housing units with 1.01 or more

persons per room decreased 22 percent in Lewiston and 9 percent in Auburn. The suburbs had a large percentage increase in the number of units in this category, but the absolute number was small.

Homeowner vacancy rates decreased from 1960 to 1970 in each of the two central cities and in the suburbs. Rental vacancies, however, rose from 7.0 percent in 1960 to 7.7 percent in 1970 for the SMSA. Although the rate increased in both Lewiston city and Auburn city, it decreased in the suburbs.

DEFINITIONS, EXPLANATIONS, AND SOURCES OF DATA FOLLOW THE TABLES.

Table 1. Population Inside and Outside Central Cities by Race: 1970 and 1960

[For meaning of symbols, see text]

Metropolitan State Economic Areas	Metropolitan SEA's		Inside central cities		Outside central cities	
	1970	1960	1970	1960	1970	1960
POPULATION						
Total.....	283,807	269,063	131,046	137,819	152,761	131,244
White.....	282,197	268,074	130,154	137,242	152,043	130,832
Negro.....	800	743	528	445	272	248
Other races.....	810	246	364	132	446	114
Portland ¹	192,528	182,751	65,116	72,566	127,412	110,185
White.....	191,238	181,894	64,481	72,095	126,757	109,799
Negro.....	680	648	428	371	252	277
Other races.....	610	209	207	100	403	109
Lewiston-Auburn ²	91,279	86,312	65,930	65,253	25,349	21,059
White.....	90,959	86,180	65,673	65,147	25,286	21,033
Negro.....	120	95	100	74	20	21
Other races.....	200	37	157	32	43	5
PERCENT DISTRIBUTION						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	99.4	99.6	99.3	99.6	99.5	99.7
Negro.....	0.3	0.3	0.4	0.3	0.2	0.2
Other races.....	0.3	0.1	0.3	0.1	0.3	0.1
Portland ¹	100.0	100.0	100.0	100.0	100.0	100.0
White.....	99.3	99.5	99.0	99.4	99.5	99.6
Negro.....	0.4	0.4	0.7	0.5	0.2	0.3
Other races.....	0.3	0.1	0.3	0.1	0.3	0.1
Lewiston-Auburn ²	100.0	100.0	100.0	100.0	100.0	100.0
White.....	99.6	99.8	99.6	99.8	99.8	99.9
Negro.....	0.1	0.1	0.2	0.1	0.1	0.1
Other races.....	0.2	...	0.2	0.1	0.2	...

¹Metropolitan State Economic Area "A" (Cumberland County).

²Androscoggin County, nearest equivalent to a Metropolitan State Economic Area.

Table 2. Population of Metropolitan State Economic Areas and Constituent Counties: 1970 and 1960

[For meaning of symbols, see text]

Metropolitan State Economic Areas Constituent Counties	Population		Change	
	1970	1960	Number	Percent
TOTAL POPULATION				
Portland Metropolitan Area (Cumberland County) ¹ ..	192,528	182,751	9,777	5.3
Lewiston-Auburn Metropolitan Area (Androscoggin County) ²	91,279	86,312	4,967	5.8
NEGRO POPULATION				
Portland Metropolitan Area (Cumberland County) ¹ ..	680	648	32	4.9
Lewiston-Auburn Metropolitan Area (Androscoggin County) ²	120	95	25	26.3

¹Metropolitan State Economic Area.

²Nearest equivalent to a Metropolitan State Economic Area.

Table 3. Components of Population Change by Race: 1970 and 1960

[Detail by race shown where available; for meaning of symbols, see text]

The State
Metropolitan State Economic Areas
Counties

	Population		Change		Components of change			
	1970	1960	Number	Percent	Births	Deaths	Net migration	
							Number	Percent
THE STATE								
Total population.....	992,048	969,265	22,783	2.4	203,043	109,320	-70,945	-7.3
White.....	985,276	963,291	21,985	2.3	200,348	108,885	-69,478	-7.2
Negro and other races.....	6,772	5,974	798	13.4	2,695	435	-1,462	-24.5
Metropolitan areas.....	283,807	269,063	14,744	5.5	56,679	31,313	-10,622	-3.9
Inside central cities.....	131,046	137,819	-6,773	-4.9	27,239	77,209	-16,803	-12.2
Outside central cities.....	152,761	131,244	21,517	16.4	29,440	14,104	6,181	4.7
Nonmetropolitan areas.....	708,241	700,202	8,039	1.1	146,364	78,007	60,318	-8.6
METROPOLITAN STATE ECONOMIC AREAS								
Portland:								
Total population.....	192,528	182,751	9,777	5.3	38,355	21,469	-7,109	-3.9
Inside central city.....	65,116	72,566	-7,450	-10.3	14,456	9,951	-11,955	-16.5
Outside central city.....	127,412	110,185	17,227	15.6	23,899	11,518	4,846	4.4
Lewiston-Auburn:²								
Total population.....	91,279	86,312	4,967	5.8	18,324	9,844	-3,513	-4.1
Lewiston city.....	41,779	40,804	975	2.4	8,329	4,585	-2,769	-6.8
Auburn city ³	24,151	24,449	-298	-1.2	4,454	2,673	-2,079	-8.5
Outside central cities.....	25,349	21,059	4,290	20.4	5,541	2,586	1,335	6.3
COUNTIES								
Androscoggin.....	91,279	86,312	4,967	5.8	18,324	9,844	-3,513	-4.1
Aroostook ⁴	92,463	106,064	-13,601	-12.8	25,377	7,893	-31,085	-29.3
Cumberland.....	192,528	182,751	9,777	5.3	38,355	21,469	-7,109	-3.9
Franklin.....	22,444	20,069	2,375	11.8	4,439	2,450	386	1.9
Hancock.....	34,590	32,293	2,297	7.1	5,893	4,321	725	2.2
Kennebec.....	95,247	89,150	6,097	6.8	18,391	9,992	-2,302	-2.6
Knox.....	29,013	28,575	438	1.5	4,807	4,082	-287	-1.0
Lincoln.....	20,537	18,497	2,040	11.0	3,372	2,682	1,350	7.3
Oxford.....	43,457	44,345	-888	-2.0	8,491	5,101	-4,278	-9.6
Penobscot.....	125,393	126,346	-953	-0.8	28,763	12,417	-17,299	-13.7
Piscataquis.....	16,285	17,379	-1,094	-6.3	3,131	2,359	-1,866	-10.7
Sagadahoc.....	23,452	22,793	659	2.9	4,812	2,715	-1,438	-6.3
Somerset.....	40,597	39,749	848	2.1	8,278	4,679	-2,751	-6.9
Waldo.....	23,328	22,632	696	3.1	4,665	2,973	-996	-4.4
Washington.....	29,859	32,908	-3,049	-9.3	5,609	4,208	-1,350	-13.2
York.....	111,576	99,402	12,174	12.2	20,436	12,135	3,873	3.9

¹Metropolitan State Economic Area (Cumberland County). ²Androscoggin County, nearest equivalent to a Metropolitan State Economic Area. ³A small portion of Auburn city is considered rural (see "Extended Cities" under Definitions and Explanations). In 1970, 1,800 residents of the city were classified as rural, representing 7.4 percent of the total population. ⁴Corrected total for Aroostook County is 94,078.

Table 4. Population Inside and Outside Central Cities by Race and Age: 1970 and 1960

[For meaning of symbols, see text]

The State Metropolitan State Economic Areas	Population		Change		Population		Change	
	1970	1960	Number	Percent	1970	1960	Number	Percent
	THE STATE				METROPOLITAN RESIDENCE			
TOTAL POPULATION								
All ages.....	992,048	969,265	22,783	2.4	283,807	269,063	14,744	5.5
Under 5 years.....	84,622	108,713	-24,091	-22.2	24,169	28,242	-4,073	-14.4
5 to 14 years.....	201,359	192,265	9,094	4.7	56,215	51,580	4,635	9.0
15 to 24 years.....	168,391	133,399	34,992	26.2	47,957	36,467	11,490	31.5
25 to 44 years.....	218,737	234,799	-16,062	-6.8	62,921	65,764	-2,843	-4.3
45 to 64 years.....	204,347	193,545	10,802	5.6	59,621	56,821	2,800	4.9
65 years and over.....	114,592	106,544	8,048	7.6	32,924	30,189	2,735	9.1
WHITE POPULATION								
All ages.....	985,276	963,291	21,985	2.3	282,197	268,074	14,123	5.3
Under 5 years.....	83,853	107,700	-23,847	-22.1	23,976	28,110	-4,134	-14.7
5 to 14 years.....	199,827	191,238	8,589	4.5	56,891	51,396	4,495	8.7
15 to 24 years.....	166,914	132,016	34,898	26.4	47,627	36,276	11,351	31.3
25 to 44 years.....	216,850	233,021	-16,171	-6.9	62,453	65,476	-3,023	-4.6
45 to 64 years.....	203,641	193,046	10,595	5.5	59,454	56,698	2,756	4.9
65 years and over.....	114,191	106,270	7,921	7.5	32,796	30,118	2,678	8.9
NEGRO AND OTHER RACES								
All ages.....	6,772	5,974	798	13.4	1,610	989	621	62.8
Under 5 years.....	769	1,013	-244	-24.1	193	132	61	46.2
5 to 14 years.....	1,532	1,027	505	49.2	324	184	140	76.1
15 to 24 years.....	1,477	1,383	94	6.8	330	191	139	72.8
25 to 44 years.....	1,887	1,778	109	6.1	468	288	180	62.5
45 to 64 years.....	706	499	207	41.5	167	123	44	35.8
65 years and over.....	401	274	127	46.4	128	71	57	80.3
	INSIDE CENTRAL CITIES				OUTSIDE CENTRAL CITIES			
TOTAL POPULATION								
All ages.....	131,046	137,819	-6,773	-4.9	152,761	131,244	21,517	16.4
Under 5 years.....	10,818	13,636	-2,818	-20.7	13,351	14,606	-1,255	-8.6
5 to 14 years.....	24,062	25,188	-1,126	-4.5	32,153	26,392	5,761	21.8
15 to 24 years.....	22,350	17,983	4,367	24.3	25,607	18,484	7,123	38.5
25 to 44 years.....	27,128	32,754	-5,626	-17.2	35,793	33,010	2,783	8.4
45 to 64 years.....	28,726	31,032	-2,306	-7.4	30,895	25,789	5,106	19.8
65 years and over.....	17,962	17,226	736	4.3	14,962	12,963	1,999	15.4
WHITE POPULATION								
All ages.....	130,154	137,242	-7,088	-5.2	152,043	130,832	21,211	16.2
Under 5 years.....	10,723	13,573	-2,850	-21.0	13,253	14,537	-1,284	-8.8
5 to 14 years.....	23,860	25,071	-1,211	-4.8	32,031	26,325	5,706	21.7
15 to 24 years.....	22,195	17,894	4,301	24.0	25,432	18,382	7,050	38.4
25 to 44 years.....	26,883	32,591	-5,708	-17.5	35,570	32,885	2,685	8.2
45 to 64 years.....	28,608	30,943	-2,335	-7.5	30,846	25,755	5,091	19.8
65 years and over.....	17,885	17,170	715	4.2	14,911	12,948	1,963	15.2
NEGRO AND OTHER RACES								
All ages.....	892	577	315	54.6	718	412	306	74.3
Under 5 years.....	95	63	32	50.8	98	69	29	42.0
5 to 14 years.....	202	117	85	72.6	122	67	55	82.1
15 to 24 years.....	155	89	66	74.2	175	102	73	71.6
25 to 44 years.....	245	163	82	50.3	223	125	98	78.4
45 to 64 years.....	118	89	29	32.6	49	34	15	44.1
65 years and over.....	77	56	21	37.5	51	15	36	240.0

Table 4. Population Inside and Outside Central Cities by Race and Age: 1970 and 1960—Con.

[For meaning of symbols, see text]

The State Metropolitan State Economic Areas	Population		Change		Population		Change	
	1970	1960	Number	Percent	1970	1960	Number	Percent
	NONMETROPOLITAN RESIDENCE				PORTLAND ¹			
TOTAL POPULATION								
All ages.....	708,241	700,202	8,039	1.1	192,528	182,751	9,777	5.3
Under 5 years.....	60,453	80,471	-20,018	-24.9	16,005	19,216	-3,211	-16.7
5 to 14 years.....	145,144	140,685	4,459	3.2	38,086	34,611	3,425	9.9
15 to 24 years.....	120,434	96,932	23,502	24.2	32,798	25,048	7,750	30.9
25 to 44 years.....	155,816	169,035	-13,219	-7.8	43,070	44,856	-1,786	-4.0
45 to 64 years.....	144,726	136,724	8,002	5.9	40,537	38,208	2,329	6.1
65 years and over.....	81,668	76,355	5,313	7.0	22,082	20,812	1,270	6.1
WHITE POPULATION								
All ages.....	703,079	695,217	7,862	1.1	191,238	181,894	9,344	5.1
Under 5 years.....	59,877	79,590	-19,713	-24.8	15,850	19,100	-3,250	-17.0
5 to 14 years.....	143,936	139,842	4,094	2.9	37,766	34,459	3,307	9.6
15 to 24 years.....	119,287	95,740	23,547	24.6	32,530	24,885	7,645	30.7
25 to 44 years.....	154,397	167,545	-13,148	-7.8	42,710	44,601	-1,891	-4.2
45 to 64 years.....	144,187	136,348	7,839	5.7	40,399	38,100	2,299	6.0
65 years and over.....	81,395	76,152	5,243	6.9	21,983	20,749	1,234	5.9
NEGRO AND OTHER RACES								
All ages.....	5,162	4,985	177	3.6	1,290	857	433	50.5
Under 5 years.....	576	881	-305	-34.6	155	116	39	33.6
5 to 14 years.....	1,208	843	365	43.3	270	152	118	77.6
15 to 24 years.....	1,147	1,192	-45	-3.8	268	163	105	64.4
25 to 44 years.....	1,419	1,490	-71	-4.8	360	255	105	41.2
45 to 64 years.....	539	376	163	43.4	138	108	30	27.8
65 years and over.....	273	203	70	34.5	99	63	36	57.1
INSIDE CENTRAL CITY				OUTSIDE CENTRAL CITY				
TOTAL POPULATION								
All ages.....	65,116	72,566	-7,450	-10.3	127,412	110,185	17,227	15.6
Under 5 years.....	5,215	7,135	-1,920	-26.9	10,790	12,081	-1,291	-10.7
5 to 14 years.....	11,690	12,708	-1,018	-8.0	26,346	21,903	4,443	20.3
15 to 24 years.....	11,109	9,207	1,902	20.7	21,889	15,841	5,848	36.9
25 to 44 years.....	13,148	16,886	-3,738	-22.1	29,922	27,970	1,952	7.0
45 to 64 years.....	14,350	16,496	-2,146	-13.0	26,187	21,712	4,475	20.6
65 years and over.....	9,604	10,134	-530	-5.2	12,478	10,678	1,800	16.9
WHITE POPULATION								
All ages.....	64,481	72,095	-7,614	-10.6	126,757	109,799	16,958	15.4
Under 5 years.....	5,147	7,083	-1,936	-27.3	10,703	12,017	-1,314	-10.9
5 to 14 years.....	11,531	12,616	-1,085	-8.6	26,235	21,843	4,392	20.1
15 to 24 years.....	11,007	9,143	1,864	20.4	21,523	15,742	5,781	36.7
25 to 44 years.....	12,992	16,749	-3,757	-22.4	29,718	27,852	1,866	6.7
45 to 64 years.....	14,255	16,419	-2,164	-13.2	26,144	21,681	4,463	20.6
65 years and over.....	9,549	10,085	-536	-5.3	12,434	10,664	1,770	16.6
NEGRO AND OTHER RACES								
All ages.....	635	471	164	34.8	655	386	269	69.7
Under 5 years.....	68	52	16	30.8	87	64	23	35.9
5 to 14 years.....	159	92	67	72.8	111	60	51	85.0
15 to 24 years.....	102	64	38	59.4	166	99	67	67.7
25 to 44 years.....	156	137	19	13.9	204	118	86	72.9
45 to 64 years.....	95	77	18	23.4	43	31	12	38.7
65 years and over.....	55	49	6	12.2	44	14	30	214.3

¹Metropolitan State Economic Area "A" (Cumberland County).

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Metropolitan residence				Inside central cities			Outside central cities		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	74,941	71,540	3,401	4.8	48,198	48,159	0.1	26,743	23,381	14.4
Vacant—seasonal and migratory.	2,099	(NA)	...	...	1,230	1,029	19.5	869	(NA)	...
ALL YEAR-ROUND HOUSING UNITS	72,842	(NA)	...	...	46,968	47,130	-0.3	25,874	(NA)	...
POPULATION										
Population in housing units.....	208,183	204,806	3,377	1.6	127,200	134,495	-5.4	80,983	70,311	15.2
Per occupied unit.....	3.0	3.2	-0.2	-6.3	2.9	3.0	-3.3	3.3	3.4	-2.9
Owner.....	(NA)	(NA)	...	...	(NA)	(NA)	...	(NA)	(NA)	...
Renter.....	(NA)	(NA)	...	...	(NA)	(NA)	...	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	68,577	64,808	3,769	5.8	43,951	44,161	-0.5	24,626	20,647	19.3
Owner.....	40,015	35,098	4,917	14.0	21,080	19,813	6.4	18,935	15,285	23.9
Percent owner.....	58.4	54.2	...	...	48.0	44.9	...	76.9	74.0	...
Renter.....	28,562	29,710	-1,148	-3.9	22,871	24,348	-6.1	5,691	5,362	6.1
Negro occupied (nonwhite, 1960)...	183	198	...	...	162	171	...	21	27	...
Owner.....	62	82	...	...	48	61	...	14	21	...
Percent owner.....	33.9	41.4	...	...	29.6	35.7	...	66.7	77.8	...
Renter.....	121	116	...	...	114	110	...	7	6	...
Vacant year-round units.....	4,265	(NA)	...	...	3,017	2,969	1.6	1,248	(NA)	...
For sale only.....	383	498	-115	-23.1	169	284	-40.5	214	214	-
Homeowner vacancy rate.....	0.9	1.4	...	...	0.8	1.4	...	1.1	1.4	...
For rent.....	2,110	2,236	-126	-5.6	1,798	1,984	-9.4	312	282	23.8
Rental vacancy rate.....	6.9	7.0	...	...	7.3	7.5	...	5.2	4.5	...
ROOMS										
1 and 2 rooms.....	5,376	5,801	...	...	4,896	5,169	...	480	632	...
3 rooms.....	6,634	6,906	...	...	5,158	5,354	...	1,476	1,552	...
4 rooms.....	13,335	12,745	...	...	8,667	8,483	...	4,668	4,262	...
5 rooms.....	17,749	16,832	...	...	11,624	11,634	...	6,125	5,198	...
6 rooms.....	15,565	14,820	...	...	9,064	9,192	...	6,501	5,628	...
7 rooms or more.....	14,183	14,430	...	...	7,559	8,321	...	6,024	6,109	...
Median.....	5.1	5.1	...	...	4.9	4.9	...	5.5	5.5	...
UNITS IN STRUCTURE										
1 unit.....	38,086	36,124	...	...	18,622	17,703	...	19,464	18,421	...
2 units or more.....	33,964	34,890	...	...	28,038	30,277	...	5,926	4,613	...
Mobile home or trailer.....	792	559	...	...	308	165	...	484	394	...
PLUMBING FACILITIES										
With all plumbing facilities.....	68,089	61,898	...	...	43,356	41,256	...	24,733	20,642	...
1.01 or more persons per room	3,901	(NA)	...	...	2,608	(NA)	...	1,293	(NA)	...
Negro occupied.....	158	(NA)	...	...	140	(NA)	...	18	(NA)	...
1.01 or more persons per room	20	(NA)	...	...	19	(NA)	...	1	(NA)	...
Lacking some or all plumbing.....	4,753	9,675	...	...	3,612	6,889	...	1,141	2,786	...
Negro occupied.....	25	(NA)	...	...	22	(NA)	...	3	(NA)	...
PERSONS										
1 person.....	13,755	10,512	3,243	30.9	10,707	8,666	23.6	3,048	1,846	65.1
2 persons.....	20,172	18,500	1,672	9.0	12,858	12,590	2.1	7,314	5,910	23.8
3 and 4 persons.....	20,964	22,085	-1,121	-5.1	12,375	14,289	-13.4	8,589	7,796	10.2
5 persons or more.....	13,686	13,711	-25	-0.2	8,011	8,616	-7.0	5,875	5,095	11.4
Median.....	2.5	2.8	-0.3	-10.7	2.4	2.6	-7.7	2.9	3.1	-6.5
PERSONS PER ROOM										
1.00 or less.....	64,360	59,688	4,672	7.8	41,130	40,613	1.3	23,230	19,075	21.8
1.01 or more.....	4,217	5,120	-903	-17.6	2,821	3,548	-20.5	1,396	1,572	-11.2
VALUE										
Specified owner occupied.....	31,283	27,794	3,489	12.6	15,614	15,118	3.3	15,669	12,676	23.6
Less than \$10,000.....	3,740	9,161	-5,421	-59.2	2,046	4,680	-56.3	1,694	4,481	-62.2
\$10,000 to \$14,999.....	8,968	11,064	-2,096	-18.9	4,430	5,864	-24.5	4,538	5,200	-12.7
\$15,000 to \$19,999.....	9,636	4,728	4,908	103.8	5,001	2,883	73.5	4,635	1,845	151.2
\$20,000 to \$24,999.....	4,368	1,529	2,839	185.7	2,127	969	119.5	2,241	560	300.2
\$25,000 to \$34,999.....	2,867	1,312	3,259	248.4	1,323	722	178.4	1,544	590	334.1
\$35,000 or more.....	1,704	...	...	...	687	...	...	1,017	...	...
Median.....	\$16,500	\$12,100	\$4,400	36.4	\$16,300	\$12,300	32.5	\$16,700	\$11,800	41.5
CONTRACT RENT										
Specified renter occupied.....	28,313	(NA)	...	...	22,786	(NA)	...	5,527	(NA)	...
Less than \$40.....	2,133	(NA)	...	...	1,853	(NA)	...	280	(NA)	...
\$40 to \$59.....	5,552	(NA)	...	...	4,732	(NA)	...	820	(NA)	...
\$60 to \$79.....	8,093	(NA)	...	...	6,402	(NA)	...	1,691	(NA)	...
\$80 to \$99.....	5,545	(NA)	...	...	4,623	(NA)	...	922	(NA)	...
\$100 to \$119.....	2,970	(NA)	...	...	2,413	(NA)	...	557	(NA)	...
\$120 to \$149.....	1,981	(NA)	...	...	1,472	(NA)	...	509	(NA)	...
\$150 to \$199.....	716	(NA)	...	...	452	(NA)	...	264	(NA)	...
\$200 or more.....	304	(NA)	...	...	208	(NA)	...	96	(NA)	...
No cash rent.....	1,019	(NA)	...	...	631	(NA)	...	388	(NA)	...
Median.....	\$75	(NA)	...	...	\$74	(NA)	...	\$77	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Lewiston-Auburn SMSA				Inside central cities		
	1970	1960	Change		1970	1960	Percent change
			Number	Percent			
All housing units.....	24,773	23,478	1,295	5.5	22,805	21,864	4.3
Vacant—seasonal and migratory.....	158	361	-203	-56.2	148	326	-54.6
ALL YEAR-ROUND HOUSING UNITS	24,615	23,117	1,498	6.5	22,657	21,538	5.2
POPULATION							
Population in housing units.....	69,934	68,294	1,640	2.4	63,489	63,265	0.4
Per occupied unit.....	3.0	3.1	-0.1	-3.2	3.0	3.1	-3.2
Owner.....	3.4	3.5	-0.1	-2.9	(NA)	(NA)	...
Renter.....	2.6	2.8	-0.2	-7.1	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS							
All occupied units.....	23,065	21,740	1,325	6.1	21,171	20,252	4.5
Owner.....	12,444	10,813	1,631	15.1	11,018	9,752	13.0
Percent owner.....	54.0	49.7	...	...	52.0	48.2	...
Renter.....	10,621	10,927	-306	-2.8	10,153	10,500	-3.3
Negro occupied (nonwhite, 1960).....	33	33	...	...	33	33	...
Owner.....	7	8	...	...	7	8	...
Percent owner.....	21.2	24.2	...	...	21.2	24.2	...
Renter.....	26	25	...	...	26	25	...
Vacant year-round units.....	1,550	1,377	173	12.6	1,486	1,286	15.6
For sale only.....	129	165	-36	-21.8	111	142	-21.8
Homeowner vacancy rate.....	1.0	1.5	...	...	1.0	1.4	...
For rent.....	888	824	64	7.8	871	798	9.1
Rental vacancy rate.....	7.7	7.0	...	...	7.9	7.1	...
ROOMS							
1 and 2 rooms.....	1,454	1,864	-410	-22.0	1,429	1,824	-21.7
3 rooms.....	2,571	2,632	-61	-2.3	2,461	2,498	-1.5
4 rooms.....	5,451	4,952	499	10.1	5,033	4,733	6.3
5 rooms.....	6,888	6,111	777	12.7	6,364	5,739	10.9
6 rooms.....	4,607	4,247	360	8.5	4,184	3,957	5.7
7 rooms or more.....	3,644	3,672	-28	-0.8	3,186	3,113	2.3
Median.....	4.9	4.9	-	-	4.9	4.8	2.1
UNITS IN STRUCTURE							
1 unit.....	10,829	9,573	1,256	13.1	9,528	8,456	12.7
2 units or more.....	13,330	13,715	-385	-2.8	12,832	13,243	-3.1
Mobile home or trailer.....	456	190	266	140.0	297	165	80.0
PLUMBING FACILITIES							
With all plumbing facilities.....	22,888	19,370	3,518	18.2	21,032	18,110	16.1
1.01 or more persons per room.....	1,514	(NA)	...	...	1,368	(NA)	...
Negro occupied.....	28	(NA)	...	...	28	(NA)	...
1.01 or more persons per room.....	4	(NA)	...	...	4	(NA)	...
Lacking some or all plumbing.....	1,727	4,108	-2,381	-58.0	1,625	3,754	-56.7
Negro occupied.....	5	(NA)	...	...	5	(NA)	...
PERSONS							
1 person.....	4,698	3,486	1,212	34.8	4,456	3,324	34.1
2 persons.....	6,702	6,268	434	6.9	6,189	5,850	5.8
3 and 4 persons.....	7,070	7,575	-505	-6.7	6,404	6,999	-8.5
5 persons or more.....	4,595	4,411	184	4.2	4,122	4,079	1.1
Median.....	2.5	2.8	-0.3	-10.7	2.5	2.8	-10.7
PERSONS PER ROOM							
1.00 or less.....	21,449	19,872	1,577	7.9	19,709	18,488	6.6
1.01 or more.....	1,616	1,868	-252	-13.5	1,462	1,764	-17.1
VALUE							
Specified owner occupied.....	8,766	7,989	777	9.7	7,774	7,216	7.7
Less than \$10,000.....	1,360	2,326	-966	-41.5	1,139	1,990	-42.8
\$10,000 to \$14,999.....	2,720	3,043	-323	-10.6	2,337	2,682	-12.9
\$15,000 to \$19,999.....	2,584	1,637	947	57.8	2,315	1,569	47.5
\$20,000 to \$24,999.....	1,046	524	522	99.6	962	520	85.0
\$25,000 to \$34,999.....	662	268	394	147.0	634	455	124.4
\$35,000 or more.....	394	191	203	106.3	387	...	...
Median.....	\$15,600	\$12,600	\$3,000	23.8	\$15,900	\$12,900	23.3
CONTRACT RENT							
Specified renter occupied.....	10,558	10,924	-366	-3.4	10,105	(NA)	...
Less than \$40.....	1,190	4,531	-3,341	-73.7	1,154	(NA)	...
\$40 to \$59.....	2,444	3,812	-1,368	-35.9	2,369	(NA)	...
\$60 to \$79.....	3,223	1,893	1,330	70.3	3,130	(NA)	...
\$80 to \$99.....	2,051	299	1,752	586.0	1,932	(NA)	...
\$100 to \$119.....	850	...	...	...	804	(NA)	...
\$120 to \$149.....	393	65	1,178	1,000+	360	(NA)	...
\$150 to \$199.....	80	...	...	...	69	(NA)	...
\$200 or more.....	18	16	82	512.5	16	(NA)	...
No cash rent.....	309	308	1	0.3	271	(NA)	...
Median.....	\$69	\$43	\$26	60.5	\$69	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Lewiston central city			Auburn central city			Outside central cities		
	1970	1960	Per- cent change	1970	1960	Per- cent change	1970	1960	Per- cent change
All housing units.....	14,402	13,589	6.0	8,403	8,275	1.5	1,968	1,614	21.9
Vacant—seasonal and migratory.....	35	50	-30.0	113	276	-59.1	10	35	-71.4
ALL YEAR-ROUND HOUSING UNITS	14,367	13,539	6.1	8,290	7,999	3.6	1,958	1,579	24.0
POPULATION									
Population in housing units.....	39,968	39,471	1.3	23,521	23,794	-1.1	6,445	5,029	28.2
Per occupied unit.....	3.0	3.1	-3.2	3.1	3.1	-	3.4	3.4	-
Owner.....	3.5	3.6	-2.8	3.4	3.4	-	(NA)	(NA)	...
Renter.....	2.5	2.8	-10.7	2.6	2.8	-7.1	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS									
All occupied units.....	13,544	12,672	6.9	7,627	7,580	0.6	1,894	1,488	27.3
Owner.....	6,374	5,313	20.0	4,644	4,439	4.6	1,426	1,061	34.4
Percent owner.....	47.1	41.9	...	60.9	58.6	...	75.3	71.3	...
Renter.....	7,170	7,359	-2.6	2,983	3,141	-5.0	468	427	9.6
Negro occupied (nonwhite, 1960).....	22	25	...	11	8	...	-	-	-
Owner.....	3	8	...	4	-	...	-	-	-
Percent owner.....	13.6	32.0	...	36.4	-	...	-	-	-
Renter.....	19	17	...	7	8	...	-	-	-
Vacant year-round units.....	823	867	-5.1	663	419	58.2	64	91	-29.7
For sale only.....	57	67	-14.9	54	75	-28.0	18	23	-21.7
Homeowner vacancy rate.....	0.9	1.2	-	1.1	1.7	-	1.2	2.1	...
For rent.....	621	594	4.5	250	204	22.5	17	26	-34.6
Rental vacancy rate.....	8.0	7.5	...	7.7	6.1	...	3.5	5.7	...
ROOMS									
1 and 2 rooms.....	878	1,237	-29.0	551	587	-6.1	25	40	-37.5
3 rooms.....	1,643	1,609	2.1	818	889	-8.0	110	134	-17.9
4 rooms.....	3,402	3,147	8.1	1,631	1,586	2.8	418	219	90.9
5 rooms.....	4,285	3,727	15.0	2,079	2,012	3.3	524	372	40.9
6 rooms.....	2,590	2,364	9.6	1,594	1,593	0.1	423	290	45.9
7 rooms or more.....	1,569	1,505	4.3	1,617	1,608	0.6	458	559	-18.1
Median.....	4.8	4.7	2.1	5.1	5.0	2.0	5.3	5.6	-5.4
UNITS IN STRUCTURE									
1 unit.....	5,152	4,238	21.6	4,376	4,218	3.7	1,301	1,117	16.5
2 units or more.....	9,029	9,280	-2.7	3,803	3,963	-4.0	498	472	5.5
Mobile home or trailer.....	186	71	162.0	111	94	18.1	159	25	536.0
PLUMBING FACILITIES									
With all plumbing facilities.....	13,517	11,236	20.3	7,515	6,874	9.3	1,856	1,260	47.3
1.01 or more persons per room.....	871	(NA)	...	497	(NA)	...	146	(NA)	...
Negro occupied.....	20	(NA)	...	8	(NA)	...	-	(NA)	...
1.01 or more persons per room.....	1	(NA)	...	3	(NA)	...	-	(NA)	...
Lacking some or all plumbing.....	850	2,353	-63.9	775	1,401	-44.7	102	354	-71.2
Negro occupied.....	2	(NA)	...	3	(NA)	...	-	(NA)	...
PERSONS									
1 person.....	2,955	2,158	36.9	1,501	1,168	28.7	242	162	49.4
2 persons.....	3,997	3,650	9.5	2,192	2,200	-0.4	513	418	22.7
3 and 4 persons.....	4,065	4,320	-5.9	2,339	2,679	-12.7	666	576	15.6
5 persons or more.....	2,527	2,544	0.7	1,555	1,535	3.9	473	332	42.5
Median.....	2.5	2.7	-7.4	2.6	2.8	-7.1	3.1	3.1	-
PERSONS PER ROOM									
1.00 or less.....	12,635	11,513	9.7	7,074	6,975	1.4	1,740	1,384	25.7
1.01 or more.....	909	1,159	-21.6	553	605	-8.6	154	104	48.1
VALUE									
Specified owner occupied.....	4,431	3,751	18.1	3,343	3,465	-3.5	992	773	28.3
Less than \$10,000.....	489	798	-38.7	650	1,192	-45.5	221	336	-34.2
\$10,000 to \$14,999.....	1,230	1,432	-14.1	1,107	1,250	-11.4	383	361	6.1
\$15,000 to \$19,999.....	1,458	989	47.4	857	580	47.8	269	68	295.6
\$20,000 to \$24,999.....	623	271	129.9	339	249	36.1	84	4	1,000+
\$25,000 to \$34,999.....	412	143	188.1	222	194	101.0	28	4	775.0
\$35,000 or more.....	219	118	85.6	168	-	-	7	-	-
Median.....	\$16,700	\$13,700	21.9	\$14,600	\$12,000	21.7	\$13,600	\$10,600	28.3
CONTRACT RENT									
Specified renter occupied.....	7,160	(NA)	...	2,945	(NA)	...	453	(NA)	...
Less than \$40.....	864	(NA)	...	290	(NA)	...	36	(NA)	...
\$40 to \$59.....	1,578	(NA)	...	791	(NA)	...	75	(NA)	...
\$60 to \$79.....	2,186	(NA)	...	944	(NA)	...	93	(NA)	...
\$80 to \$99.....	1,422	(NA)	...	510	(NA)	...	119	(NA)	...
\$100 to \$119.....	603	(NA)	...	201	(NA)	...	46	(NA)	...
\$120 to \$149.....	297	(NA)	...	63	(NA)	...	33	(NA)	...
\$150 to \$199.....	58	(NA)	...	11	(NA)	...	11	(NA)	...
\$200 or more.....	6	(NA)	...	10	(NA)	...	2	(NA)	...
No cash rent.....	146	(NA)	...	125	(NA)	...	38	(NA)	...
Median.....	\$70	(NA)	...	\$67	(NA)	...	\$81	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State
Standard Metropolitan
Statistical Areas

	Portland SMSA				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	50,168	48,062	2,106	4.4	25,393	26,295	-3.4	24,775	21,767	13.8
Vacant—seasonal and migratory.	1,941	(NA)	...	...	1,082	703	53.9	859	(NA)	...
ALL YEAR-ROUND HOUSING UNITS.....	48,227	(NA)	...	...	24,311	25,592	-5.0	23,916	(NA)	...
POPULATION										
Population in housing units.....	138,249	136,512	1,737	1.3	63,711	71,230	-10.6	74,538	65,282	14.2
Per occupied unit.....	3.0	3.2	-0.2	-6.3	2.8	3.0	-6.7	3.3	3.4	-2.9
Owner.....	3.4	(NA)	...	...	3.3	3.3	-	(NA)	(NA)	...
Renter.....	2.5	(NA)	...	...	2.4	2.7	-11.1	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	45,512	43,068	2,444	5.7	22,780	23,909	-4.7	22,732	19,159	18.6
Owner.....	27,571	24,285	3,286	13.5	10,062	10,061	-	17,509	14,224	23.1
Percent owner.....	60.6	56.4	...	...	44.2	42.1	...	77.0	74.2	...
Renter.....	17,941	18,783	-842	-4.5	12,718	13,848	-8.2	5,223	4,935	5.8
Negro occupied (nonwhite, 1960)...	150	165	...	...	129	138	...	21	27	...
Owner.....	55	74	...	...	41	53	...	14	21	...
Percent owner.....	36.7	44.8	...	...	31.8	38.4	...	66.7	77.8	...
Renter.....	95	91	...	...	88	85	...	7	6	...
Vacant year-round units.....	2,715	(NA)	...	...	1,531	1,683	-9.0	1,184	(NA)	...
For sale only.....	254	333	-79	-23.7	58	142	-59.2	196	191	2.6
Homeowner vacancy rate.....	0.9	1.4	...	...	0.6	1.4	...	1.1	1.3	...
For rent.....	1,222	1,412	-190	-13.5	927	1,186	-21.8	295	226	30.5
Rental vacancy rate.....	6.4	7.0	...	...	6.8	7.9	...	5.3	4.4	...
ROOMS										
1 and 2 rooms.....	3,922	3,937	...	...	3,467	3,345	...	455	592	...
3 rooms.....	4,063	4,274	...	...	2,697	2,856	...	1,366	1,418	...
4 rooms.....	7,884	7,793	...	...	3,634	3,750	...	4,250	4,043	...
5 rooms.....	10,861	10,721	...	...	5,260	5,895	...	5,601	4,826	...
6 rooms.....	10,958	10,573	...	...	4,880	5,235	...	6,078	5,338	...
7 rooms or more.....	10,539	10,758	...	...	4,373	5,208	...	6,166	5,550	...
Median.....	5.3	5.2	...	...	4.9	5.0	...	5.5	5.5	...
UNITS IN STRUCTURE										
1 unit.....	27,257	26,551	...	...	9,094	9,247	...	18,163	17,304	...
2 units or more.....	20,634	21,175	...	...	15,206	17,034	...	5,428	4,141	...
Mobile home or trailer.....	336	369	...	...	11	-	...	325	369	...
PLUMBING FACILITIES										
With all plumbing facilities.....	45,201	42,528	...	...	22,324	23,146	...	22,877	19,382	...
1.01 or more persons per room	2,387	(NA)	...	...	1,240	(NA)	...	1,147	(NA)	...
Negro occupied.....	130	(NA)	...	...	112	(NA)	...	18	(NA)	...
1.01 or more persons per room	16	(NA)	...	...	15	(NA)	...	1	(NA)	...
Lacking some or all plumbing.....	3,026	5,567	...	...	1,987	3,135	...	1,039	2,432	...
Negro occupied.....	20	(NA)	...	...	17	(NA)	...	3	(NA)	...
PERSONS										
1 person.....	9,057	7,026	2,031	28.9	6,251	5,342	17.0	2,806	1,684	66.6
2 persons.....	13,470	12,232	1,238	10.1	6,669	6,740	-1.1	6,801	5,492	23.8
3 and 4 persons.....	13,894	14,510	-616	-4.2	5,971	7,290	-18.1	7,923	7,220	9.7
5 persons or more.....	9,091	9,300	-209	-2.2	3,889	4,537	-14.3	5,202	4,763	9.2
Median.....	2.5	2.8	-0.3	-10.7	2.3	2.5	-8.0	2.9	3.1	-6.5
PERSONS PER ROOM										
1.00 or less.....	42,911	39,816	3,095	7.8	21,421	22,125	-3.2	21,490	17,691	21.5
1.01 or more.....	2,601	3,252	-651	-20.0	1,359	1,784	-23.8	1,242	1,468	-15.4
VALUE										
Specified owner occupied.....	22,517	19,805	2,712	13.7	7,840	7,902	-0.8	14,677	11,903	23.3
Less than \$10,000.....	2,380	6,835	-4,455	-65.2	907	2,690	-66.3	1,473	4,145	-64.5
\$10,000 to \$14,999.....	6,248	8,021	-1,773	-22.1	2,093	3,182	-34.2	4,155	4,839	-14.1
\$15,000 to \$19,999.....	7,052	3,091	3,961	128.1	2,686	1,314	104.4	4,366	1,777	145.7
\$20,000 to \$24,999.....	3,422	1,005	2,317	230.5	1,165	449	159.5	2,157	556	287.9
\$25,000 to \$34,999.....	2,205	853	2,662	312.1	689	212	225.0	1,516	586	331.1
\$35,000 or more.....	1,310	...	...	...	300	55	445.5	1,010	...	...
Median.....	\$16,900	\$11,900	\$5,000	42.0	\$16,700	\$11,900	40.3	\$17,000	\$11,900	42.9
CONTRACT RENT										
Specified renter occupied.....	17,755	(NA)	...	...	12,681	13,848	-8.4	5,074	(NA)	...
Less than \$40.....	943	(NA)	...	...	699	3,989	-82.5	244	(NA)	...
\$40 to \$59.....	3,108	(NA)	...	...	2,363	4,932	-52.1	745	(NA)	...
\$60 to \$79.....	4,870	(NA)	...	...	3,272	3,421	-4.4	1,598	(NA)	...
\$80 to \$99.....	3,494	(NA)	...	...	2,691	738	264.6	803	(NA)	...
\$100 to \$119.....	2,120	(NA)	...	...	1,609	...	...	511	(NA)	...
\$120 to \$149.....	1,588	(NA)	...	...	1,112	264	930.7	476	(NA)	...
\$150 to \$199.....	636	(NA)	...	...	383	...	...	253	(NA)	...
\$200 or more.....	286	(NA)	...	...	192	44	1,000+	94	(NA)	...
No cash rent.....	710	(NA)	...	...	360	460	-21.7	350	(NA)	...
Median.....	\$78	(NA)	...	...	\$79	\$50	58.0	\$77	(NA)	...

Appendix

METROPOLITAN AREAS IN MAINE

The metropolitan areas shown in the tables of this report and other reports for New England are of two kinds: the standard metropolitan statistical area (SMSA), and the metropolitan State economic area (SEA). In New England, the SMSA is built up of towns, but the metropolitan SEA consists of whole counties, and in this respect is more comparable with SMSA's in all other parts of the country. While the housing analysis in this report uses the SMSA, in the section on population trends reference is made only to the metropolitan SEA.

Substitution of the metropolitan SEA in the population section allowed the presentation of more detail than would have been possible within the SMSA framework. Components of population change from 1960 to 1970

and 1960 age data by race could not be compiled for the towns which make up SMSA's, but were available for the counties which comprise the metropolitan SEA's.

Under both metropolitan definitions the central city is the same. It is, therefore, the suburban portions of the metropolitan and nonmetropolitan areas of New England States that are affected by the use of the SMSA or SEA. Text table A and appendix table A-1 present distributions of Maine's total population according to both definitions. When the SMSA definition is used (table A-1), the metropolitan population of the State amounts to only 22 percent. However, when the metropolitan SEA is used (table A), the population defined as suburban virtually doubles, and the proportion of the total State population called metropolitan amounts to almost 29 percent.

Table A-1. Population Inside and Outside SMSA's; 1970 and 1960

The State Metropolitan and Non- metropolitan Residence	Population		Change		Percent	
	1970	1960	Number	Percent	1970	1960
The State.....	992,048	969,265	22,783	2.4	100.0	100.0
Metropolitan residence ¹ ..	214,099	209,417	4,682	2.2	21.6	21.6
Inside central cities..	131,046	137,819	-6,773	-4.9	13.2	14.2
Outside central cities.	83,053	71,598	11,455	16.0	8.4	7.4
Nonmetropolitan residence	777,949	759,848	18,101	2.4	78.4	78.4

¹Standard metropolitan statistical areas.

In Maine, the Portland SMSA is located in Cumberland County (SEA "A") and the Lewiston-Auburn SMSA in Androscoggin County (an SEA equivalent). In appendix table A-2, the populations of these two metropolitan areas are presented within SMSA and SEA boundaries separately. Population change is shown for the central city (or cities); a more densely populated

"inner" suburban ring, which is delimited by the SMSA boundary; and an "outer" suburban ring, which is the remainder of the county (SEA) outside the SMSA (see map). Using table A-2, the population of the two suburban rings, shown as a unit in the main population tables, can be analyzed separately.

Table A-2. Population of Portland and Lewiston-Auburn Metropolitan Areas in SEA and SMSA Boundaries: 1970 and 1960

Metropolitan Areas	Population		Change		Percent distribution	
	1970	1960	Number	Percent	1970	1960
Portland (SEA "A")....	192,528	182,751	9,777	5.3	100.0	100.0
SMSA.....	141,625	139,122	2,503	1.8	73.6	76.1
Central city.,.....	65,116	72,566	-7,450	-10.3	33.8	39.7
Inner suburban ring....	76,509	66,556	9,953	15.0	39.7	36.4
Outer suburban ring.....	50,903	43,629	7,274	16.7	26.4	23.9
Lewiston-Auburn (Androscoggin Co.) ¹	91,279	86,312	4,967	5.8	100.0	100.0
SMSA.....	72,474	70,295	2,179	3.1	79.4	81.4
Central cities.....	65,930	65,253	677	1.0	72.2	75.6
Inner suburban ring....	6,544	5,042	1,502	29.8	7.2	5.8
Outer suburban ring.....	18,805	16,017	2,788	17.4	20.6	18.6

¹Nearest equivalent to a Metropolitan State Economic Area.

DEFINITIONS AND EXPLANATIONS

General

PERCENTS, MEDIANS, AND SYMBOLS

Percents which round to less than 0.1 are treated as zero. A dash "-" is the symbol used to signify zero. Three dots "..." indicate that the data are being withheld to avoid disclosure of information, that the base for a median or rate is too small for it to be shown, or that the data were not comparable. A minus sign preceding a figure denotes decrease. The symbol "NA" means not available.

Medians are presented in the housing table of this report for several characteristics. Medians for rooms and persons are rounded to the nearest tenth, for value to the nearest hundred dollars, and for contract rent to the nearest dollar. The median is not shown if there are fewer than five housing units in the distribution. Similarly, population per housing unit is not shown if the base for this rate is less than five units.

USUAL PLACE OF RESIDENCE

In accordance with census practice dating back to 1790, each person enumerated in the 1970 census was counted as an inhabitant of his usual place of residence, which is generally construed to mean the place where he lives and sleeps most of the time. This place is not necessarily the same as his legal residence, voting residence, or domicile. In the vast majority of cases, however, the use of these different bases of classification would produce substantially the same statistics, although there may be appreciable differences for a few areas.

The implementation of this practice has resulted in the establishing of residence rules for certain categories of persons whose usual place of residence is not immediately clear. Furthermore, this practice means that persons were not always counted as residents of the place where they happened to be found by the census enumerators. Persons without a usual place of residence were, however, counted where they were enumerated.

As in every previous census, members of the Armed Forces living on military installations were counted as residents of the area in which the installation was located. Similarly, members of the Armed Forces not living on a military installation were counted as residents of the area in which they were living. Crews of U.S. Navy vessels were counted as residents of the home port to which the particular vessel was assigned; crews of vessels deployed to the overseas fleet were therefore not included in the population of any State or the District of

Columbia. Persons in Armed Forces families were counted where they were living on Census Day (e.g., the military installation, "offbase," or elsewhere, as the case might be).

Crews of U.S. merchant marine vessels were counted as part of the population of the U.S. port in which their vessel was berthed on Census Day; or if sailing in inland or coastal waters, either the port of departure or destination, depending on which the vessel was nearest on Census Day. Crews of all other U.S. merchant marine vessels are not included in the population of any State or the District of Columbia.

College students, as in 1950 and 1960, were counted as residents of the area in which they were living while attending college. Inmates of institutions, who ordinarily live there for considerable periods of time, were counted as residents of the area where this institution was located; on the other hand, patients in general hospitals, who ordinarily remain for short periods of time, were counted at their homes. On the night of April 6, 1970, a special enumeration was performed in missions, flophouses, detention centers, etc., and persons enumerated therein were counted as residents of the particular place.

Americans who were overseas for an extended period (in the Armed Forces, working at civilian jobs, studying in foreign universities, etc.) are not included in the population of any of the States or the District of Columbia. On the other hand, persons temporarily abroad on vacations, business trips, and the like, were counted at their usual residence.

Persons in larger hotels, motels, etc., on the night of March 31, 1970, were requested to fill out a census form for allocation back to their homes if they indicated no one was there to report them in the census. A similar approach was used for persons visiting in private residences, as well as for Americans who left the United States during March 1970 via major intercontinental air or ship carriers for temporary travel abroad.

In addition, information on persons away from their usual place of residence was obtained from other members of their families, landlords, etc. If an entire family was expected to be away during the whole period of the enumeration, information on it was obtained from neighbors. A matching process was used to eliminate duplicate reports for a person who reported for himself while away from his usual residence and who was also reported at his usual residence by someone else.

BOUNDARIES

The data shown for 1970 relate to the boundaries of the areas as existed on January 1, 1970. As nearly as

possible, 1960 data for the same areas have been adjusted to conform to the 1970 definitions. However, it was not feasible to compile 1960 information for small pieces of territory transferred from one jurisdiction to another as a result of county and city boundary changes. Where such discrepancies exist note is made in table footnotes. "Extended cities" constitute a special boundary problem discussed below.

COUNTIES

The primary divisions of the States are, in general, termed counties, but in Louisiana these divisions are known as parishes. There are no counties in Alaska. In this State, data are shown for statistical areas which are county equivalents designated as census divisions; they were developed for general statistical purposes through the cooperation of the State and the Census Bureau. In four States (Maryland, Missouri, Nevada, and Virginia), there are one or more cities which are independent of any county organization and thus constitute primary divisions of their States.

STANDARD METROPOLITAN STATISTICAL AREAS

In this report statistics are shown for standard metropolitan statistical areas (SMSA's) except in some tables for New England States where the metropolitan State economic area or nearest equivalent whole county is substituted for the SMSA.

The population living in SMSA's is designated as the metropolitan population. This population is subdivided as "inside central city or cities" and "outside central city or cities." The latter area is frequently referred to in the text of this report as "suburbs" or "suburban ring." The population living outside SMSA's constitutes the non-metropolitan population.

The Bureau of the Census recognizes approximately 250 standard metropolitan statistical areas in the 1970 census. This number includes the 231 SMSA's (including three in Puerto Rico which are not covered in this series) as defined and named in the Bureau of the Budget publication, *Standard Metropolitan Statistical Areas: 1967*, U.S. Government Printing Office, Washington, D.C. 20402. Also included are two SMSA's as defined by the Bureau of the Budget in January 1968: Biloxi-Gulfport, Miss. and Vineland-Millville-Bridgeton, N.J. In addition, a number of SMSA's are being defined on the basis of the results from the 1970 Census.

Except in New England States, a standard metropolitan statistical area is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population of at least 50,000. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are socially and economically integrated with the central city. In a few cities where portions of

counties outside the SMSA as defined in 1967 were annexed to the central city, the population living in those counties is not considered part of the central city. In the New England States, SMSA's consist of towns and cities instead of counties. Each SMSA must include at least one central city, and the complete title of an SMSA identifies the central city or cities. For the complete description of the criteria used in defining SMSA's, see the Bureau of the Budget publication cited above.

STATE ECONOMIC AREAS

For the New England metropolitan areas represented in some of the tables of these reports, the SMSA has been replaced by the metropolitan State economic area (SEA) (see U.S. Census of Population, 1960, *State Economic Areas*, PC(3)1A.) Where a metropolitan SEA has not been defined, the nearest equivalent county has been used. State summaries by metropolitan and nonmetropolitan residence will, therefore, be found to vary according to whether the information contained in the tables was available for SMSA's directly or for counties only. Population tables 2,3, and 4 contain metropolitan SEA totals, while Housing table 5 shows SMSA totals. Under both systems, figures for central cities are the same.

ANNEXATIONS

A problem of definition exists with respect to some of the central cities shown in these reports. This problem arises as a consequence of annexations of territory made by cities during the 1960-70 decade. Most often, detailed population and housing characteristics from the 1960 census could not be reproduced for the annexed areas. 1960 data shown for central cities in the tables of this report thus relate to those cities as defined at the time of that census, and 1970 data refer to cities as they were defined for the 1970 census.

To clarify the impact of annexation on population change for central cities, a text table has been prepared. It shows 1970 population in current boundaries and within 1960 boundaries for central cities which annexed population. Population change within a consistently defined area, that is, excluding the effect of annexation, can then be obtained.

Since 1960, two cities have annexed the entire county in which they were located: Jacksonville, Fla. (whose boundaries in 1970 are coterminous with Duval County) and Nashville, Tenn. (whose boundaries are now coterminous with Davidson County). Indianapolis, Ind. annexed all parts of Marion County except for Beech Grove, Lawrence, Speedway, and Southport, whose combined 1960 population amounted to 31,600 out of a county total of 698,000. For these three cities (Jacksonville, Nashville, and Indianapolis), 1960 data are presented in terms of their 1970 bound-

aries. Data from the 1960 census for Duval and Davidson Counties were substituted for Jacksonville and Nashville cities as they were defined at the time of the 1960 census. Indianapolis was also considered to be coterminous with Marion County as the effect of including the four places listed above was not great enough to require a special adjustment.

EXTENDED CITIES

A number of cities contain territory essentially rural in character. The classification of all the inhabitants and housing of such cities as urban would include in the urban category persons and housing units in areas primarily rural in character. The Census Bureau therefore established certain rules to identify such cities—which are designated as “extended cities”—and to separate each into its urban and rural portions. As a concomitant of this approach, when an extended city is the central city of an SMSA, most of the 1970 census reports show only the urban portion as the central city. In the present report, however, the entire (or “legal”) city is shown as the central city because the focus here is on comparisons with 1960, and this type of delineation was not made in 1960. The effect of annexation of these extended cities, which can be especially great, is shown in a text table, where appropriate.

STANDARD CONSOLIDATED AREAS

In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's two largest cities, several contiguous SMSA's and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former consists of Middlesex and Somerset Counties in New Jersey and the following SMSA's: New York, Newark, Jersey City, and Paterson-Clifton-Passaic. The latter consists of the following SMSA's: Chicago and Gary-Hammond-East Chicago.

Population

Age.—The age classification is based on the age of the person in completed years as of April 1 of the census years 1960 and 1970.

Race.—The concept of race as used by the Census Bureau does not denote clear-cut scientific definitions of biological stock. Rather it reflects self-identification by respondents. Since the 1960 and 1970 censuses obtained information on race principally through self-enumeration, the data represent essentially self-classification by people according to the race with which they identify themselves. For persons of mixed parentage who are in doubt as to their classification, the race of the person's father is used. Persons of Mexican or Puerto Rican birth

or ancestry who do not identify themselves as of a race other than white (e.g., American Indian, Negro, etc.) are classified as white. In the three-category grouping shown in this report, the “other” category consists of all races except white or Negro, i.e., American Indian, Japanese, Chinese, Filipino, Korean, Eskimo, etc.

1970 age-race data taken from the published PC(V2) Series of Advance Population Reports were available for two major population groups: “Total” and “Negro”. In presenting comparable age-race statistics for SMSA's and their component parts in the present series of reports, however, race is classified as “white” and “Negro and other races.” This is the classification employed in the 1960 census, except that “nonwhite” was the term used for “Negro and other races.” It has been kept in two tables of this series (tables 3 and 4) either because of the difficulty or inadvisability of substituting “Negro” only for the broader “nonwhite” classification. As an example of one of the difficulties encountered in making this substitution, it was found that 1960 age detail by race could not be reproduced for the Negro population of counties or county substitutes, which are the building blocks of SMSA's. Unpublished 1970 age detail for “other races” was available, however, to construct a “Negro and other races” age distribution which could then be directly compared with the 1960 race classification.

A more detailed comparison of 1960 and 1970 age-race data can be made for certain of the largest cities. The 1960 age distribution of white, Negro, and other races appears in the 1960 Census volumes for all cities of 100,000 total population or more. For each such city which did not experience boundary changes between 1960 and 1970, a comparison of age detail for the three race groups can be made. A special text table has been prepared to show age distributions of “Negro” population and “Other races” where such information may be of particular interest, as for example in cities which had over 10,000 Negroes in 1960 and in cities which had approximately equal numbers of both race groupings in 1960.

Components of Change.—The components of population change shown in table 3—births, deaths, and net migration—are estimates. As such they are subject to certain limitations unlike the census counts contained in the tables of this report. The estimates are based on reported births and deaths by place of residence, 1960 through 1968, compiled and published by the Division of Vital Statistics, National Center for Health Statistics. Since no vital statistics were readily available for 1969 and the first 3 months of 1970, they were extrapolated using a factor of 1.25 times the average of years 1967-68. Births and deaths were then summed to totals for the decade. Births were corrected by color for underregistration, using factors derived from the

National Center's birth registration test of 1950. As a final step, both births and deaths were adjusted to be consistent with independent State estimates for the decade.

Vital statistics by race were not reported for counties where less than 10 percent of the total population were members of Negro and other races or which had populations of less than 10,000 belonging to these races. These counties are not included in the metropolitan-nonmetropolitan summaries for the State nor for the individual SMSA's when shown by race.

The estimate of net migration was derived as a residual by the following formula: Net Migration = Net Change — Births + Deaths. As a residual value, however, the net migration component reflects the net effect of any errors in the data used, such as differential undercount in the 1960 and 1970 censuses, boundary changes, improper allocation of births and deaths by place of residence, and many others.¹

At the county level very few significant boundary modifications are made. Many cities have annexed territory during the past decade, however, and the shifts resulting from annexation are thrown into the migration component. Special attention is given in the text to the effect of boundary changes on the net migration component for central cities.

Housing

Housing units and group quarters.—All living quarters are classified in the census as either housing units or group quarters. Usually, living quarters are in structures intended for residential use (e.g., a one-family home, apartment house, hotel or motel, boarding house, mobile home or trailer, etc.). Living quarters may also be in structures intended for nonresidential use (e.g., the rooms in a warehouse where a watchman lives), as well as in tents, caves, old railroad cars, etc.

A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which quarters have either (1) direct access from the outside of the building or through a common hall or (2) complete kitchen facilities for the exclusive use of the occupants. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or nonrelated persons who share living arrangements (except as described in the next paragraph on group quarters). Both occupied and vacant housing units are included in the housing inven-

tory, except that mobile homes, trailers, tents, etc., are included only if they are occupied.

Group quarters are living arrangements for institutional inmates or for other groups containing five or more persons not related to the person in charge. Group quarters are located most frequently in institutions, boarding houses, military barracks, college dormitories, fraternity and sorority houses, hospitals, monasteries, convents, and ships. A house or apartment is considered group quarters if it is shared by the person in charge and five or more persons unrelated to him, or if there is no person in charge, by six or more unrelated persons. Information on the housing characteristics of group quarters is not collected in the census.

Year-round housing units.—In 1970, data on housing characteristics are limited to year-round housing units—all occupied units plus vacant units which are intended for year-round use—because it is difficult to obtain reliable information for the remaining types of units, i.e., units reported as vacant at the time of the census and intended for seasonal occupancy or held for migratory labor.

In 1960, housing characteristics were provided for all units, including vacant seasonal and vacant migratory units.

Occupied housing units.—A housing unit is classified as occupied if a person or group of persons is living in it at the time of enumeration or if the occupants are only temporarily absent, for example, on vacation. However, if the persons staying in the unit have their usual place of residence elsewhere, the unit is classified as vacant. A household consists of all persons who occupy a housing unit.

Population and persons.—"Population in housing units" is the total population less those persons living in group quarters. "Population per occupied unit" is computed by dividing the population living in housing units by the number of occupied housing units; this is also computed separately for the population in owner and in renter occupied units. The caption "Persons" refers to the number of persons occupying the housing unit; the data show the number of housing units occupied by the specified number of persons.

Race.—The classification by race used in the housing table refers to the race of the head of the household occupying the housing unit. Figures on tenure for 1970 are given separately for all households and for Negro heads of households; for 1960, the tenure figures relate to all households and to household heads of "Negro and other races" (excluding white heads of households). In the 1960 census, the term "nonwhite" was used for Negro and other races. Data on change (1960 to 1970) are shown only when the population data by race indicate that the number of Negro households in 1960

¹ For a more detailed discussion of the types of errors which affect estimates of net migration derived in this manner, see *Current Population Reports*, Series P-23 No. 7, pages 13 and 14.

constituted a sufficiently large proportion of household heads of Negro and other races to permit meaningful comparison.

Tenure.—A housing unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owner occupied" only if the owner or co-owner lives in it. All other occupied units are classified as "renter occupied," including units rented for cash rent and those occupied without payment of cash rent.

Vacant housing units.—A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are enumerated as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if unfit for human habitation because the roof, walls, windows, or doors no longer protect the interior from the elements, or if there is positive evidence (such as a sign on the house or in the block) that the unit is to be demolished or is condemned.

Vacant housing units are classified in this report as either "seasonal and migratory" (i.e., intended for seasonal occupancy or held for migratory labor) or "year-round." The latter are units which, although vacant at the time of enumeration, are usually occupied or are intended for occupancy at any time of the year. A unit in a resort area which is usually occupied on a year-round basis is considered as a year-round unit. Units used only occasionally throughout the year are also considered year-round units.

Year-round vacant units are subdivided as follows: "For sale only," and "for rent" which also includes vacant units offered either for rent or for sale. All other year-round vacant units are included in the total and may be derived by subtracting the sum of the vacant units "for sale only" and "for rent" from the total. Other year-round vacant units include units sold or rented but not yet occupied by the new owner or renter, units held for the occasional use of the owner, and units held off the market for other reasons.

Homeowner vacancy rate.—The homeowner vacancy rate in 1970 is the number of year-round vacant units for sale as a percent of the total homeowner inventory, i.e., all owner-occupied units and year-round vacant units for sale. In 1960, the homeowner vacancy rate was based on vacant units available for sale, i.e., year-round vacant units for sale in sound or deteriorating condition.

Rental vacancy rate.—The rental vacancy rate in 1970 is the number of year-round vacant units for rent as a

percent of the total rental inventory, i.e., all renter-occupied units and all year-round vacant units for rent. In 1960, the rental vacancy rate was based on vacant units available for rent, i.e., year-round vacant units for rent in sound or deteriorating condition.

Rooms.—Rooms to be counted include whole rooms used for living purposes, such as living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, family rooms, etc. Not counted as rooms are bathrooms, porches, balconies, foyers, halls, halfrooms, kitchenettes, strip or pullman kitchens, utility rooms, unfinished attics, basements, or other space used for storage.

Data on change (1960 to 1970) are not given when the number of vacant seasonal and migratory units that are excluded from the 1970 tabulations is too large to produce meaningful comparisons.

Persons per room.—This is computed by dividing the number of persons in the unit by the number of rooms in the unit. The figures shown refer, therefore, to the number of housing units having the specified ratio of persons per room.

Units in structure.—Statistics on the number of housing units in a structure are presented in terms of one-family houses, number of units in multiunit structures, and mobile homes or trailers.

Data on change (1960 to 1970) are not given when the number of vacant seasonal and migratory units that are excluded from the 1970 tabulations is too large to produce meaningful comparisons.

Plumbing facilities.—The category "with all plumbing facilities" consists of units which have hot and cold piped water, as well as a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. "Lacking some or all plumbing" means that the unit does not have all three specified plumbing facilities (hot and cold piped water, as well as flush toilet and bathtub or shower inside the structure), or that the toilet or bathing facilities are also for the use of the occupants of other housing units.

For 1960, data on plumbing facilities were derived from information on number of bathrooms. Data for units with all plumbing facilities and with 1.01 or more persons per room are not available from the 1960 reports. Similarly, 1960 data on plumbing facilities are not available by race.

Data on change (1960 to 1970) are not given when the number of vacant seasonal and migratory units that are excluded from the 1970 tabulations is too large to produce meaningful comparisons.

Value.—Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale. The term "specified owner occupied" means that in 1970 the value data are limited to owner occupied, one-family houses on less than ten acres, without a

commercial establishment or medical office on the property. Owner occupied cooperatives, condominiums, mobile homes, and trailers are excluded from the value tabulations.

In 1960 in rural territory, units on farms and all units on places of 10 or more acres (whether farm or nonfarm) were excluded from the value tabulations. In 1970, all units on 10 or more acres are excluded, urban as well as rural; consequently the 1970 value tabulations include farm units of less than 10 acres and exclude units in urban areas on 10 or more acres.

Contract rent—Contract rent is the monthly rent agreed to or contracted for, even if the furnishings, utilities, or services are included. The term "specified renter occupied" means that in 1970 the contract rent data exclude one-family houses on ten acres or more. Renter units occupied without payment of cash rent are shown separately as "no cash rent" in the rent tabulations.

The 1960 rent tabulations excluded farm units and vacant units on 10 or more acres in rural areas. In 1970, all one-family houses on 10 or more acres, whether occupied or vacant and whether urban or rural, are excluded from the rent tabulations.

SOURCES OF DATA

The basic 1970 population and housing data contained in the statistical tables of this series were obtained from

the Advance Reports on Population, PC(V1) and PC(V2), and Housing, HC(V1), issued by the Bureau of the Census for individual States. Certain data on characteristics from those reports are subject to change in the 1970 census PC(1)-B Final Reports on Population and HC(1)-A Final Reports on Housing being issued for States during the spring and summer of 1971.

The PHC(2) Series also contains parallel statistics for 1960, available from published Census sources. 1960 statistics referring to SMSA's have been adjusted to conform to 1970 area definitions. Population and housing characteristics of SMSA's formed during the decade have been reconstructed as of 1960 to complete the comparison with 1970 areas. The source of information regarding criteria for establishment of new SMSA's as well as intercensal adjustments in SMSA boundaries is the Bureau of the Budget publication, *Standard Metropolitan Statistical Areas: 1967*, U.S. Government Printing Office, Washington, D.C. 20402.

Publications of the National Center for Health Statistics were used to develop components of population change. In some cases, supplementary vital statistics were obtained from State health departments.

Some unpublished data from the 1960 Census of Housing were utilized. For those SMSA's which underwent boundary changes from 1960 to 1970, it was necessary to develop a tabulated reprint of 1960 contract rent data on a county basis.



REFERENCE

DEPARTMENT OF COMMERCE / Bureau of the Census

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1970 CENSUS OF POPULATION AND HOUSING

PHC(2)-22

MARYLAND

FINAL REPORT

General Demographic Trends for Metropolitan Areas, 1960 to 1970

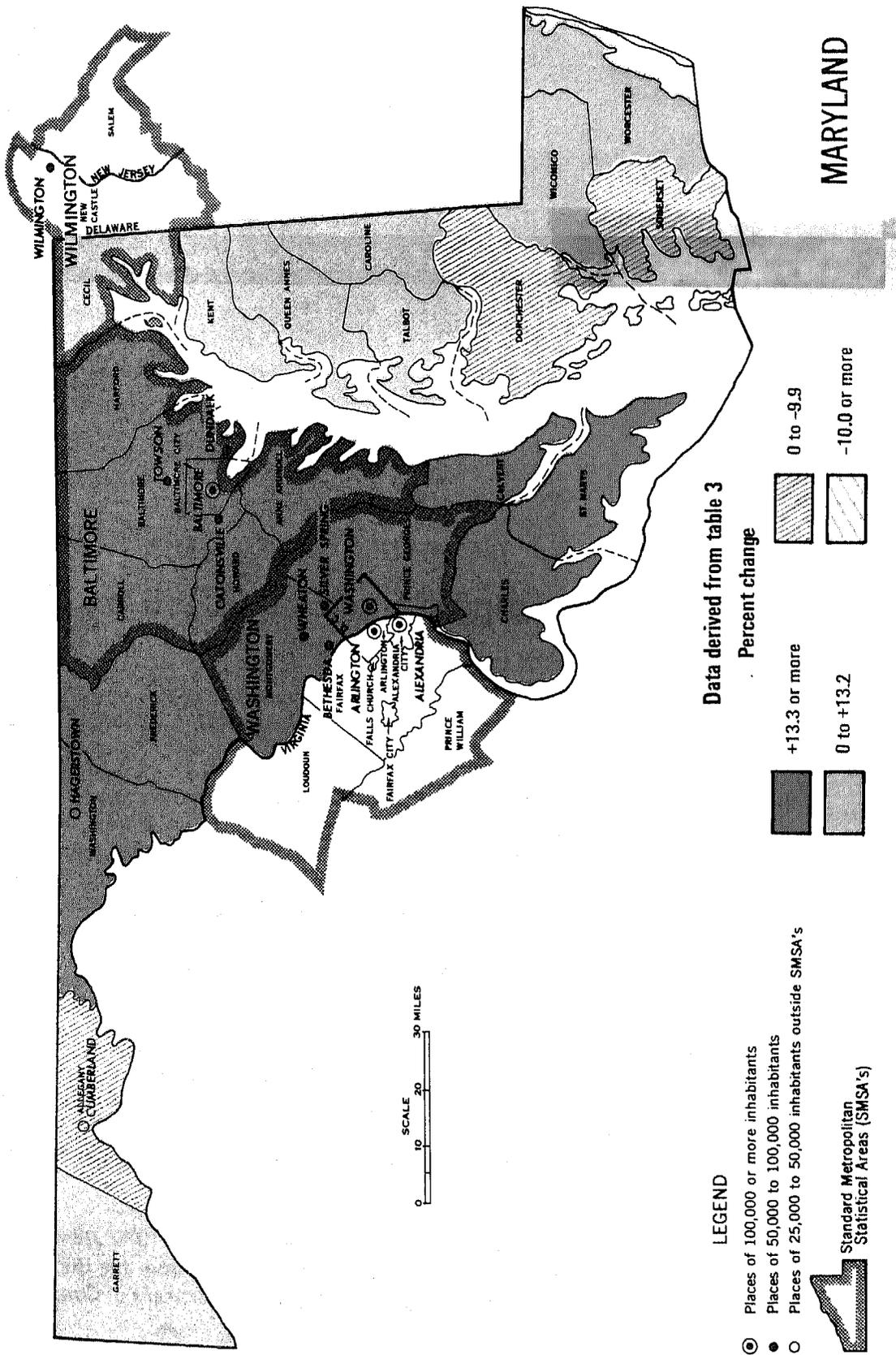
(This series consists of 52 reports—number 1 for the United States and numbers 2 thru 52 for the States and the District of Columbia in alphabetical order rather than order of publication.)

This publication is one of a series of 1970 census reports concerned mainly with population and housing trends in metropolitan areas from 1960 to 1970. The main body of the report consists of an analytical text, a statistical section containing four tables on population characteristics and one on housing characteristics, and an appendix presenting technical definitions and explanations. A map showing 1960-70 population change by county appears on page 2 and a detailed table of contents is on page 3.

The statistics presented here are drawn largely from the 1970 census Advance Reports PC(V2) and HC(V1) for this State. These two reports, which were published several months ago, provide population and housing statistics, respectively, for each standard metropolitan statistical area, place of 10,000 inhabitants or more, and county in the State. Additional data on the subjects covered here appear in the PC(1)-B and HC(1)-A Final Reports for this State.

An outline of the publication program for the 1970 Census of Population and Housing can be obtained free of charge from the Bureau of the Census, Washington, D.C. 20233, or any U.S. Department of Commerce Field Office.

Population Change for Counties: 1960 to 1970



Data derived from table 3

- LEGEND**
- Places of 100,000 or more inhabitants
 - Places of 50,000 to 100,000 inhabitants
 - Places of 25,000 to 50,000 inhabitants outside SMSA's
 - ▭ Standard Metropolitan Statistical Areas (SMSA's)
- Percent change**
- ▭ +13.3 or more
 - ▭ 0 to +13.2
 - ▭ 0 to -9.9
 - ▭ -10.0 or more

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Analytical Text

POPULATION TRENDS

General

Between 1960 and 1970 the population of Maryland increased from 3,101,000 to 3,922,000, an increase of over 800,000. The rate of increase, 26.5 percent, was twice that of the United States and was exceeded by only five States. Maryland now ranks 18th in population among the States, having passed Alabama, Louisiana, and Minnesota during the decade (table A).

Maryland's growth was almost evenly divided between natural increase (births minus deaths) and net migration. The net immigration of nearly 400,000 was exceeded only by California, Florida and New Jersey. Net immigration of races other than white amounted to nearly 100,000. The rate of immigration of this group (equivalent to 18 percent of their 1960 population) was slightly greater than the rate of immigration of the white population. Maryland was the only Southern State to experience any appreciable Negro net immigration during the decade.

The total number of households in Maryland in 1970 was 1,175,000 or 312,000 more than in 1960. The population living in households increased less rapidly than the rate at which households increased with the result that average household size decreased slightly from 3.5 to 3.2 persons.

The State can logically be divided into four distinct groups. The southern part bordering on the Chesapeake Bay contains 11 small rural counties comprising 8 percent of the State's population. The western part extending into Appalachia takes in four rural northern counties and contains 7 percent of the population. At the center of the State is the important port of Baltimore which is a stereotype of an old northern industrial city and contains 23 percent of the State's population. Finally there is an elliptically shaped eight county suburban area around Baltimore stretching from Washington, D.C. in the south to Wilmington, Del. in the north, which now holds 61 percent of Maryland's population.

The nonmetropolitan southern and western sections experienced population increase at a rate close to that of

Table A. Population by Race and Metropolitan and Nonmetropolitan Residence: 1970 and 1960

The State Metropolitan and Non- metropolitan Residence	Population		Change		Percent Distribution	
	1970	1960	Number	Percent	1970	1960
Total.....	3,922,399	3,100,689	821,710	26.5	100.0	100.0
Metropolitan residence...	3,307,337	2,550,476	756,861	29.7	84.3	82.3
Inside central cities..	905,759	939,024	-33,265	-3.5	23.1	30.3
Outside central cities.	2,401,578	1,611,452	790,126	49.0	61.2	52.0
Nonmetropolitan residence	615,062	550,213	64,849	11.8	15.7	17.7
White.....	3,193,021	2,573,919	619,102	24.1	81.4	83.0
Metropolitan residence...	2,674,668	2,111,100	563,568	26.7	68.2	68.1
Inside central cities..	479,837	610,608	-130,771	-21.4	12.2	19.7
Outside central cities.	2,194,831	1,500,492	694,339	46.3	56.0	48.4
Nonmetropolitan residence	518,353	462,819	55,534	12.0	13.2	14.9
Negro and other races	729,378	526,770	202,608	38.5	18.6	17.0
Metropolitan residence...	632,669	439,376	193,293	44.0	16.1	14.2
Inside central cities..	425,922	328,416	97,506	29.7	10.9	10.6
Outside central cities.	206,747	110,960	95,787	86.3	5.3	3.6
Nonmetropolitan residence	96,709	87,394	9,315	10.7	2.5	2.8

the United States. Net migration was negligible for both areas, but the southern area, which is about 25 percent Negro, had a substantially higher birth rate than the western sector which is almost 100 percent white. Baltimore city had a population loss of over 30,000 and a net outmigration of nearly 120,000. The State's eight suburban counties (of the Baltimore, Washington, D.C.-Md.-Va., and Wilmington Del.-N.J.-Md. SMSA's) grew from 1,611,000 to 2,402,000 to account for 95 percent of the State's growth. These eight counties had a net immigration of almost one-half million.

As in the Nation generally, Maryland's age structure changed significantly in the decade. The population under age 5 declined 6 percent while every other broad age group showed a significant increase. The loss of population under 5 is the result of the greatly reduced number of births in the period 1965 to 1969 relative to the period 1955 to 1959. The 15 to 24 age group which contains the post-World War II "baby boom" cohort expanded from 414,000 to 682,000 an increase of over 60 percent in this period. The age structure of Negro and other races exhibited the same pattern as for whites although the increments were somewhat larger age group by age group.

Standard Metropolitan Statistical Areas

Maryland has one standard metropolitan statistical area (SMSA), Baltimore, lying wholly within the State borders. In addition there are two metropolitan areas partially within the State. That part of the Washington, D.C. SMSA in Maryland consists of two suburban counties with nearly 1.2 million persons. A small part of the Wilmington, SMSA with slightly over 50,000 persons falls in Maryland.

The Baltimore SMSA is made up of the independent city of Baltimore, plus Anne Arundel, Baltimore, Carroll, Howard, and Harford counties. The Baltimore SMSA contains nearly 2.1 million persons and ranks 11th among all SMSA's in the country. The rate of population increase in the SMSA was 14.8 percent, slightly below the overall United States metropolitan growth of 16.6 percent. However, of the Nation's 12 metropolitan areas containing over two million persons, Baltimore ranked 4th in growth, trailing neighboring Washington, D.C. and two California areas, San Francisco-Oakland and Los Angeles-Long Beach.

The growth within the SMSA was mainly the result of natural increase, which amounted to over 200,000 while net immigration was responsible for only 52,000. Within the SMSA there was a considerable contrast in growth rates. Baltimore city had an absolute population loss of over 30,000 with a net outmigration of nearly 120,000, which was one-eighth of its 1960 population. On the

other hand, the five suburban counties experienced a growth of 300,000 or 35 percent. Nearly 60 percent of the growth in the suburban areas was the result of net immigration. The five suburban counties now contain 56 percent of the population in the SMSA compared with 48 percent in 1960.

The population of Negro and other races (primarily Negro) increased more than twice as fast as did the white population. Negro and other races increased by 111,000 or 28 percent while the white population increase of 156,000 was only 11 percent. Almost 90 percent of the increase in Negro and other races was confined to Baltimore city, where they now amount to 47 percent of the city's population. In 1960 Baltimore's population was almost two-thirds white. The change in the white-Negro proportion in the city was mainly caused by the white exodus from the city. White net outmigration amounted to 150,000, equivalent to 25 percent of the white 1960 population. Negro immigration during the decade amounted to 30,000, equivalent to 10 percent of its 1960 population. Baltimore's five suburban counties are predominantly white (94 percent in 1970). The white rate of growth was considerably above that of Negro and other races, 36 percent as opposed to 22 percent in the past decade.

Counties

Maryland consists of 23 counties and the independent city of Baltimore. Twelve of the counties had population increases greater than the national average of 13.3 percent. Seven of the eight suburban metropolitan counties fell into this category, while only five of the remaining 16 nonmetropolitan counties could make this claim.

Prince Georges County in the Washington SMSA had the greatest growth in terms of both absolute numbers and percentage increase. The county had a population increase of over 300,000 for a rate of growth of 85 percent. Only 20 of the more than 3,000 counties in the country had a greater rate of increase. Montgomery County, the other suburban county in the Washington SMSA, had an increase of over 180,000 for a 50-percent growth rate. Prince Georges and Montgomery Counties together accounted for nearly three-fifths of the State's growth and nearly five-sixths of the net immigration experienced by the State.

All five of the Baltimore suburban counties had growth rates of at least 25 percent during the decade. Howard County with its new city of Columbia led the group with a growth of 71 percent, and Baltimore County trailed with a rate of 26 percent. Every one of these counties had net immigration amounting to at least 10 percent of their 1960 populations.

Among the nonmetropolitan counties, Charles County which is less than 20 miles from the District of Columbia had a growth of 46 percent, half of which was the result of net immigration. Three of the four remaining nonmetropolitan counties within 50 miles of Washington, D.C. had net immigration, and the fourth, St. Mary's, increased its 1960 population by over 20 percent although it experienced slight net outmigration.

Not one of the remaining 10 counties, eight of them on the eastern side of Chesapeake Bay and the other two in the western reaches of the State, increased by as much as the national rate.

The increase in the population of Negro and other races was most pronounced in Prince Georges County, where the population of this group tripled in the past decade. The major area of Negro growth in the county was adjacent to the northeast tip of Washington, D.C. The county had a net immigration of Negro and other races of 55,000 and together with Baltimore city was responsible for five-sixths of the Negro migration within the State.

HOUSING TRENDS

General

Between 1960 and 1970, the total supply of housing units in Maryland increased more rapidly than population. While the population grew by 822,000, or 27 percent, housing units increased by 314,000, or 34 percent (table B).

The metropolitan areas of the State experienced greater relative growth in housing, as in population, than did the nonmetropolitan areas. The number of housing

units in metropolitan areas rose from 753,500 to 1,034,700 over the decade, an increase of 281,200 units, or 37 percent; this compares with an increase of 32,800 units, or 18 percent, in nonmetropolitan areas. While the metropolitan areas contained 83 percent of the housing in Maryland, additions to the housing supply in these areas accounted for about 90 percent of the State's total housing increase between 1960 and 1970.

About 69 percent of the housing in Maryland consisted of one-unit structures in 1970. Corresponding proportions of such units were 67 percent in metropolitan areas and 79 percent in the nonmetropolitan areas.

Households were smaller in 1970 than in 1960. In the metropolitan areas of the State, average household size declined from 3.5 persons in 1960 to 3.3 in 1970 and in nonmetropolitan areas, from 3.4 persons in 1960 to 3.2 in 1970. There were large percentage increases in one- and two-person households in metropolitan areas, 112 percent and 52 percent, respectively; in nonmetropolitan areas, one- and two-person households increased at 61 percent and 23 percent, respectively.

The number of units in the State lacking some or all plumbing was 55,000 in 1970, or 4 percent of all year-round units. About 2 percent of the units in metropolitan areas lacked some or all plumbing compared with 15 percent in nonmetropolitan areas.

Approximately 7,200, or 5 percent, of the Negro-occupied units inside SMSA's lacked some or all plumbing in 1970, compared with 10,900, or 46 percent, of the Negro housing outside SMSA's.

Number of persons per room is often used as a measure of crowding. In Maryland both the number and proportion of housing units with 1.01 or more persons decreased during the decade. In 1960, 9 percent of all occupied housing units in metropolitan areas and 11

Table B. Housing Units by Metropolitan and Nonmetropolitan Residence: 1970 and 1960

The State Metropolitan and Nonmetropolitan Residence	Housing units				Popula- tion percent change
	Total		Change		
	1970	1960	Number	Percent	
Total.....	1,248,564	934,552	314,012	33.6	26.5
Metropolitan residence.....	1,034,703	753,517	281,186	37.3	29.7
Inside central cities....	305,521	290,155	15,366	5.3	-3.5
Outside central cities...	729,182	463,362	265,820	57.4	49.0
Nonmetropolitan residence..	213,861	181,035	32,826	18.1	11.8

percent in nonmetropolitan areas had 1.01 or more persons per room. By 1970, the proportion of such units decreased to 6 percent in metropolitan areas and 8 percent in nonmetropolitan areas (table C).

Homeownership in the State decreased from 64 percent in 1960 to 59 percent in 1970. In metropolitan areas there was a decrease from 65 to 57 percent, while in nonmetropolitan areas the proportion rose from 63 to 67 percent.

About 36 percent of the Negro households in metropolitan areas owned their homes in 1970, compared with 52 percent in the nonmetropolitan areas. Of the 68,900 Negro homeowner households in the State, 56,700 lived inside SMSA's and 12,200 lived outside SMSA's.

Property values and rents increased during the last decade. The median value in metropolitan areas increased by 58 percent from \$12,400 in 1960 to \$19,600 in 1970, while in the nonmetropolitan areas value increased 70 percent, from \$8,400 to \$14,300. In metropolitan areas, median contract rent in 1970 was 62 percent higher than in 1960, rising from \$71 to \$115. In nonmetropolitan areas rent increased from \$42 to \$63, or 50 percent.

Value and rent are expressed in current dollars (the value at the time of the respective censuses). Thus, any comparison must take into account the general rise in the cost of living during the 10-year period, as well as changes in the characteristics of the housing inventory.

Standard Metropolitan Statistical Areas

In the metropolitan areas of the State, the housing supply increased by 281,200 units, or 37 percent. The

metropolitan areas are comprised of the Baltimore SMSA with 656,700 housing units, the Maryland portion of the Washington, D.C.-Md.-Va. SMSA with 361,600 units, and the Maryland portion of the Wilmington, Del.-N.J.-Md. SMSA with 16,400.

The Baltimore SMSA, which contained 63 percent of the metropolitan housing units in the State, accounted for 41 percent of the metropolitan area increase, whereas the Maryland portion of the Washington, D.C. metropolitan area with 35 percent of the housing units accounted for 59 percent of the increase.

In the Baltimore SMSA, the suburbs experienced greater relative growth in housing than did the central city. Housing units in the suburbs increased by 39 percent during the decade and housing in the central city increased 5 percent. In comparison, the increase in housing units in the Maryland portion of the Washington, D.C. metropolitan area was 84 percent.

The proportion of one-unit structures decreased from 71 percent in 1960 to 61 percent in 1970 in Baltimore city and from 86 to 78 percent in its suburbs. In the Maryland portion of the Washington, D.C. metropolitan area, the proportion of one-unit structures declined from 77 percent in 1960 to 61 percent in 1970.

Housing units decreased in size in Baltimore central city and increased in size in the suburbs. In the city the median number of rooms declined from 5.5 in 1960 to 5.3 in 1970 and in the suburbs increased from 5.5 to 5.7. In the Washington suburbs the median remained unchanged at 5.5.

Average household size for the Baltimore metropolitan area declined during the decade. In the central city, the average decreased from 3.3 persons to 3.1, and in the

Table C. Plumbing Facilities and Persons Per Room by Metropolitan and Nonmetropolitan Residence: 1970 and 1960

The State Metropolitan and Nonmetropolitan Residence	Percent of housing units			
	Lacking some or all plumbing facilities		With 1.01 or more persons per room ¹	
	1970 ²	1960 ³	1970	1960
Total.....	4.5	10.5	6.6	9.7
Metropolitan residence.....	2.4	6.0	6.4	9.4
Inside central cities.....	1.8	3.0	8.7	10.2
Outside central cities.....	2.7	7.9	5.4	8.9
Nonmetropolitan residence.....	14.8	29.4	7.8	10.9

¹Percent of all occupied units.

²Percent of all year-round housing units.

³Percent of all housing units.

suburbs from 3.6 persons to 3.4. Similarly, average household size decreased from 3.7 persons to 3.3 for the Washington, D.C. suburbs.

The proportion of housing units lacking some or all plumbing facilities declined from 3 to 2 percent during the decade in Baltimore city and from 9 to 4 percent in its suburban areas. The proportion of such units in the Maryland suburbs of the District of Columbia declined from 5 to 1 percent.

Approximately 1,700, or 2 percent, of Negro households in central cities occupied units which lacked some or all plumbing facilities in 1970, compared with 3,200, or 20 percent, of Negro households in the Baltimore suburbs. In the Maryland suburbs of the District of Columbia 2,000 Negro households, or 7 percent, occupied such units.

There was a slight decrease in the proportion of units with more than one person per room in Baltimore city from 10 to 9 percent. The proportion of the Baltimore suburban units in this category decreased from 9 to 6 percent. Similarly, a decrease from 9 to 5 percent occurred in the Maryland suburbs of the Washington, D.C. metropolitan area.

Homeownership decreased in the Baltimore SMSA as well as in the Maryland suburbs of the District of Columbia. In Baltimore city, homeownership decreased from 54 percent in 1960 to 45 percent in 1970 and in

the suburbs from 75 to 70 percent. In the Maryland portion of the Washington, D.C. suburbs, the decrease was from 69 to 55 percent.

Three out of 10 Negro households in the city of Baltimore owned their homes in 1970, compared with one out of two in both the Baltimore suburbs and the Maryland suburbs of the District of Columbia.

In Baltimore central city, the median value of owner-occupied homes increased by 11 percent (\$9,000 in 1960 to \$10,000 in 1970), in contrast to the 51 percent increase in its suburbs (\$12,500 in 1960 to \$18,900 in 1970). Median contract rent in the central city in 1970 was 41 percent higher than in 1960, rising from \$64 to \$90. Rent increased in the Baltimore suburban area from \$69 to \$111, or 61 percent. Median value for homes in the Maryland suburbs of the Washington, D.C. metropolitan area increased 60 percent (\$17,300 in 1960 to \$27,700 in 1970) while median contract rent increased 67 percent (from \$90 to \$150).

The homeowner vacancy rate decreased from 1.4 to 0.9 percent in Baltimore city and from 2.4 to 0.8 percent in its suburbs. The rental vacancy rate decreased from 6.4 to 5.8 percent in the central city, and from 6.2 to 4.5 percent in the suburban areas. Decreases in the homeowner and rental vacancy rates also occurred in the Maryland suburbs of the Washington, D.C. metropolitan area.

DEFINITIONS, EXPLANATIONS, AND SOURCES OF DATA FOLLOW THE TABLES.

For additional information on SMSA's which cross State lines, see PHC(2)-10 for the District of Columbia and PHC(2)-9 for Delaware.

Table 1. Population Inside and Outside Central Cities by Race: 1970 and 1960

[For meaning of symbols, see text]

Standard Metropolitan Statistical Areas	SMSA's		Inside central cities		Outside central cities	
	1970	1960	1970	1960	1970	1960
POPULATION						
Total.....	3,307,337	2,550,476	905,759	939,024	2,401,578	1,611,452
White.....	2,674,668	2,111,100	479,837	610,608	2,194,831	1,500,492
Negro.....	606,412	431,409	420,210	325,589	186,202	105,820
Other races.....	26,257	7,967	5,712	2,827	20,545	5,140
Baltimore SMSA.....						
Total.....	2,070,670	1,803,745	905,759	939,024	1,164,911	864,721
White.....	1,569,099	1,413,282	479,837	610,608	1,089,262	802,674
Negro.....	490,224	385,995	420,210	325,589	70,014	60,406
Other races.....	11,347	4,468	5,712	2,827	5,635	1,641
Washington, D.C.-Md.-Va. SMSA¹...						
Total.....	2,861,123	2,064,090	756,510	763,956	2,104,613	1,300,134
White.....	2,124,534	1,557,842	209,272	345,263	1,915,262	1,212,579
Negro.....	704,130	494,033	537,712	411,737	166,418	82,296
Other races.....	32,459	12,215	9,526	6,956	22,933	5,259
Washington, D.C.-Md.-Va. SMSA (Maryland part).....						
Total.....	1,183,376	698,323	-	-	1,183,376	698,323
White.....	1,055,375	652,450	-	-	1,055,375	652,450
Negro.....	113,394	42,538	-	-	113,394	42,538
Other races.....	14,607	3,335	-	-	14,607	3,335
Wilmington, Del.-N.J.-Md. SMSA¹...						
Total.....	499,493	414,565	80,386	95,827	419,107	318,738
White.....	436,405	366,178	44,901	70,762	391,504	295,426
Negro.....	60,896	47,727	35,072	24,922	25,824	22,805
Other races.....	2,192	660	413	153	1,779	607
Wilmington, Del.-N.J.-Md. SMSA (Maryland part).....						
Total.....	53,291	48,408	-	-	53,291	48,408
White.....	50,194	45,368	-	-	50,194	45,368
Negro.....	2,794	2,876	-	-	2,794	2,876
Other races.....	303	164	-	-	303	164
PERCENT DISTRIBUTION						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	80.9	82.8	53.0	65.0	91.4	93.1
Negro.....	18.3	16.9	46.4	34.7	7.8	6.6
Other races.....	0.8	0.3	0.6	0.3	0.9	0.3
Baltimore SMSA.....						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	75.8	78.4	53.0	65.0	93.5	92.8
Negro.....	23.7	21.4	46.4	34.7	6.0	7.0
Other races.....	0.5	0.2	0.6	0.3	0.5	0.2
Washington, D.C.-Md.-Va. SMSA¹...						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	74.3	75.5	27.7	45.2	91.0	93.3
Negro.....	24.6	23.9	71.1	53.9	7.9	6.3
Other races.....	1.1	0.6	1.3	0.9	1.1	0.4
Washington, D.C.-Md.-Va. SMSA (Maryland part).....						
Total.....	100.0	100.0	-	-	100.0	100.0
White.....	89.2	93.4	-	-	89.2	93.4
Negro.....	9.6	6.1	-	-	9.6	6.1
Other races.....	1.2	0.5	-	-	1.2	0.5
Wilmington, Del.-N.J.-Md. SMSA¹...						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	87.4	88.3	55.9	73.8	93.4	92.7
Negro.....	12.2	11.5	43.6	26.0	6.2	7.2
Other races.....	0.4	0.2	0.5	0.2	0.4	0.2
Wilmington, Del.-N.J.-Md. SMSA (Maryland part).....						
Total.....	100.0	100.0	-	-	100.0	100.0
White.....	94.2	93.7	-	-	94.2	93.7
Negro.....	5.2	5.0	-	-	5.2	5.9
Other races.....	0.6	0.4	-	-	0.6	0.4

¹Entire SMSA, including portions in other States.

Table 2. Population of Standard Metropolitan Statistical Areas and Constituent Counties: 1970 and 1960

[For meaning of symbols, see text]

Standard Metropolitan Statistical Areas
Constituent Counties

	Population		Change	
	1970	1960	Number	Percent
TOTAL POPULATION				
Baltimore SMSA				
Anne Arundel County.....	297,539	206,634	90,905	44.0
Baltimore city.....	905,759	939,024	-33,265	-3.5
Baltimore County.....	621,077	492,428	128,649	26.1
Carroll County.....	69,006	52,785	16,221	30.7
Harford County.....	115,378	76,722	38,656	50.4
Howard County.....	61,911	36,152	25,759	71.3
Washington, D.C.-Md.-Va. SMSA				
Montgomery County.....	522,809	340,928	181,881	53.3
Prince Georges County.....	660,567	357,395	303,172	44.8
District of Columbia.....	756,510	763,956	-7,446	-1.0
Alexandria city, Va.....	110,938	91,023	19,915	21.9
Arlington County, Va.....	174,284	163,401	10,883	6.7
Fairfax city, Va.....	21,970	13,585	8,385	61.7
Fairfax County, Va.....	455,021	248,897	206,124	45.8
Falls Church city, Va.....	10,772	10,192	580	5.7
Loudoun County, Va.....	37,150	24,549	12,601	51.3
Prince William County, Va.....	111,102	50,164	60,938	121.5
Wilmington, Del.-N.J.-Md. SMSA				
Cecil County.....	53,291	48,408	4,883	10.1
New Castle County, Del.....	385,856	307,446	78,410	25.5
Salem County, N.J.....	60,346	58,711	1,635	2.8
NEGRO POPULATION				
Baltimore SMSA				
Anne Arundel County.....	33,288	29,708	3,580	12.1
Baltimore city.....	420,210	325,589	94,621	29.1
Baltimore County.....	19,555	17,054	2,501	14.7
Carroll County.....	2,736	2,175	561	25.8
Harford County.....	9,419	7,420	1,999	26.9
Howard County.....	5,016	4,049	967	23.9
Washington, D.C.-Md.-Va. SMSA				
Montgomery County.....	21,551	11,527	10,024	47.0
Prince Georges County.....	91,843	31,011	60,832	66.2
District of Columbia.....	537,712	411,737	125,975	23.6
Alexandria city, Va.....	15,644	10,353	5,291	34.1
Arlington County, Va.....	10,121	8,590	1,531	17.8
Fairfax city, Va.....	370	407	-37	-9.1
Fairfax County, Va.....	15,856	11,964	3,892	24.5
Falls Church city, Va.....	152	144	8	5.6
Loudoun County, Va.....	4,637	4,335	302	7.0
Prince William County, Va.....	6,244	3,965	2,279	37.5
Wilmington, Del.-N.J.-Md. SMSA				
Cecil County.....	2,794	2,876	-82	-2.9
New Castle County, Del.....	48,869	36,039	12,830	35.6
Salem County, N.J.....	9,233	8,812	421	4.8

¹Excluding 12,520 persons erroneously counted in 1960.

Table 3. Components of Population Change by Race: 1970 and 1960

[Detail by race shown where available; for meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas Counties	Population		Change		Components of change			
	1970	1960	Number	Percent	Births	Deaths	Net migration	
							Number	Percent
THE STATE								
Total Population.....	3,922,399	3,100,689	821,710	26.5	739,578	302,540	384,672	12.4
White.....	3,193,021	2,573,919	619,102	24.1	572,683	243,502	289,921	11.3
Negro and other races.....	729,378	526,770	202,608	38.5	166,895	59,038	94,751	18.0
Metropolitan residence.....	3,307,337	2,550,476	756,861	29.7	620,238	239,984	376,607	14.8
Inside central cities.....	905,759	939,024	-33,265	-3.5	201,340	116,601	-118,004	-12.6
Outside central cities.....	2,401,578	1,611,452	790,126	49.0	418,898	123,383	494,611	30.7
Nonmetropolitan residence.....	615,062	550,213	64,849	11.8	119,340	62,556	8,065	1.5
STANDARD METROPOLITAN STATISTICAL AREAS								
Baltimore:								
Total Population.....	2,070,670	1,803,745	266,925	14.8	398,448	183,901	52,378	2.9
Inside central city.....	905,759	939,024	-33,265	-3.5	201,340	116,601	-118,004	-12.6
Outside central city.....	1,164,911	864,721	300,190	34.7	197,108	67,300	170,382	19.7
White ¹	1,397,705	1,293,616	104,089	8.0	249,684	129,499	-16,096	-1.2
Inside central city.....	479,837	610,608	-130,771	-21.4	98,074	79,104	-149,741	-24.5
Outside central city.....	917,868	683,008	234,860	34.4	151,610	50,395	133,645	19.6
Negro and other races ¹	488,581	380,622	107,959	28.4	116,220	42,717	34,456	9.1
Inside central city.....	425,922	328,416	97,506	29.7	103,266	37,497	31,737	9.7
Outside central city.....	62,659	52,206	10,453	20.0	12,954	5,220	2,719	5.2
Washington, D.C.-Md.-Va.²:								
Total population.....	2,861,123	2,084,090	797,033	38.6	561,989	181,638	416,680	20.2
Inside central city.....	756,510	763,956	-7,446	-1.0	181,607	89,079	-99,974	-13.1
Outside central city.....	2,104,613	1,300,134	804,479	61.9	380,382	92,557	516,654	39.7
White.....	1,391,334	1,098,305	293,029	26.7	264,133	97,358	126,254	11.5
Inside central city.....	209,272	345,263	-135,991	-39.4	43,625	41,294	-138,322	-40.1
Outside central city.....	1,182,062	753,042	429,020	57.0	220,508	56,064	264,576	35.1
Negro and other races.....	696,640	479,546	217,094	45.3	161,123	54,149	110,120	23.0
Inside central city.....	547,238	418,693	128,545	30.7	137,982	47,785	38,948	5.2
Outside central city.....	149,402	60,853	88,549	145.5	23,141	6,364	71,772	117.9
Washington, D.C.-Md.-Va. (Maryland part):								
Total population.....	1,183,376	689,323	494,053	71.7	209,456	51,948	336,545	48.8
Outside central city.....	1,183,376	689,323	494,053	71.7	209,456	51,948	336,545	48.8
Wilmington, Del.-N.J.-Md.³:								
Total population.....	499,493	414,565	84,928	20.5	97,130	40,392	28,190	6.8
Inside central city.....	80,386	95,827	-15,441	-16.1	22,003	16,044	-21,400	-22.3
Outside central city.....	419,107	318,738	100,369	31.5	75,127	24,348	49,590	15.6
White ³	386,211	320,810	65,401	20.4	69,681	30,357	26,077	8.1
Inside central city.....	44,901	70,752	-25,851	-36.5	12,693	12,193	-26,351	-37.2
Outside central city.....	341,310	250,058	91,252	36.5	56,988	18,164	52,428	21.0
Negro and other races ³	59,991	45,347	14,644	32.3	15,115	5,900	5,429	12.0
Inside central city.....	35,485	25,075	10,410	41.5	9,310	3,851	4,951	19.7
Outside central city.....	24,506	20,272	4,234	20.9	5,805	2,049	478	2.4
Wilmington, Del.-N.J.-Md. (Maryland part):								
Total population.....	53,291	48,408	4,883	10.1	12,334	4,135	-3,316	-6.9
Outside central city.....	53,291	48,408	4,883	10.1	12,334	4,135	-3,316	-6.9
COUNTIES								
Allegany.....	84,044	84,169	-125	-0.1	14,992	10,060	-5,057	-6.0
Anne Arundel.....	297,539	206,634	90,905	44.0	51,600	15,637	54,942	26.6
Negro and other races.....	35,271	30,589	4,682	15.3	7,722	2,697	-343	-1.1
Baltimore.....	621,077	492,428	128,649	26.1	103,580	36,921	61,990	12.6
Negro and other races.....	22,050	17,535	4,515	25.7	4,164	2,164	2,515	14.3
Baltimore city.....	905,759	939,024	-33,265	-3.5	201,340	116,601	-118,004	-12.6
Negro and other races.....	425,922	328,416	97,506	29.7	103,266	37,497	31,737	9.7
Calvert.....	20,882	15,826	4,856	30.7	4,681	1,701	1,876	11.9
Negro and other races.....	7,726	6,672	1,054	15.8	2,579	591	-834	-14.0
Caroline.....	19,781	19,482	319	1.6	3,763	2,664	-780	-4.0
Negro and other races.....	4,045	3,934	111	2.8	1,152	539	-802	-12.8
Carroll.....	69,006	52,785	16,221	30.7	11,207	5,496	10,510	19.9

See footnotes at end of table.

Table 3. Components of Population Change by Race: 1970 and 1960—Continued

[Detail by race shown where available; for meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas Counties	Population		Change		Components of change			
	1970	1960	Number	Percent	Births	Deaths	Net migration	
							Number	Percent
COUNTIES--Continued								
Cecil.....	53,291	48,408	4,883	10.1	12,334	4,135	-3,316	-6.9
Charles.....	47,678	32,572	15,106	46.4	10,528	2,902	7,480	23.0
Negro and other races.....	13,858	10,911	2,947	27.0	4,443	1,122	-374	-3.4
Dorchester.....	29,405	29,666	-261	-0.9	5,182	4,044	-1,399	-4.7
Negro and other races.....	9,134	9,020	114	1.3	2,299	1,253	-932	-10.3
Frederick.....	84,927	71,930	12,997	18.1	15,780	7,787	5,004	7.0
Garrett.....	21,476	20,420	1,056	5.2	4,235	2,128	-1,051	-5.1
Harford.....	115,378	76,722	38,656	50.4	21,337	6,189	23,508	30.6
Howard.....	61,911	36,152	25,759	71.3	9,384	3,057	19,432	53.8
Negro and other races.....	5,338	4,082	1,256	30.8	1,068	359	547	13.4
Kent.....	16,146	15,481	665	4.3	3,041	2,012	-364	-2.4
Negro and other races.....	3,988	3,878	110	2.8	913	534	-269	-6.9
Montgomery.....	522,809	340,928	181,881	53.3	79,868	24,886	126,899	37.2
Negro and other races.....	28,875	13,192	15,683	118.9	4,482	1,465	12,666	96.0
Prince Georges.....	660,567	357,395	303,172	84.8	129,588	27,062	200,646	56.1
Negro and other races.....	99,126	32,681	66,445	203.3	13,624	3,087	55,908	171.1
Queen Annes.....	18,422	16,569	1,853	11.2	3,132	1,967	688	4.2
Negro and other races.....	4,598	4,465	133	3.0	1,018	531	-354	-7.9
St. Marys.....	47,388	38,915	8,473	21.8	13,278	2,769	-2,036	-5.2
Negro and other races.....	8,866	7,243	1,623	22.4	3,045	756	-666	-9.2
Somerset.....	18,924	19,623	-699	-3.6	3,323	2,843	-1,179	-6.0
Negro and other races.....	7,124	7,308	-184	-2.5	1,601	944	-841	-11.5
Talbot.....	23,682	21,578	2,104	9.8	4,114	3,048	1,038	4.8
Negro and other races.....	6,104	5,881	243	4.1	1,351	831	-277	-4.7
Washington.....	103,829	91,219	12,610	13.8	18,515	9,776	3,871	4.2
Wicomico.....	54,236	49,050	5,186	10.6	9,775	5,874	1,285	2.6
Negro and other races.....	11,600	11,005	595	5.4	3,220	1,335	-1,290	-11.7
Worcester.....	24,442	23,733	709	3.0	5,001	2,981	-1,311	-5.5
Negro and other races.....	8,045	8,069	-24	-0.3	2,602	945	-1,581	-19.6

¹Race detail shown for Anne Arundel, Baltimore, Howard Counties and Baltimore city.

²Entire SMSA, including portions in other States.

³Race detail excluded for Cecil County, Md.

Table 4. Population Inside and Outside Central Cities by Race and Age: 1970 and 1960—Con.

[For meaning of symbols, see text]

The State
Standard Metropolitan
Statistical Areas

	Population		Change		Population		Change	
	1970	1960	Number	Percent	1970	1960	Number	Percent
	NONMETROPOLITAN RESIDENCE				BALTIMORE SMSA			
TOTAL POPULATION								
All ages.....	615,062	550,213	64,849	11.8	2,070,670	1,803,745	266,925	14.8
Under 5 years.....	52,935	60,705	-7,499	-12.4	173,882	208,772	-34,890	-19.7
5 to 14 years.....	125,938	109,813	16,084	14.6	422,404	350,000	72,404	20.7
15 to 24 years.....	101,959	76,560	25,497	33.3	355,224	240,904	114,320	47.5
25 to 44 years.....	144,106	140,049	3,983	2.8	509,806	513,160	-3,354	-0.7
45 to 64 years.....	127,514	109,293	18,047	16.5	435,523	354,569	80,954	22.8
65 years and over.....	62,610	53,793	8,737	16.2	173,831	136,340	37,491	27.5
WHITE POPULATION								
All ages.....	519,977	462,819	57,158	12.3	1,569,307	1,413,282	156,025	11.0
Under 5 years.....	42,874	48,133	-5,259	-10.9	123,166	153,013	-29,847	-19.5
5 to 14 years.....	101,582	88,933	12,649	14.2	300,193	262,717	37,476	14.3
15 to 24 years.....	84,186	63,215	20,971	33.2	261,524	186,692	74,832	40.1
25 to 44 years.....	124,637	120,057	4,580	3.8	389,918	403,702	-13,784	-3.4
45 to 64 years.....	111,370	94,962	16,408	17.3	349,889	289,591	60,298	20.8
65 years and over.....	55,328	47,519	7,809	16.4	144,617	117,567	27,050	23.0
NEGRO AND OTHER RACES								
All ages.....	95,085	87,394	7,691	8.8	501,363	390,463	110,900	28.4
Under 5 years.....	10,061	12,572	-2,511	-20.0	50,716	55,759	-5,043	-9.0
5 to 14 years.....	24,356	20,880	3,476	16.6	122,211	87,283	34,928	40.0
15 to 24 years.....	17,773	13,345	4,428	33.2	93,700	54,212	39,488	72.8
25 to 44 years.....	19,469	19,992	-523	-2.6	119,888	109,458	10,430	9.5
45 to 64 years.....	16,144	14,331	1,813	12.6	85,634	64,978	20,656	31.8
65 years and over.....	7,282	6,274	1,008	16.1	29,214	18,773	10,441	55.6
	INSIDE CENTRAL CITY				OUTSIDE CENTRAL CITY			
TOTAL POPULATION								
All ages.....	905,759	939,024	-33,265	-3.5	1,164,911	864,721	300,190	34.7
Under 5 years.....	76,079	102,609	-26,530	-25.9	97,803	106,163	-8,360	-7.9
5 to 14 years.....	177,703	171,566	6,138	3.6	244,701	178,435	66,266	37.1
15 to 24 years.....	155,710	122,606	33,104	27.0	199,514	118,298	81,216	68.7
25 to 44 years.....	201,952	251,127	-49,175	-19.6	307,854	262,033	45,821	17.5
45 to 64 years.....	198,653	206,250	-7,597	-3.7	236,870	148,319	88,551	59.7
65 years and over.....	95,662	84,867	10,795	12.7	78,169	51,473	26,696	51.9
WHITE POPULATION								
All ages.....	479,837	610,608	-130,771	-21.4	1,089,470	802,674	286,796	35.7
Under 5 years.....	32,238	54,897	-22,659	-41.3	90,928	98,116	-7,188	-7.3
5 to 14 years.....	72,678	98,047	-25,369	-25.9	227,515	164,670	62,845	38.2
15 to 24 years.....	76,813	78,289	-1,476	-1.9	184,711	108,403	76,308	70.4
25 to 44 years.....	101,744	158,073	-56,329	-35.6	288,174	245,629	42,545	17.3
45 to 64 years.....	125,050	151,590	-26,540	-17.5	224,839	138,001	86,838	62.9
65 years and over.....	71,314	69,712	1,602	2.3	73,303	47,855	25,448	53.2
NEGRO AND OTHER RACES								
All ages.....	425,922	328,416	97,506	29.7	75,441	62,047	13,394	21.6
Under 5 years.....	43,841	47,712	-3,871	-8.1	6,875	8,047	-1,172	-14.6
5 to 14 years.....	105,025	73,518	31,507	42.9	17,186	13,765	3,421	24.9
15 to 24 years.....	78,897	44,317	34,580	78.0	14,803	9,895	4,908	49.6
25 to 44 years.....	100,208	93,054	7,154	7.7	19,680	16,404	3,276	20.0
45 to 64 years.....	73,603	54,660	18,943	34.7	12,031	10,318	1,713	16.6
65 years and over.....	24,348	15,155	9,193	60.7	4,866	3,618	1,248	34.5

Table 5. General Housing Characteristics: 1970 and 1960

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	The State				Metropolitan residence			Nonmetropolitan residence		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	1,248,564	934,552	314,012	33.6	1,034,703	753,517	37.3	213,861	181,035	18.1
Vacant—seasonal and migratory.	14,471	20,868	-6,397	-30.7	5,407	10,649	-49.2	9,064	10,219	-11.3
ALL YEAR-ROUND HOUSING UNITS	1,234,093	913,684	320,409	35.1	1,029,296	742,868	38.6	204,797	170,816	19.9
POPULATION										
Population in housing units.....	3,817,618	3,007,810	810,008	26.9	3,220,026	2,469,261	30.4	597,692	538,349	11.0
Per occupied unit.(household)..	3.2	3.5	-0.3	-8.6	3.3	3.5	-5.7	3.2	3.4	-5.9
Owner.....	3.5	3.6	-0.1	-2.8	(NA)	(NA)	...	(NA)	(NA)	...
Renter.....	2.9	3.3	-0.4	-12.1	(NA)	(NA)	...	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	1,174,933	863,001	311,932	36.1	987,747	704,793	40.1	187,186	158,208	18.3
Owner.....	690,194	556,391	133,803	24.0	565,360	457,143	23.7	124,834	99,248	25.8
Percent owner.....	58.7	64.5	...	...	57.2	64.9	...	66.7	62.7	...
Renter.....	484,739	306,610	178,129	58.1	422,387	247,650	70.6	62,352	58,960	5.8
Negro occupied (nonwhite, 1960)..	182,830	123,416	59,414	48.1	159,429	102,840	55.0	23,401	20,576	13.7
Owner.....	68,908	48,828	20,080	41.1	56,709	39,334	44.2	12,199	9,494	28.5
Percent owner.....	37.7	39.6	...	...	35.6	38.2	...	52.1	46.1	...
Renter.....	113,922	74,588	39,334	52.7	102,720	63,506	61.7	11,202	11,082	1.1
Vacant year-round units.....	59,160	50,683	8,477	16.7	41,549	38,075	9.1	17,611	12,608	39.7
For sale only.....	6,888	10,299	-3,411	-33.1	5,128	9,123	-43.8	1,760	1,176	49.7
Homeowner vacancy rate.....	1.0	1.8	...	...	0.9	2.0	...	1.4	1.2	...
For rent.....	25,501	20,139	5,362	26.6	21,890	16,122	35.8	3,611	4,017	-10.1
Rental vacancy rate.....	5.0	6.2	...	...	4.9	6.1	...	5.5	6.4	...
ROOMS										
1 and 2 rooms.....	40,979	32,461	8,518	26.2	35,073	23,409	49.8	5,906	9,052	...
3 rooms.....	122,528	100,300	22,228	22.2	108,419	84,649	28.1	14,109	15,651	...
4 rooms.....	207,973	159,621	48,352	30.3	169,456	124,051	36.6	38,517	35,870	...
5 rooms.....	246,430	179,721	66,709	37.1	198,536	142,481	39.3	47,894	37,240	...
6 rooms.....	315,759	260,557	55,202	21.2	282,603	217,148	20.9	53,156	43,411	...
7 rooms or more.....	300,424	201,684	98,740	49.0	255,209	161,573	58.0	48,215	40,111	...
Median.....	5.5	5.5	-	-	5.5	5.5	-	5.4	5.3	...
UNITS IN STRUCTURE										
1 unit.....	851,332	742,318	109,014	14.7	689,189	585,128	17.8	162,173	167,190	...
2 units or more.....	364,519	182,412	182,107	99.8	330,068	161,714	104.1	34,451	20,698	...
Mobile home or trailer.....	18,242	9,821	8,721	91.6	10,068	6,974	58.0	8,173	3,147	...
PLUMBING FACILITIES										
With all plumbing facilities.....	1,179,080	835,720	343,360	41.1	1,004,652	707,942	41.9	174,428	127,778	...
1.01 or more persons per room	68,928	(NA)	...	...	59,197	(NA)	...	9,731	(NA)	...
Negro occupied.....	184,779	(NA)	...	...	152,243	(NA)	...	12,536	(NA)	...
1.01 or more persons per room	24,931	(NA)	...	...	22,572	(NA)	...	2,359	(NA)	...
Lacking some or all plumbing.....	55,013	98,531	-43,518	-44.2	24,644	45,274	-45.6	30,369	53,257	...
Negro occupied.....	18,051	(NA)	...	...	7,186	(NA)	...	10,865	(NA)	...
PERSONS										
1 person.....	175,087	87,060	88,027	101.1	145,875	68,939	111.6	29,212	18,121	61.2
2 persons.....	324,134	222,151	101,983	45.9	268,850	177,305	51.6	55,284	44,846	23.3
3 and 4 persons.....	418,305	339,360	78,945	23.3	354,474	281,269	26.0	63,831	58,091	9.9
5 persons or more.....	257,407	214,430	42,877	20.0	218,548	177,280	23.3	38,859	37,150	4.6
Median.....	2.9	3.2	-0.3	-9.4	2.9	3.2	-9.4	2.8	3.0	-6.7
PERSONS PER ROOM										
1.00 or less.....	1,097,345	779,530	317,815	40.8	924,820	636,531	44.8	172,525	140,999	22.4
1.01 or more.....	77,588	83,471	-5,883	-7.0	62,927	66,262	-5.0	14,661	17,209	-14.8
VALUE										
Specified owner occupied.....	609,361	490,393	118,968	24.3	513,108	414,489	23.8	96,253	75,904	26.8
Less than \$10,000.....	108,820	177,161	-68,341	-38.6	78,376	132,187	-40.7	30,444	44,974	-32.3
\$10,000 to \$14,999.....	114,712	154,286	-39,574	-25.6	94,317	136,535	-30.9	20,395	17,751	14.9
\$15,000 to \$19,999.....	108,031	83,002	25,029	30.2	90,637	75,595	19.9	17,594	7,407	134.8
\$20,000 to \$24,999.....	82,394	36,006	46,388	156.6	79,900	33,030	141.9	12,494	2,976	319.8
\$25,000 to \$34,999.....	104,916	25,206	79,710	316.2	94,636	23,353	305.2	10,280	1,853	454.8
\$35,000 or more.....	80,468	14,732	65,736	446.3	75,242	13,789	445.7	5,246	943	456.3
Median.....	\$18,800	\$11,900	\$6,900	58.0	\$19,600	\$12,400	58.1	\$14,300	\$8,400	70.2
CONTRACT RENT										
Specified renter occupied.....	465,761	298,874	166,887	55.8	410,355	244,629	67.7	55,406	54,245	2.1
Less than \$40.....	19,826	46,984	-27,158	-57.8	10,148	24,544	-58.7	9,678	22,440	-56.0
\$40 to \$59.....	37,563	66,405	-28,842	-43.4	24,569	52,019	-52.8	12,994	14,386	-9.7
\$60 to \$79.....	62,283	80,118	-17,835	-22.3	50,777	73,561	-31.0	11,506	6,557	75.5
\$80 to \$99.....	70,320	52,239	18,081	34.6	64,812	49,734	30.3	5,508	2,505	119.9
\$100 to \$119.....	65,904	30,749	35,155	114.3	62,142	29,582	391.5	3,762	1,167	528.4
\$120 to \$149.....	86,832	...	...	...	83,261	...	...	3,571	...	...
\$150 to \$199.....	75,860	...	...	...	74,231	...	...	1,629	...	...
\$200 or more.....	27,340	5,757	21,583	1,000+	26,850	5,457	1,000+	490	300	606.3
No cash rent.....	19,833	16,622	3,211	19.3	13,565	9,732	39.4	6,268	6,890	-9.0
Median.....	\$110	\$66	\$44	66.7	\$115	\$71	62.0	\$63	\$42	50.0

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Metropolitan residence				Inside central cities			Outside central cities		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	1,034,703	753,517	281,186	37.3	305,521	290,155	5.3	729,182	463,362	57.4
Vacant—seasonal and migratory.....	5,407	10,649	-5,242	-49.2	57	421	-86.5	5,350	10,226	-47.7
ALL YEAR-ROUND HOUSING UNITS	1,029,296	742,868	286,428	38.6	305,464	289,734	5.4	723,832	453,134	59.7
POPULATION										
Population in housing units.....	3,220,026	2,469,261	750,765	30.4	887,479	913,998	-2.9	2,332,547	1,555,263	50.0
Per occupied unit (household).....	3.3	3.5	-0.2	-5.7	3.1	3.3	-6.1	3.3	3.6	-8.3
Owner.....	(NA)	(NA)	...	...	3.2	3.5	-8.6	(NA)	(NA)	...
Renter.....	(NA)	(NA)	...	...	2.9	3.1	-6.5	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	987,747	704,793	282,954	40.1	289,349	275,597	5.0	698,398	429,196	62.7
Owner.....	565,360	457,143	108,217	23.7	128,763	149,668	-14.0	436,597	307,475	42.0
Percent owner.....	57.2	64.9	...	...	44.5	54.3	...	62.5	71.6	...
Renter.....	422,387	247,650	174,737	70.6	160,586	125,929	27.5	261,801	121,721	115.1
Negro occupied (nonwhite, 1960).....	159,429	102,840	56,589	55.0	114,095	80,456	41.8	45,334	22,384	102.5
Owner.....	56,709	39,334	17,375	44.2	34,299	27,628	24.1	22,410	11,706	91.4
Percent owner.....	35.6	38.2	...	...	30.1	34.3	...	49.4	52.3	...
Renter.....	102,720	63,506	39,214	61.7	79,796	52,828	51.0	22,924	10,678	114.7
Vacant year-round units.....	41,549	38,075	3,474	9.1	16,115	14,137	14.0	25,434	23,938	6.2
For sale only.....	5,128	9,123	-3,995	-43.8	1,118	2,089	-46.5	4,010	7,034	-43.0
Homeowner vacancy rate.....	0.9	2.0	...	...	0.9	1.4	...	0.9	2.2	...
For rent.....	21,890	16,122	5,768	35.8	9,883	8,602	14.9	12,007	7,520	59.7
Rental vacancy rate.....	4.9	6.1	...	...	5.8	6.4	...	4.4	5.8	...
ROOMS										
1 and 2 rooms.....	35,073	23,409	11,664	49.8	16,979	12,883	30.8	18,094	10,426	73.5
3 rooms.....	108,419	84,649	23,770	28.1	48,958	45,515	7.6	59,461	39,134	51.9
4 rooms.....	169,456	124,051	45,405	36.6	51,590	44,407	16.2	117,866	79,644	48.0
5 rooms.....	198,536	142,481	56,055	39.3	45,837	40,316	13.2	152,899	102,185	49.7
6 rooms.....	262,603	217,146	45,457	20.9	94,660	92,310	2.5	167,943	124,836	34.5
7 rooms or more.....	255,209	161,573	93,636	58.0	47,640	54,547	-12.7	207,669	107,026	83.9
Median.....	5.5	5.5	-	-	5.3	5.5	-3.6	5.6	5.5	1.8
UNITS IN STRUCTURE										
1 unit.....	689,159	585,128	104,031	17.8	188,554	204,680	-8.9	502,605	380,448	32.1
2 units or more.....	330,068	161,714	168,354	104.1	118,626	85,294	39.1	211,442	76,420	176.7
Mobile home or trailer.....	10,069	6,374	3,695	58.0	284	22	1,000+	9,785	6,352	54.0
PLUMBING FACILITIES										
With all plumbing facilities.....	1,004,652	707,942	296,710	41.9	300,109	281,153	6.7	704,543	426,769	65.1
1.01 or more persons per room.....	59,197	(NA)	...	...	24,836	(NA)	...	34,361	(NA)	...
Negro occupied.....	152,243	(NA)	...	...	112,373	(NA)	...	39,870	(NA)	...
1.01 or more persons per room.....	22,572	(NA)	...	...	16,777	(NA)	...	5,795	(NA)	...
Lacking some or all plumbing.....	24,644	45,274	-20,630	-45.6	5,355	8,843	-39.4	19,289	36,431	-47.1
Negro occupied.....	7,186	(NA)	...	...	1,722	(NA)	...	5,464	(NA)	...
PERSONS										
1 person.....	145,875	68,939	76,936	111.6	64,382	41,013	57.0	81,493	27,926	191.8
2 persons.....	268,850	177,305	91,545	51.6	80,374	75,583	6.3	188,476	101,722	85.3
3 and 4 persons.....	354,474	281,269	73,205	26.0	85,444	96,344	-11.3	269,030	184,925	45.5
5 persons or more.....	218,548	177,280	41,268	23.3	59,149	62,657	-5.6	159,399	114,623	39.1
Median.....	2.9	3.2	-0.3	-9.4	2.5	2.9	-13.8	3.1	3.4	-8.8
PERSONS PER ROOM										
1.00 or less.....	924,820	638,531	286,289	44.8	264,133	247,607	6.7	660,687	390,924	69.0
1.01 or more.....	62,927	66,262	-3,335	-5.0	25,216	27,990	-9.9	37,711	38,272	-1.5
VALUE										
Specified owner occupied.....	513,108	414,489	98,619	23.8	113,009	134,726	-16.1	400,099	279,763	43.0
Less than \$10,000.....	78,376	132,187	-53,811	-40.7	56,430	81,616	-30.9	21,946	50,571	-58.6
\$10,000 to \$14,999.....	94,317	136,535	-42,218	-30.9	37,713	39,513	-4.6	56,604	97,022	-41.7
\$15,000 to \$19,999.....	90,637	75,595	15,042	19.9	10,299	7,088	45.3	80,338	68,507	17.3
\$20,000 to \$24,999.....	79,900	33,030	46,870	141.9	3,157	2,375	32.9	76,743	30,655	150.3
\$25,000 to \$34,999.....	94,636	23,353	71,283	305.2	2,643	2,118	24.8	91,993	21,235	333.2
\$35,000 or more.....	75,242	13,789	61,453	445.7	2,767	2,016	37.3	72,476	11,773	615.6
Median.....	\$19,600	\$12,400	\$7,200	58.1	\$10,000	\$9,000	11.1	\$22,700	\$14,600	55.5
CONTRACT RENT										
Specified renter occupied.....	410,355	244,629	165,726	67.7	157,384	125,929	25.0	252,971	118,700	113.1
Less than \$40.....	10,148	24,544	-14,396	-58.7	5,493	13,956	-60.6	4,855	10,588	-56.0
\$40 to \$59.....	24,569	52,019	-27,450	-52.8	17,553	36,222	-51.5	7,016	15,797	-55.6
\$60 to \$79.....	50,777	73,561	-22,784	-31.0	35,338	43,914	-19.5	15,439	29,647	-47.9
\$80 to \$99.....	64,812	49,734	15,078	30.3	37,816	19,542	93.5	26,996	30,192	-10.6
\$100 to \$119.....	62,142	29,582	32,560	391.5	28,902	20,058	500.1	33,240	21,423	350.2
\$120 to \$149.....	83,261	...	...	...	20,058	8,159	...	63,203	...	...
\$150 to \$199.....	74,231	...	...	...	6,054	...	...	66,177	...	...
\$200 or more.....	26,850	5,457	21,393	1,000+	3,799	1,925	411.8	23,051	3,532	1,000+
No cash rent.....	13,565	9,732	3,833	39.4	2,371	2,211	7.2	11,194	7,521	48.8
Median.....	\$115	\$71	\$44	62.0	\$90	\$84	40.6	\$136	\$80	70.0

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Baltimore SMSA				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	656,674	542,029	114,645	21.2	305,521	290,155	5.3	351,153	251,874	39.4
Vacant—seasonal and migratory.....	3,932	8,658	-4,726	-54.6	57	421	-86.5	3,875	8,237	-53.0
ALL YEAR-ROUND HOUSING UNITS.....	652,742	533,371	119,371	22.4	305,464	289,734	5.4	347,278	243,637	42.5
POPULATION										
Population in housing units.....	2,010,149	1,741,253	268,896	15.4	887,479	913,998	-2.9	1,122,670	827,255	35.7
Per occupied unit (household).....	3.2	3.4	-0.2	-5.9	3.1	3.3	-6.1	3.4	3.6	-5.6
Owner.....	3.4	(NA)	...	...	3.2	3.5	-8.6	(NA)	(NA)	...
Renter.....	2.9	(NA)	...	...	2.9	3.1	-6.5	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	623,868	505,335	118,533	23.5	289,349	275,597	5.0	334,519	229,738	45.6
Owner.....	363,081	321,057	42,024	13.1	128,763	149,068	-14.0	234,318	171,389	36.7
Percent owner.....	58.2	63.5	...	...	44.5	54.3	...	70.0	74.6	...
Renter.....	260,787	184,278	76,509	41.5	160,586	126,529	27.5	100,201	58,349	71.7
Negro occupied (nonwhite, 1960).....	129,972	92,884	37,088	39.9	114,095	80,456	41.8	15,877	12,428	27.8
Owner.....	42,370	33,613	8,757	26.1	34,209	27,628	24.1	6,071	5,985	34.9
Percent owner.....	32.6	36.2	...	...	30.1	34.3	...	50.8	48.2	...
Renter.....	87,602	59,271	28,331	47.8	79,796	52,828	51.0	7,806	6,443	21.2
Vacant year-round units.....	28,874	28,036	838	3.0	16,115	14,137	14.0	12,759	13,899	-8.2
For sale only.....	3,063	6,241	-3,178	-50.9	1,118	2,089	-46.5	1,945	4,152	-53.2
Homeowner vacancy rate.....	0.8	1.9	...	...	0.9	1.4	...	0.8	2.4	...
For rent.....	14,832	12,433	2,199	17.7	9,883	8,602	14.9	4,749	3,831	24.0
Rental vacancy rate.....	5.3	6.3	...	...	5.8	6.4	...	4.5	6.2	...
ROOMS										
1 and 2 rooms.....	22,795	19,241	3,554	18.5	16,979	12,983	30.8	5,816	6,258	-7.1
3 rooms.....	71,648	64,598	7,050	10.9	48,958	45,515	7.6	22,690	19,083	18.9
4 rooms.....	107,472	87,625	19,847	22.6	51,580	44,407	16.2	55,882	43,218	29.3
5 rooms.....	120,194	96,145	24,049	25.0	45,637	40,316	13.2	74,557	55,829	33.5
6 rooms.....	191,656	165,208	26,448	16.0	94,680	92,310	2.5	96,996	72,898	33.1
7 rooms or more.....	138,977	109,022	29,955	27.5	47,640	54,547	-12.7	91,337	54,475	67.7
Median.....	5.5	5.5	...	...	5.3	5.5	-3.6	5.7	5.5	3.6
UNITS IN STRUCTURE										
1 unit.....	455,984	421,499	34,485	8.2	186,554	204,680	-8.9	269,430	216,819	24.3
2 units or more.....	189,599	115,700	73,899	63.9	118,626	85,294	39.1	70,973	30,406	133.4
Mobile home or trailer.....	7,159	4,549	2,610	57.4	284	22	1,000+	6,875	4,527	51.9
PLUMBING FACILITIES										
With all plumbing facilities.....	634,770	508,995	125,775	24.7	300,109	281,153	6.7	334,661	227,842	46.9
1.01 or more persons per room.....	41,772	(NA)	...	...	24,836	(NA)	...	16,936	(NA)	...
Negro occupied.....	125,075	(NA)	...	...	112,373	(NA)	...	12,702	(NA)	...
1.01 or more persons per room.....	18,927	(NA)	...	...	16,777	(NA)	...	2,150	(NA)	...
Lacking some or all plumbing.....	17,972	32,753	-14,781	-45.1	5,355	8,843	-39.4	12,617	23,910	-47.2
Negro occupied.....	4,897	(NA)	...	...	1,722	(NA)	...	3,175	(NA)	...
PERSONS										
1 person.....	99,946	55,602	44,344	79.8	64,382	41,013	57.0	35,564	14,589	143.8
2 persons.....	171,918	130,921	40,997	31.3	80,374	75,583	6.3	91,544	55,938	65.4
3 and 4 persons.....	216,334	196,037	20,297	10.4	85,444	96,344	-11.3	130,890	99,693	31.3
5 persons or more.....	135,670	122,775	12,895	10.5	59,149	62,657	-5.6	76,521	60,118	27.3
Median.....	2.8	3.1	-0.3	-9.7	2.5	2.9	-13.8	3.1	3.4	-8.8
PERSONS PER ROOM										
1.00 or less.....	579,719	456,774	122,945	26.9	264,133	247,607	6.7	315,586	209,167	50.9
1.01 or more.....	44,149	48,561	-4,412	-9.1	25,216	27,990	-9.9	18,933	20,571	-8.0
VALUE										
Specified owner occupied.....	323,317	287,018	36,299	12.6	113,009	134,726	-16.1	210,908	152,292	38.1
Less than \$10,000.....	74,601	120,777	-46,176	-38.2	56,430	81,616	-30.9	18,171	39,161	-53.6
\$10,000 to \$14,999.....	85,165	103,028	-17,863	-17.3	37,713	39,513	-4.6	47,452	63,515	-25.3
\$15,000 to \$19,999.....	61,117	34,589	26,528	76.7	10,299	7,088	45.3	50,818	27,501	84.8
\$20,000 to \$24,999.....	40,371	13,076	27,295	208.7	3,157	2,375	32.9	37,214	10,701	247.8
\$25,000 to \$34,999.....	37,059	9,173	27,886	304.0	2,643	2,118	24.8	34,416	7,055	387.8
\$35,000 or more.....	25,004	6,375	18,629	292.2	2,787	2,016	37.3	22,237	4,350	410.1
Median.....	\$15,200	\$10,900	\$4,300	39.4	\$10,000	\$9,000	11.1	\$18,900	\$12,500	51.2
CONTRACT RENT										
Specified renter occupied.....	252,175	182,415	69,760	38.2	157,384	125,929	25.0	94,791	56,486	67.8
Less than \$40.....	8,628	21,587	-12,959	-60.0	5,493	13,956	-60.6	3,135	7,631	-58.9
\$40 to \$59.....	22,506	47,104	-24,598	-52.2	17,553	36,222	-51.5	4,953	10,882	-54.5
\$60 to \$79.....	46,541	61,232	-14,691	-24.0	35,338	43,814	-19.5	11,203	17,318	-35.3
\$80 to \$99.....	53,614	29,127	24,487	84.1	37,816	19,542	93.5	15,798	9,585	64.8
\$100 to \$119.....	44,610	14,019	71,082	507.0	28,902	8,159	500.1	15,708	5,860	516.7
\$120 to \$149.....	40,491	...	...	...	20,058	...	...	20,433	...	...
\$150 to \$199.....	18,749	...	...	...	6,054	...	...	12,695	...	...
\$200 or more.....	7,545	2,495	23,799	953.9	3,799	1,925	411.8	3,746	570	1,000+
No cash rent.....	9,491	6,851	2,640	38.5	2,371	2,211	7.2	7,120	4,640	53.4
Median.....	\$96	\$66	\$30	45.5	\$90	\$64	40.6	\$111	\$69	60.9

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Washington, D.C.-Md.-Va. SMSA (Entire SMSA)				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	937,858	638,945	298,913	46.8	278,444	262,641	6.0	659,472	376,304	75.2
Vacant—seasonal and migratory.	289	1,723	-1,434	-83.2	70	354	-80.2	219	1,369	-84.0
ALL YEAR-ROUND HOUSING UNITS.....	937,569	637,222	300,347	47.1	278,374	262,287	6.1	659,195	374,935	75.8
POPULATION										
Population in housing units.....	2,774,917	1,988,445	786,472	39.6	715,392	723,425	-1.1	2,059,525	1,265,020	62.8
Per occupied unit (household)...	3.1	3.3	-0.2	-6.1	2.7	2.9	-6.9	3.2	3.5	-8.6
Owner.....	(NA)	(NA)	...	...	3.3	3.5	-5.7	(NA)	(NA)	...
Renter.....	(NA)	(NA)	...	...	2.5	2.6	-3.8	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	898,546	608,959	289,587	47.6	262,538	252,066	4.2	636,008	356,893	78.2
Owner.....	413,042	300,298	112,744	37.5	73,980	75,532	-2.1	339,062	224,766	50.9
Percent owner.....	46.0	49.3	...	...	28.2	30.0	...	53.3	63.0	...
Renter.....	485,504	308,661	176,843	57.3	188,558	176,534	6.8	296,946	132,127	124.7
Negro occupied (nonwhite, 1960)...	205,611	128,797	76,814	59.6	164,040	111,190	47.5	41,571	17,807	136.1
Owner.....	63,830	45,521	18,309	40.2	44,758	36,027	24.2	19,072	9,494	100.9
Percent owner.....	31.0	35.3	...	...	27.3	32.4	...	45.9	53.9	...
Renter.....	141,781	83,276	58,505	70.3	119,282	75,163	58.7	22,499	8,113	177.3
Vacant year-round units.....	39,023	28,263	10,760	38.1	15,836	10,221	54.9	23,187	18,042	28.5
For sale only.....	5,650	5,853	-203	-3.5	894	894	-	4,756	4,959	-4.1
Homeowner vacancy rate.....	1.3	1.9	...	...	1.2	1.2	...	1.4	2.2	...
For rent.....	22,312	14,164	8,148	57.5	10,470	6,947	50.7	11,842	7,217	64.1
Rental vacancy rate.....	4.4	4.4	...	...	5.3	3.8	...	3.8	5.2	...
ROOMS										
1 and 2 rooms.....	84,152	57,652	26,500	46.0	56,707	47,318	19.8	27,445	10,334	165.6
3 rooms.....	135,823	105,311	30,512	29.0	65,080	62,488	4.1	70,743	48,823	65.2
4 rooms.....	155,710	113,364	42,346	37.4	48,655	47,918	1.5	107,055	65,446	63.6
5 rooms.....	160,759	106,885	53,874	50.4	31,867	25,120	26.9	128,892	81,765	57.6
6 rooms.....	155,479	128,793	26,686	20.7	39,040	40,047	-2.5	116,439	88,746	31.2
7 rooms or more.....	245,646	126,726	118,920	93.8	37,025	39,748	-6.9	208,821	86,978	139.9
Median.....	5.1	4.9	0.2	4.1	3.9	3.9	-	5.5	5.3	3.8
UNITS IN STRUCTURE										
1 unit.....	505,933	382,536	123,397	32.3	102,110	105,302	-3.0	403,823	277,234	45.7
2 units or more.....	425,387	252,334	173,053	68.6	175,680	157,260	11.7	249,707	95,074	162.6
Mobile home or trailer.....	6,249	3,859	2,390	61.9	584	77	658.4	5,665	3,782	49.8
PLUMBING FACILITIES										
With all plumbing facilities.....	919,825	(NA)	...	...	271,943	242,369	12.2	647,682	(NA)	...
1.01 or more persons per room	59,006	(NA)	...	...	31,253	(NA)	...	27,753	(NA)	...
Negro occupied.....	188,446	(NA)	...	...	160,297	(NA)	...	38,149	(NA)	...
1.01 or more persons per room	33,283	(NA)	...	...	27,706	(NA)	...	5,577	(NA)	...
Lacking some or all plumbing.....	17,944	(NA)	...	...	6,431	20,270	-69.3	11,513	(NA)	...
Negro occupied.....	7,165	(NA)	...	...	3,743	(NA)	...	3,422	(NA)	...
PERSONS										
1 person.....	174,198	96,676	77,522	80.2	84,239	68,070	23.8	89,959	28,606	214.5
2 persons.....	241,680	158,845	82,835	52.1	69,783	71,819	-3.0	171,877	86,926	97.7
3 and 4 persons.....	304,216	219,334	84,882	38.7	65,950	66,669	-4.0	238,266	150,665	58.1
5 persons or more.....	178,472	134,104	44,368	33.1	42,566	43,408	-1.9	135,906	90,696	49.8
Median.....	2.7	2.9	-0.2	-6.9	2.2	2.3	-4.3	3.0	3.4	-11.8
PERSONS PER ROOM										
1.00 or less.....	836,472	548,650	287,822	52.5	230,378	221,341	4.1	606,094	327,309	85.2
1.01 or more.....	62,074	60,309	1,765	2.9	32,160	30,725	4.7	29,914	29,584	1.1
VALUE										
Specified owner occupied.....	384,006	282,187	101,819	36.1	64,113	71,306	-10.1	319,893	210,881	51.7
Less than \$10,000.....	5,867	22,601	-16,734	-74.0	1,727	6,248	-72.4	4,140	16,353	-74.7
\$10,000 to \$14,999.....	19,339	79,546	-60,207	-75.7	7,509	27,235	-72.4	11,830	52,331	-77.4
\$15,000 to \$19,999.....	60,778	86,292	-25,514	-29.6	19,968	19,356	3.2	40,810	66,936	-39.0
\$20,000 to \$24,999.....	71,224	44,562	26,662	59.8	11,195	7,269	54.0	60,029	37,293	61.0
\$25,000 to \$34,999.....	109,596	31,520	78,076	247.7	10,332	5,797	78.2	99,264	25,723	285.9
\$35,000 or more.....	117,202	17,666	99,536	563.4	13,382	5,401	147.8	103,820	12,265	748.5
Median.....	\$28,200	\$17,000	\$11,200	65.9	\$21,300	\$15,400	38.3	\$29,300	\$17,600	66.5
CONTRACT RENT										
Specified renter occupied.....	477,925	306,960	170,965	55.7	186,716	176,534	5.8	291,209	130,428	123.2
Less than \$40.....	5,708	11,533	-5,825	-50.5	2,980	7,041	-57.5	2,718	4,492	-39.5
\$40 to \$59.....	9,375	43,666	-34,291	-78.5	6,576	35,241	-81.3	2,799	8,425	-66.8
\$60 to \$79.....	33,504	86,290	-52,786	-61.2	27,005	61,583	-56.1	6,499	24,707	-73.7
\$80 to \$99.....	59,697	83,594	-23,897	-28.6	39,276	39,900	-1.6	20,421	43,694	-53.3
\$100 to \$119.....	67,482	56,995	10,487	18.4	32,690	20,825	232.3	34,792	36,170	-2.4
\$120 to \$149.....	115,485	123,105	-7,620	-6.1	36,507	24,805	46.7	78,978	98,300	-20.6
\$150 to \$199.....	52,341	16,521	35,820	216.4	14,326	8,547	357.8	38,015	7,974	1,000.4
\$200 or more.....	11,228	8,361	2,867	34.3	2,541	3,397	-25.2	8,687	4,964	75.0
No cash rent.....	\$135	\$82	\$53	64.6	\$110	\$75	46.7	\$148	\$91	62.8

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Washington, D.C.-Md.-Va. SMSA (Maryland part)			
	1970	1960	Change	
			Number	Percent
All housing units.....	361,608	196,758	164,850	83.8
Vacant—seasonal and migratory.....	83	478	-395	-82.6
ALL YEAR-ROUND HOUSING UNITS	361,525	196,280	165,245	84.2
POPULATION				
Population in housing units.....	1,160,701	684,166	476,535	69.7
Per occupied unit (household).....	3.3	3.7	-0.4	-10.8
Owner.....	3.8	3.9	-0.1	-2.6
Renter.....	2.7	3.2	-0.5	-15.6
TENURE, RACE, AND VACANCY STATUS				
All occupied units.....	349,637	187,428	162,209	86.5
Owner.....	192,858	128,485	64,373	50.1
Percent owner.....	55.2	68.6	...	...
Renter.....	156,779	58,943	97,836	166.0
Negro occupied (nonwhite, 1960).....	28,815	9,301	19,514	209.8
Owner.....	13,995	5,354	8,641	161.4
Percent owner.....	48.6	57.6	...	...
Renter.....	14,820	3,947	10,873	275.5
Vacant year-round units.....	11,888	8,852	3,036	34.3
For sale only.....	1,989	2,735	-746	-27.3
Homeowner vacancy rate.....	1.0	2.1	...	...
For rent.....	6,992	3,280	3,712	113.2
Rental vacancy rate.....	4.3	5.3	...	...
ROOMS				
1 and 2 rooms.....	11,854	3,738	8,146	217.9
3 rooms.....	38,749	18,612	17,137	92.1
4 rooms.....	59,318	33,156	26,162	78.9
5 rooms.....	74,609	42,741	31,868	74.6
6 rooms.....	67,429	49,279	18,150	36.8
7 rooms or more.....	112,536	49,214	63,322	128.7
Median.....	5.5	5.5	-	-
UNITS IN STRUCTURE				
1 unit.....	221,671	151,500	70,177	46.3
2 units or more.....	137,847	44,231	93,616	211.7
Mobile home or trailer.....	2,001	1,007	994	98.7
PLUMBING FACILITIES				
With all plumbing facilities.....	356,356	187,643	168,713	89.9
1.01 or more persons per room.....	16,396	(NA)	...	...
Negro occupied.....	26,826	(NA)	...	...
1.01 or more persons per room.....	3,591	(NA)	...	...
Lacking some or all plumbing.....	5,169	9,095	-3,926	-43.2
Negro occupied.....	1,989	(NA)	...	...
PERSONS				
1 person.....	44,262	12,342	31,920	258.6
2 persons.....	93,176	43,552	49,624	113.9
3 and 4 persons.....	132,937	80,420	52,517	65.3
5 persons or more.....	79,262	51,114	28,148	55.1
Median.....	3.1	3.5	-0.4	-11.4
PERSONS PER ROOM				
1.00 or less.....	332,176	171,429	160,747	93.8
1.01 or more.....	17,461	15,999	1,462	9.1
VALUE				
Specified owner occupied.....	182,616	122,165	60,451	49.5
Less than \$10,000.....	2,023	8,667	-6,644	-76.7
\$10,000 to \$14,999.....	7,282	31,982	-24,700	-77.2
\$15,000 to \$19,999.....	27,838	40,368	-12,530	-31.0
\$20,000 to \$24,999.....	38,584	19,736	18,848	95.5
\$25,000 to \$34,999.....	56,952	14,046	42,906	305.5
\$35,000 or more.....	49,937	7,366	42,571	577.9
Median.....	\$27,700	\$17,300	\$10,400	60.1
CONTRACT RENT				
Specified renter occupied.....	153,890	58,058	95,832	165.1
Less than \$40.....	1,149	2,029	-880	-43.4
\$40 to \$59.....	1,429	3,649	-2,220	-60.8
\$60 to \$79.....	3,308	11,239	-7,931	-70.6
\$80 to \$99.....	10,529	20,251	-9,722	-48.0
\$100 to \$119.....	17,029	15,459	44,085	285.2
\$120 to \$149.....	42,515	2,962	71,767	1,000+
\$150 to \$199.....	55,429	2,962	71,767	1,000+
\$200 or more.....	19,300	2,962	71,767	1,000+
No cash rent.....	3,202	2,469	733	29.7
Median.....	\$150	\$90	\$60	66.7

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Wilmington, Del.-N.J.-Md. SMSA (Entire SMSA)				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	156,723	128,626	28,097	21.8	29,971	33,190	-9.7	126,752	95,436	32.8
Vacant—seasonal and migratory.....	1,636	2,637	-1,001	-38.0	6	40	-85.0	1,630	2,597	-37.2
ALL YEAR-ROUND HOUSING UNITS.....	155,087	126,989	28,098	23.1	29,965	33,150	-9.6	125,122	92,839	34.8
POPULATION										
Population in housing units.....	484,626	403,151	81,475	20.2	78,999	95,292	-17.1	405,627	307,859	31.8
Per occupied unit (household).....	3.3	3.4	-0.1	-2.9	2.9	3.1	-6.5	3.3	3.5	-3.7
Owner.....	(NA)	(NA)	...	...	3.2	3.3	-3.0	(NA)	(NA)	...
Renter.....	(NA)	(NA)	...	...	2.5	2.9	-13.8	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	148,697	117,500	31,197	26.6	27,565	30,678	-10.1	121,132	86,822	39.5
Owner.....	101,572	79,598	21,974	27.6	14,314	15,954	-10.3	87,258	63,644	37.1
Percent owner.....	68.3	67.7	...	...	51.9	52.0	...	72.0	73.3	...
Renter.....	47,125	37,902	9,223	24.3	13,251	14,724	-10.0	33,874	23,178	46.1
Negro occupied (nonwhite, 1960).....	16,411	12,305	4,106	33.4	9,835	6,878	43.0	6,576	5,427	21.2
Owner.....	8,360	5,053	3,307	65.4	4,409	2,176	102.6	3,951	2,877	37.3
Percent owner.....	50.9	41.1	...	...	44.8	31.6	...	60.1	53.0	...
Renter.....	8,051	7,252	799	11.0	5,426	4,702	15.4	2,625	2,550	2.9
Vacant year-round units.....	6,390	8,489	-2,099	-24.7	2,400	2,472	-2.9	3,990	6,017	-33.7
For sale only.....	974	1,591	-617	-38.8	425	260	63.5	549	1,331	-58.8
Homeowner vacancy rate.....	0.9	2.0	...	...	2.9	1.6	...	0.6	2.0	...
For rent.....	2,785	3,620	-835	-23.1	1,146	1,380	-17.0	1,639	2,240	-26.8
Rental vacancy rate.....	5.6	8.7	...	...	8.0	8.6	...	4.6	8.8	...
ROOMS										
1 and 2 rooms.....	3,705	4,830	-1,125	-23.3	1,623	2,349	-30.9	2,082	2,481	-16.1
3 rooms.....	12,177	10,922	1,255	11.5	3,958	3,958	-	8,219	6,964	18.0
4 rooms.....	21,720	17,887	3,833	21.4	4,377	4,453	-1.7	17,343	13,434	29.1
5 rooms.....	29,218	26,094	3,124	12.0	4,135	4,439	-6.8	25,083	21,655	15.8
6 rooms.....	38,484	34,614	3,870	11.2	9,745	10,582	-7.9	28,739	24,032	19.6
7 rooms or more.....	49,783	34,267	15,526	45.3	6,127	7,390	-17.1	43,656	26,867	62.5
Median.....	5.8	5.6	0.2	3.6	5.6	5.6	-	5.8	5.6	3.6
UNITS IN STRUCTURE										
1 unit.....	118,133	106,550	11,583	10.9	20,055	23,889	-16.0	98,077	82,661	16.6
2 units or more.....	33,419	19,620	13,799	70.3	9,839	9,278	6.0	23,580	19,342	128.0
Mobile home or trailer.....	3,335	2,430	1,105	45.5	70	8	775.0	3,465	2,422	43.1
PLUMBING FACILITIES										
With all plumbing facilities.....	150,455	116,316	34,139	29.4	29,514	30,946	-4.6	120,941	85,370	41.7
1.01 or more persons per room.....	7,297	(NA)	...	...	1,795	(NA)	...	5,502	(NA)	...
Negro occupied.....	15,077	(NA)	...	...	9,693	(NA)	...	5,384	(NA)	...
1.01 or more persons per room.....	1,995	(NA)	...	...	1,187	(NA)	...	808	(NA)	...
Lacking some or all plumbing.....	4,832	12,287	-7,655	-62.3	451	2,229	-79.8	4,181	10,058	-58.4
Negro occupied.....	1,334	(NA)	...	...	142	(NA)	...	1,192	(NA)	...
PERSONS										
1 person.....	22,043	12,317	9,726	79.0	7,422	5,518	34.5	14,621	6,799	115.0
2 persons.....	40,866	30,252	10,614	35.1	8,121	8,997	-9.7	32,745	21,255	54.1
3 and 4 persons.....	52,520	46,406	6,114	13.2	7,118	10,131	-29.7	45,402	36,275	25.2
5 persons or more.....	33,268	28,525	4,743	16.6	4,904	6,032	-18.7	28,364	22,493	26.1
Median.....	2.9	3.2	-0.3	-9.4	2.3	2.6	-11.5	3.1	3.3	-6.1
PERSONS PER ROOM										
1.00 or less.....	140,725	108,361	32,364	29.9	25,743	28,269	-8.9	114,982	80,092	43.6
1.01 or more.....	7,972	9,139	-1,167	-12.8	1,822	2,409	-24.4	6,150	6,730	-8.6
VALUE										
Specified owner occupied.....	90,921	70,365	20,556	29.2	12,973	14,640	-11.4	77,948	55,725	39.9
Less than \$10,000.....	13,732	20,488	-6,756	-33.0	5,108	6,819	-25.1	8,624	13,669	-36.9
\$10,000 to \$14,999.....	23,296	26,658	-3,362	-12.6	5,410	5,256	2.9	17,886	21,402	-16.4
\$15,000 to \$19,999.....	19,957	12,565	7,392	58.8	1,404	1,519	-7.6	18,553	11,046	68.0
\$20,000 to \$24,999.....	13,654	4,625	9,029	195.2	348	372	-6.5	13,306	4,253	212.9
\$25,000 to \$34,999.....	11,593	3,361	8,232	244.9	306	270	13.3	11,287	3,091	265.2
\$35,000 or more.....	8,689	2,668	6,021	225.7	397	404	-1.7	8,292	2,264	266.3
Median.....	\$17,100	\$12,400	\$4,700	37.9	\$11,300	\$10,400	8.7	\$18,400	\$13,100	40.5
CONTRACT RENT										
Specified renter occupied.....	45,029	36,919	8,110	22.0	13,074	14,724	-11.2	31,955	22,195	44.0
Less than \$40.....	1,878	5,743	-3,865	-67.3	559	1,672	-66.6	1,319	4,071	-67.6
\$40 to \$59.....	5,185	10,024	-4,839	-48.3	2,429	4,733	-48.7	2,756	5,291	-47.9
\$60 to \$79.....	9,094	11,824	-2,730	-23.1	4,368	5,720	-23.6	4,726	6,104	22.6
\$80 to \$99.....	8,586	4,825	3,761	77.9	2,645	1,506	75.6	5,941	3,319	79.0
\$100 to \$119.....	5,609	870	4,739	547.8	870	561	193.6	4,739	1,430	675.0
\$120 to \$149.....	7,120	1,991	10,738	539.3	777	647	19.9	6,343	3,387	141
\$150 to \$199.....	3,893	259	4,885	1,000+	506	118	840.7	3,893	141	1,000+
\$200 or more.....	1,251	604	604	100.0	604	647	-6.8	647	647	0.0
No cash rent.....	2,413	2,253	160	7.1	315	414	-23.7	2,097	1,839	14.0
Median.....	\$92	\$63	\$29	46.0	\$76	\$62	22.6	\$101	\$63	60.3

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

The State Standard Metropolitan Statistical Areas	Wilmington, Del.-N.J.-Md. SMSA (Maryland part)			
	1970	1960	Change	
			Number	Percent
All housing units.....	16,421	14,730	1,691	11.5
Vacant—seasonal and migratory.....	1,392	1,513	-121	-8.0
ALL YEAR-ROUND HOUSING UNITS	15,029	13,217	1,812	13.7
POPULATION				
Population in housing units.....	49,176	43,842	5,334	12.2
Per occupied unit (household).....	3.5	3.6	-0.1	-2.8
Owner.....	3.5	3.5	-	-
Renter.....	3.4	3.8	-0.4	-10.5
TENURE, RACE, AND VACANCY STATUS				
All occupied units.....	14,242	12,030	2,212	18.4
Owner.....	9,421	7,601	1,820	23.9
Percent owner.....	66.1	63.2	...	...
Renter.....	4,821	4,429	392	8.9
Negro occupied (nonwhite, 1960).....	642	655	-13	-2.0
Owner.....	344	367	-23	-6.3
Percent owner.....	53.6	56.0	...	...
Renter.....	298	288	10	3.5
Vacant year-round units.....	787	1,187	-400	-33.7
For sale only.....	76	147	-71	-48.3
Homeowner vacancy rate.....	0.8	1.9	...	...
For rent.....	266	409	-143	-35.0
Rental vacancy rate.....	5.2	8.5	...	...
ROOMS				
1 and 2 rooms.....	394	430	...	...
3 rooms.....	1,022	1,439	...	...
4 rooms.....	2,666	3,270	...	...
5 rooms.....	3,733	3,595	...	...
6 rooms.....	3,518	2,659	...	...
7 rooms or more.....	3,696	3,337	...	...
Median.....	5.4	5.1	...	...
UNITS IN STRUCTURE				
1 unit.....	11,498	12,129	...	...
2 units or more.....	2,622	1,783	...	...
Mobile home or trailer.....	909	818	...	...
PLUMBING FACILITIES				
With all plumbing facilities.....	13,526	11,304	...	...
1.01 or more persons per room.....	1,029	(NA)	...	...
Negro occupied.....	342	(NA)	...	...
1.01 or more persons per room.....	54	(NA)	...	...
Lacking some or all plumbing.....	1,503	3,426	...	...
Negro occupied.....	300	(NA)	...	...
PERSONS				
1 person.....	1,667	995	672	67.5
2 persons.....	3,756	2,832	924	32.6
3 and 4 persons.....	5,203	4,812	391	8.1
5 persons or more.....	3,616	3,391	225	6.6
Median.....	3.1	3.4	-0.3	-8.8
PERSONS PER ROOM				
1.00 or less.....	12,925	10,328	2,597	25.1
1.01 or more.....	1,317	1,702	-385	-22.6
VALUE				
Specified owner occupied.....	7,175	5,306	1,869	35.2
Less than \$10,000.....	1,752	2,743	-991	-36.1
\$10,000 to \$14,999.....	1,870	1,525	345	22.6
\$15,000 to \$19,999.....	1,682	638	1,044	163.6
\$20,000 to \$24,999.....	945	218	727	333.5
\$25,000 to \$34,999.....	625	134	491	366.4
\$35,000 or more.....	301	48	253	527.1
Median.....	\$14,800	\$9,800	\$5,100	52.0
CONTRACT RENT				
Specified renter occupied.....	4,290	4,156	134	3.2
Less than \$40.....	371	928	-557	-60.0
\$40 to \$59.....	634	1,266	-632	-49.9
\$60 to \$79.....	928	1,090	-162	-14.9
\$80 to \$99.....	669	356	313	87.9
\$100 to \$119.....	503	104	654	628.8
\$120 to \$149.....	255	-	...	...
\$150 to \$199.....	53	-	...	...
\$200 or more.....	5	-	...	...
No cash rent.....	872	412	460	111.7
Median.....	\$75	\$55	\$20	36.4

Appendix

DEFINITIONS AND EXPLANATIONS

General

PERCENTS, MEDIANS, AND SYMBOLS

Percents which round to less than 0.1 are treated as zero. A dash "-" is the symbol used to signify zero. Three dots "..." indicate that the data are being withheld to avoid disclosure of information, that the base for a median or rate is too small for it to be shown, or that the data were not comparable. A minus sign preceding a figure denotes decrease. The symbol "NA" means not available.

Medians are presented in the housing table of this report for several characteristics. Medians for rooms and persons are rounded to the nearest tenth, for value to the nearest hundred dollars, and for contract rent to the nearest dollar. The median is not shown if there are fewer than five housing units in the distribution. Similarly, population per housing unit is not shown if the base for this rate is less than five units.

USUAL PLACE OF RESIDENCE

In accordance with census practice dating back to 1790, each person enumerated in the 1970 census was counted as an inhabitant of his usual place of residence, which is generally construed to mean the place where he lives and sleeps most of the time. This place is not necessarily the same as his legal residence, voting residence, or domicile. In the vast majority of cases, however, the use of these different bases of classification would produce substantially the same statistics, although there may be appreciable differences for a few areas.

The implementation of this practice has resulted in the establishing of residence rules for certain categories of persons whose usual place of residence is not immediately clear. Furthermore, this practice means that persons were not always counted as residents of the place where they happened to be found by the census enumerators. Persons without a usual place of residence were, however, counted where they were enumerated.

As in every previous census, members of the Armed Forces living on military installations were counted as residents of the area in which the installation was located. Similarly, members of the Armed Forces not living on a military installation were counted as residents of the area in which they were living. Crews of U.S. Navy vessels were counted as residents of the home port to which the particular vessel was assigned; crews of vessels deployed to the overseas fleet were therefore not included in the population of any State or the District of

Columbia. Persons in Armed Forces families were counted where they were living on Census Day (e.g., the military installation, "offbase," or elsewhere, as the case might be).

Crews of U.S. merchant marine vessels were counted as part of the population of the U.S. port in which their vessel was berthed on Census Day; or if sailing in inland or coastal waters, either the port of departure or destination, depending on which the vessel was nearest on Census Day. Crews of all other U.S. merchant marine vessels are not included in the population of any State or the District of Columbia.

College students, as in 1950 and 1960, were counted as residents of the area in which they were living while attending college. Inmates of institutions, who ordinarily live there for considerable periods of time, were counted as residents of the area where this institution was located; on the other hand, patients in general hospitals, who ordinarily remain for short periods of time, were counted at their homes. On the night of April 6, 1970, a special enumeration was performed in missions, flophouses, detention centers, etc., and persons enumerated therein were counted as residents of the particular place.

Americans who were overseas for an extended period (in the Armed Forces, working at civilian jobs, studying in foreign universities, etc.) are not included in the population of any of the States or the District of Columbia. On the other hand, persons temporarily abroad on vacations, business trips, and the like, were counted at their usual residence.

Persons in larger hotels, motels, etc., on the night of March 31, 1970, were requested to fill out a census form for allocation back to their homes if they indicated no one was there to report them in the census. A similar approach was used for persons visiting in private residences, as well as for Americans who left the United States during March 1970 via major intercontinental air or ship carriers for temporary travel abroad.

In addition, information on persons away from their usual place of residence was obtained from other members of their families, landlords, etc. If an entire family was expected to be away during the whole period of the enumeration, information on it was obtained from neighbors. A matching process was used to eliminate duplicate reports for a person who reported for himself while away from his usual residence and who was also reported at his usual residence by someone else

BOUNDARIES

The data shown for 1970 relate to the boundaries of the areas as existed on January 1, 1970. As nearly as

possible, 1960 data for the same areas have been adjusted to conform to the 1970 definitions. However, it was not feasible to compile 1960 information for small pieces of territory transferred from one jurisdiction to another as a result of county and city boundary changes. Where such discrepancies exist note is made in table footnotes. "Extended cities" constitute a special boundary problem discussed below.

COUNTIES

The primary divisions of the States are, in general, termed counties, but in Louisiana these divisions are known as parishes. There are no counties in Alaska. In this State, data are shown for statistical areas which are county equivalents designated as census divisions; they were developed for general statistical purposes through the cooperation of the State and the Census Bureau. In four States (Maryland, Missouri, Nevada, and Virginia), there are one or more cities which are independent of any county organization and thus constitute primary divisions of their States.

STANDARD METROPOLITAN STATISTICAL AREAS

In this report statistics are shown for standard metropolitan statistical areas (SMSA's) except in some tables for New England States where the metropolitan State economic area or nearest equivalent whole county is substituted for the SMSA.

The population living in SMSA's is designated as the metropolitan population. This population is subdivided as "inside central city or cities" and "outside central city or cities." The latter area is frequently referred to in the text of this report as "suburbs" or "suburban ring." The population living outside SMSA's constitutes the non-metropolitan population.

The Bureau of the Census recognizes approximately 250 standard metropolitan statistical areas in the 1970 census. This number includes the 231 SMSA's (including three in Puerto Rico which are not covered in this series) as defined and named in the Bureau of the Budget publication, *Standard Metropolitan Statistical Areas: 1967*, U.S. Government Printing Office, Washington, D.C. 20402. Also included are two SMSA's as defined by the Bureau of the Budget in January 1968: Biloxi-Gulfport, Miss. and Vineland-Millville-Bridgeton, N.J. In addition, a number of SMSA's are being defined on the basis of the results from the 1970 Census.

Except in New England States, a standard metropolitan statistical area is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population of at least 50,000. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are socially and economically integrated with the central city. In a few cities where portions of

counties outside the SMSA as defined in 1967 were annexed to the central city, the population living in those counties is not considered part of the central city. In the New England States, SMSA's consist of towns and cities instead of counties. Each SMSA must include at least one central city, and the complete title of an SMSA identifies the central city or cities. For the complete description of the criteria used in defining SMSA's, see the Bureau of the Budget publication cited above.

STATE ECONOMIC AREAS

For the New England metropolitan areas represented in some of the tables of these reports, the SMSA has been replaced by the metropolitan State economic area (SEA) (see U.S. Census of Population, 1960, *State Economic Areas*, PC(3)1A.) Where a metropolitan SEA has not been defined, the nearest equivalent county has been used. State summaries by metropolitan and nonmetropolitan residence will, therefore, be found to vary according to whether the information contained in the tables was available for SMSA's directly or for counties only. Population tables 2,3, and 4 contain metropolitan SEA totals, while Housing table 5 shows SMSA totals. Under both systems, figures for central cities are the same.

ANNEXATIONS

A problem of definition exists with respect to some of the central cities shown in these reports. This problem arises as a consequence of annexations of territory made by cities during the 1960-70 decade. Most often, detailed population and housing characteristics from the 1960 census could not be reproduced for the annexed areas. 1960 data shown for central cities in the tables of this report thus relate to those cities as defined at the time of that census, and 1970 data refer to cities as they were defined for the 1970 census.

To clarify the impact of annexation on population change for central cities, a text table has been prepared. It shows 1970 population in current boundaries and within 1960 boundaries for central cities which annexed population. Population change within a consistently defined area, that is, excluding the effect of annexation, can then be obtained.

Since 1960, two cities have annexed the entire county in which they were located: Jacksonville, Fla. (whose boundaries in 1970 are coterminous with Duval County) and Nashville, Tenn. (whose boundaries are now coterminous with Davidson County). Indianapolis, Ind. annexed all parts of Marion County except for Beech Grove, Lawrence, Speedway, and Southport, whose combined 1960 population amounted to 31,600 out of a county total of 698,000. For these three cities (Jacksonville, Nashville, and Indianapolis), 1960 data are presented in terms of their 1970 bound-

aries. Data from the 1960 census for Duval and Davidson Counties were substituted for Jacksonville and Nashville cities as they were defined at the time of the 1960 census. Indianapolis was also considered to be coterminous with Marion County as the effect of including the four places listed above was not great enough to require a special adjustment.

EXTENDED CITIES

A number of cities contain territory essentially rural in character. The classification of all the inhabitants and housing of such cities as urban would include in the urban category persons and housing units in areas primarily rural in character. The Census Bureau therefore established certain rules to identify such cities—which are designated as “extended cities”—and to separate each into its urban and rural portions. As a concomitant of this approach, when an extended city is the central city of an SMSA, most of the 1970 census reports show only the urban portion as the central city. In the present report, however, the entire (or “legal”) city is shown as the central city because the focus here is on comparisons with 1960, and this type of delineation was not made in 1960. The effect of annexation of these extended cities, which can be especially great, is shown in a text table, where appropriate.

STANDARD CONSOLIDATED AREAS

In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's two largest cities, several contiguous SMSA's and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former consists of Middlesex and Somerset Counties in New Jersey and the following SMSA's: New York, Newark, Jersey City, and Paterson-Clifton-Passaic. The latter consists of the following SMSA's: Chicago and Gary-Hammond-East Chicago.

Population

Age.—The age classification is based on the age of the person in completed years as of April 1 of the census years 1960 and 1970.

Race.—The concept of race as used by the Census Bureau does not denote clear-cut scientific definitions of biological stock. Rather it reflects self-identification by respondents. Since the 1960 and 1970 censuses obtained information on race principally through self-enumeration, the data represent essentially self-classification by people according to the race with which they identify themselves. For persons of mixed parentage who are in doubt as to their classification, the race of the person's father is used. Persons of Mexican or Puerto Rican birth

or ancestry who do not identify themselves as of a race other than white (e.g., American Indian, Negro, etc.) are classified as white. In the three-category grouping shown in this report, the “other” category consists of all races except white or Negro, i.e., American Indian, Japanese, Chinese, Filipino, Korean, Eskimo, etc.

1970 age-race data taken from the published PC(V2) Series of Advance Population Reports were available for two major population groups: “Total” and “Negro”. In presenting comparable age-race statistics for SMSA's and their component parts in the present series of reports, however, race is classified as “white” and “Negro and other races.” This is the classification employed in the 1960 census, except that “nonwhite” was the term used for “Negro and other races.” It has been kept in two tables of this series (tables 3 and 4) either because of the difficulty or inadvisability of substituting “Negro” only for the broader “nonwhite” classification. As an example of one of the difficulties encountered in making this substitution, it was found that 1960 age detail by race could not be reproduced for the Negro population of counties or county substitutes, which are the building blocks of SMSA's. Unpublished 1970 age detail for “other races” was available, however, to construct a “Negro and other races” age distribution which could then be directly compared with the 1960 race classification.

A more detailed comparison of 1960 and 1970 age-race data can be made for certain of the largest cities. The 1960 age distribution of white, Negro, and other races appears in the 1960 Census volumes for all cities of 100,000 total population or more. For each such city which did not experience boundary changes between 1960 and 1970, a comparison of age detail for the three race groups can be made. A special text table has been prepared to show age distributions of “Negro” population and “Other races” where such information may be of particular interest, as for example in cities which had over 10,000 Negroes in 1960 and in cities which had approximately equal numbers of both race groupings in 1960.

Components of Change.—The components of population change shown in table 3—births, deaths, and net migration—are estimates. As such they are subject to certain limitations unlike the census counts contained in the tables of this report. The estimates are based on reported births and deaths by place of residence, 1967 through 1968, compiled and published by the Division of Vital Statistics, National Center for Health Statistics. Since no vital statistics were readily available for 1966 and the first 3 months of 1970, they were extrapolated using a factor of 1.25 times the average of years 1967-68. Births and deaths were then summed to totals for the decade. Births were corrected by color for underregistration, using factors derived from the

National Center's birth registration test of 1950. As a final step, both births and deaths were adjusted to be consistent with independent State estimates for the decade.

Vital statistics by race were not reported for counties where less than 10 percent of the total population were members of Negro and other races or which had populations of less than 10,000 belonging to these races. These counties are not included in the metropolitan-nonmetropolitan summaries for the State nor for the individual SMSA's when shown by race.

The estimate of net migration was derived as a residual by the following formula: Net Migration = Net Change - Births + Deaths. As a residual value, however, the net migration component reflects the net effect of any errors in the data used, such as differential undercount in the 1960 and 1970 censuses, boundary changes, improper allocation of births and deaths by place of residence, and many others.¹

At the county level very few significant boundary modifications are made. Many cities have annexed territory during the past decade, however, and the shifts resulting from annexation are thrown into the migration component. Special attention is given in the text to the effect of boundary changes on the net migration component for central cities.

Housing

Housing units and group quarters.—All living quarters are classified in the census as either housing units or group quarters. Usually, living quarters are in structures intended for residential use (e.g., a one-family home, apartment house, hotel or motel, boarding house, mobile home or trailer, etc.). Living quarters may also be in structures intended for nonresidential use (e.g., the rooms in a warehouse where a watchman lives), as well as in tents, caves, old railroad cars, etc.

A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which quarters have either (1) direct access from the outside of the building or through a common hall or (2) complete kitchen facilities for the exclusive use of the occupants. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or nonrelated persons who share living arrangements (except as described in the next paragraph on group quarters). Both occupied and vacant housing units are included in the housing inven-

tory, except that mobile homes, trailers, tents, etc., are included only if they are occupied.

Group quarters are living arrangements for institutional inmates or for other groups containing five or more persons not related to the person in charge. Group quarters are located most frequently in institutions, boarding houses, military barracks, college dormitories, fraternity and sorority houses, hospitals, monasteries, convents, and ships. A house or apartment is considered group quarters if it is shared by the person in charge and five or more persons unrelated to him, or if there is no person in charge, by six or more unrelated persons. Information on the housing characteristics of group quarters is not collected in the census.

Year-round housing units.—In 1970, data on housing characteristics are limited to year-round housing units—all occupied units plus vacant units which are intended for year-round use—because it is difficult to obtain reliable information for the remaining types of units, i.e., units reported as vacant at the time of the census and intended for seasonal occupancy or held for migratory labor.

In 1960, housing characteristics were provided for all units, including vacant seasonal and vacant migratory units.

Occupied housing units.—A housing unit is classified as occupied if a person or group of persons is living in it at the time of enumeration or if the occupants are only temporarily absent, for example, on vacation. However, if the persons staying in the unit have their usual place of residence elsewhere, the unit is classified as vacant. A household consists of all persons who occupy a housing unit.

Population and persons.—"Population in housing units" is the total population less those persons living in group quarters. "Population per occupied unit" is computed by dividing the population living in housing units by the number of occupied housing units; this is also computed separately for the population in owner and in renter occupied units. The caption "Persons" refers to the number of persons occupying the housing unit; the data show the number of housing units occupied by the specified number of persons.

Race.—The classification by race used in the housing table refers to the race of the head of the household occupying the housing unit. Figures on tenure for 1970 are given separately for all households and for Negro heads of households; for 1960, the tenure figures relate to all households and to household heads of "Negro and other races" (excluding white heads of households). In the 1960 census, the term "nonwhite" was used for Negro and other races. Data on change (1960 to 1970) are shown only when the population data by race indicate that the number of Negro households in 1960

¹For a more detailed discussion of the types of errors which affect estimates of net migration derived in this manner, see *Current Population Reports*, Series P-23 No. 7, pages 13 and 14.

constituted a sufficiently large proportion of household heads of Negro and other races to permit meaningful comparison.

Tenure.—A housing unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owner occupied" only if the owner or co-owner lives in it. All other occupied units are classified as "renter occupied," including units rented for cash rent and those occupied without payment of cash rent.

Vacant housing units.—A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are enumerated as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if unfit for human habitation because the roof, walls, windows, or doors no longer protect the interior from the elements, or if there is positive evidence (such as a sign on the house or in the block) that the unit is to be demolished or is condemned.

Vacant housing units are classified in this report as either "seasonal and migratory" (i.e., intended for seasonal occupancy or held for migratory labor) or "year-round." The latter are units which, although vacant at the time of enumeration, are usually occupied or are intended for occupancy at any time of the year. A unit in a resort area which is usually occupied on a year-round basis is considered as a year-round unit. Units used only occasionally throughout the year are also considered year-round units.

Year-round vacant units are subdivided as follows: "For sale only," and "for rent" which also includes vacant units offered either for rent or for sale. All other year-round vacant units are included in the total and may be derived by subtracting the sum of the vacant units "for sale only" and "for rent" from the total. Other year-round vacant units include units sold or rented but not yet occupied by the new owner or renter, units held for the occasional use of the owner, and units held off the market for other reasons.

Homeowner vacancy rate.—The homeowner vacancy rate in 1970 is the number of year-round vacant units for sale as a percent of the total homeowner inventory, i.e., all owner-occupied units and year-round vacant units for sale. In 1960, the homeowner vacancy rate was based on vacant units available for sale, i.e., year-round vacant units for sale in sound or deteriorating condition.

Rental vacancy rate.—The rental vacancy rate in 1970 is the number of year-round vacant units for rent as a

percent of the total rental inventory, i.e., all renter-occupied units and all year-round vacant units for rent. In 1960, the rental vacancy rate was based on vacant units available for rent, i.e., year-round vacant units for rent in sound or deteriorating condition.

Rooms.—Rooms to be counted include whole rooms used for living purposes, such as living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, family rooms, etc. Not counted as rooms are bathrooms, porches, balconies, foyers, halls, halfrooms, kitchenettes, strip or pullman kitchens, utility rooms, unfinished attics, basements, or other space used for storage.

Data on change (1960 to 1970) are not given when the number of vacant seasonal and migratory units that are excluded from the 1970 tabulations is too large to produce meaningful comparisons.

Persons per room.—This is computed by dividing the number of persons in the unit by the number of rooms in the unit. The figures shown refer, therefore, to the number of housing units having the specified ratio of persons per room.

Units in structure.—Statistics on the number of housing units in a structure are presented in terms of one-family houses, number of units in multiunit structures, and mobile homes or trailers.

Data on change (1960 to 1970) are not given when the number of vacant seasonal and migratory units that are excluded from the 1970 tabulations is too large to produce meaningful comparisons.

Plumbing facilities.—The category "with all plumbing facilities" consists of units which have hot and cold piped water, as well as a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. "Lacking some or all plumbing" means that the unit does not have all three specific plumbing facilities (hot and cold piped water, as well as flush toilet and bathtub or shower inside the structure or that the toilet or bathing facilities are also for the use of the occupants of other housing units.

For 1960, data on plumbing facilities were derived from information on number of bathrooms. Data for units with all plumbing facilities and with 1.01 or more persons per room are not available from the 1960 reports. Similarly, 1960 data on plumbing facilities are not available by race.

Data on change (1960 to 1970) are not given when the number of vacant seasonal and migratory units that are excluded from the 1970 tabulations is too large to produce meaningful comparisons.

Value.—Value is the respondent's estimate of how much the property (house and lot) would sell for if it were sold. The term "specified owner occupied" means that in 1970 the value data are limited to owner occupied one-family houses on less than ten acres, without

commercial establishment or medical office on the property. Owner occupied cooperatives, condominiums, mobile homes, and trailers are excluded from the value tabulations.

In 1960 in rural territory, units on farms and all units on places of 10 or more acres (whether farm or nonfarm) were excluded from the value tabulations. In 1970, all units on 10 or more acres are excluded, urban as well as rural; consequently the 1970 value tabulations include farm units of less than 10 acres and exclude units in urban areas on 10 or more acres.

Contract rent.—Contract rent is the monthly rent agreed to or contracted for, even if the furnishings, utilities, or services are included. The term "specified renter occupied" means that in 1970 the contract rent data exclude one-family houses on ten acres or more. Renter units occupied without payment of cash rent are shown separately as "no cash rent" in the rent tabulations.

The 1960 rent tabulations excluded farm units and vacant units on 10 or more acres in rural areas. In 1970, all one-family houses on 10 or more acres, whether occupied or vacant and whether urban or rural, are excluded from the rent tabulations.

SOURCES OF DATA

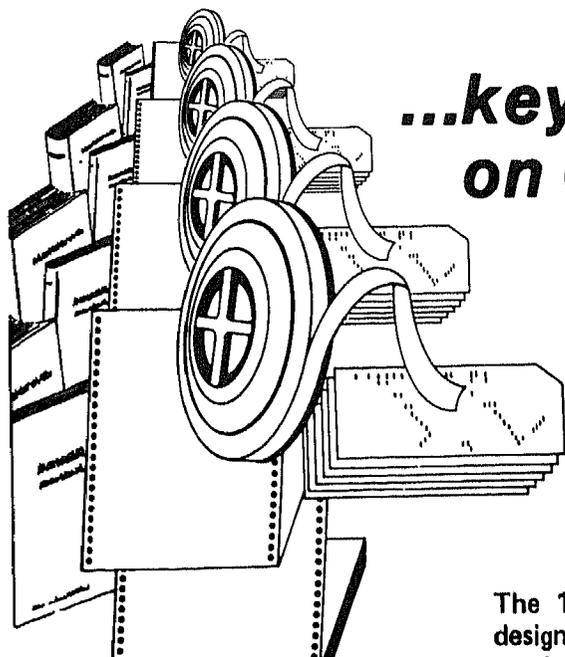
The basic 1970 population and housing data contained in the statistical tables of this series were obtained from

the Advance Reports on Population, PC(V1) and PC(V2), and Housing, HC(V1), issued by the Bureau of the Census for individual States. Certain data on characteristics from those reports are subject to change in the 1970 census PC(1)-B Final Reports on Population and HC(1)-A Final Reports on Housing being issued for States during the spring and summer of 1971.

The PHC(2) Series also contains parallel statistics for 1960, available from published Census sources. 1960 statistics referring to SMSA's have been adjusted to conform to 1970 area definitions. Population and housing characteristics of SMSA's formed during the decade have been reconstructed as of 1960 to complete the comparison with 1970 areas. The source of information regarding criteria for establishment of new SMSA's as well as intercensal adjustments in SMSA boundaries is the Bureau of the Budget publication, *Standard Metropolitan Statistical Areas: 1967*, U.S. Government Printing Office, Washington, D.C. 20402.

Publications of the National Center for Health Statistics were used to develop components of population change. In some cases, supplementary vital statistics were obtained from State health departments.

Some unpublished data from the 1960 Census of Housing were utilized. For those SMSA's which underwent boundary changes from 1960 to 1970, it was necessary to develop a tabulated reprint of 1960 contract rent data on a county basis.



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■ Part 1 of the Guide (standard, paper-bound publication) includes the text and three appendixes. The text covers such subjects as the collection and processing of 1970 data, data delivery media (computer tapes, microfilm, and printed materials), maps and information on how to obtain census materials. The appendixes are:

1970 Census Users' Dictionary - defines concepts associated with population and housing tabulations and geographic areas relevant to the collection and publication of data.

Comparison of Printed Reports and Summary Tapes summarizes and compares the contents of the reports and tapes.

Glossary - defines many terms used in connection with collecting, processing, and publishing census data, and lists many abbreviations relevant to the census.

■ Part 2 of the Guide (prepunched for 3-ring binder) contains appendixes specifically related to the use of census summary tapes and the Address Coding Guide.

Technical Conventions and Character Set - present information on the physical characteristics, format, and languages associated with tapes released by the Bureau.

1st-4th Count Technical Documentation - describes the arrangement of geographic codes and census data on the first four series of summary tapes.

Address Coding Guide Technical Documentation - furnishes information on the format and content of ACG's.

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June 1971

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MASSACHUSETTS

FINAL REPORT

1970 CENSUS
OF POPULATION
AND HOUSING
FINAL REPORT
MAY 29 1971

General Demographic Trends for Metropolitan Areas, 1960 to 1970

(This series consists of 52 reports—number 1 for the United States and numbers 2 thru 52 for the States and the District of Columbia in alphabetical order rather than order of publication.)

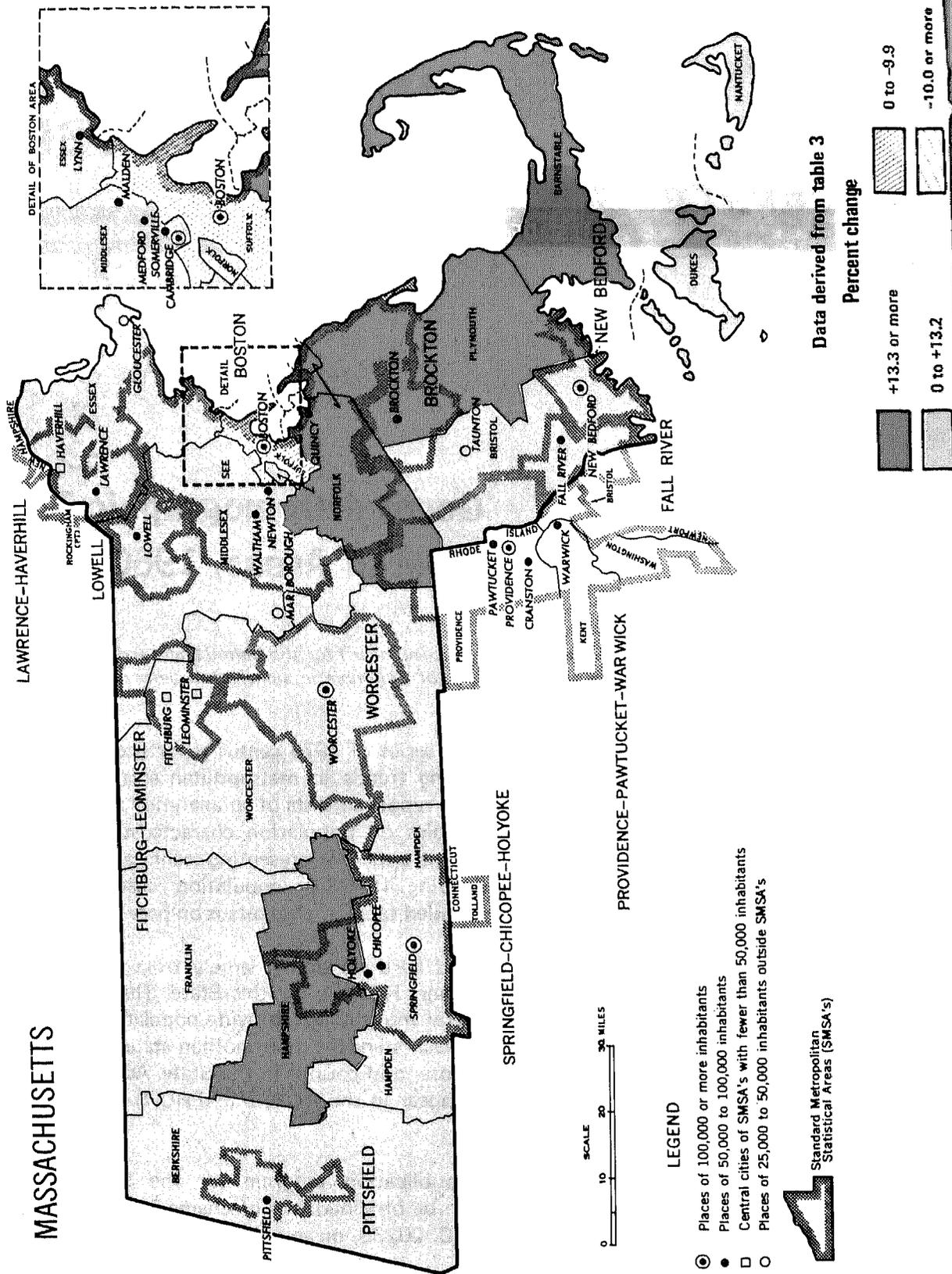
This publication is one of a series of 1970 census reports concerned mainly with population and housing trends in metropolitan areas from 1960 to 1970. The main body of the report consists of an analytical text, a statistical section containing four tables on population characteristics and one on housing characteristics, and an appendix presenting technical definitions and explanations. A map showing 1960-70 population change by county appears on page 2 and a detailed table of contents is on page 3.

The statistics presented here are drawn largely from the 1970 census Advance Reports PC(V2) and HC(V1) for this State. These two reports, which were published several months ago, provide population and housing statistics, respectively, for each standard metropolitan statistical area, place of 10,000 inhabitants or more, and county in the State. Additional data on the subjects covered here appear in the PC(1)-B and HC(1)-A Final Reports for this State.

An outline of the publication program for the 1970 Census of Population and Housing can be obtained free of charge from the Bureau of the Census, Washington, D.C. 20233, or any U.S. Department of Commerce Field Office.

For sale by the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402, and U.S. Department of Commerce Field Offices, 40 cents.

Population Change for Counties: 1960 to 1970



- LEGEND**
- Places of 100,000 or more inhabitants
 - Places of 50,000 to 100,000 inhabitants
 - Central cities of SMSA's with fewer than 50,000 inhabitants
 - Places of 25,000 to 50,000 inhabitants outside SMSA's

Standard Metropolitan Statistical Areas (SMSA's)

Data derived from table 3

Percent change



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PHC (2)-23

MASSACHUSETTS

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Analytical Text

POPULATION TRENDS

General

Between 1960 and 1970, the population of Massachusetts grew from 5,149,000 to 5,689,000, an increase of 541,000, or 10.5 percent. This rate of increase was below the rate of increase for the entire United States (13.3 percent) but slightly above the rate for the Northeast region (9.7 percent) in which Massachusetts is located. Massachusetts ranks 10th in population among the 50 States.

The total number of households in Massachusetts in 1970 was 1,760,000, or 225,000 more than in 1960. The population living in households increased more slowly than the rate at which households increased, with the result that average household size dropped from 3.2 to 3.1 persons. In the Nation as a whole in 1970, the average was 3.1 persons.

The metropolitan population of Massachusetts increased by 8 percent from 4,441,000 in 1960 to 4,818,000 in 1970 while the nonmetropolitan population increased by 23 percent from 707,000 to 871,000 (see table A-1). In 1970, 85 percent of the population lived in metropolitan areas compared to about two-thirds of the population in the Nation as a whole. In most States the rate of growth was higher in metropolitan areas than in nonmetropolitan areas, due in part to the decline in the farm population. In Massachusetts, however, the rural farm population was already so low in 1960 (less than 1 percent of the State's population) that the potential for further decline was negligible. Another factor contributing to the higher growth rate in the nonmetropolitan population in Massachusetts as in other New England States is the spread of suburban development beyond the present boundaries of the metropolitan areas, which are defined in terms of towns rather than counties.

Within the metropolitan areas, the population living in the central cities declined by 3 percent from 1,786,000 to 1,727,000 while the population in the balance of the metropolitan areas grew by 16 percent from 2,655,000 to 3,091,000. More than one-half of Massachusetts' population lives in the portion of metropolitan areas outside central cities.

The population of Negro and other races (which is predominantly Negro) in Massachusetts increased from 125,000 in 1960 to 212,000 in 1970, or by 69 percent, and, as a result, increased from 2 to 4 percent of the total population. In 1970 three-fourths of the population of Negro and other races lived in the central cities of metropolitan areas (less than 30 percent of the white population lived in central cities), and slightly over half lived in the city of Boston alone.

The population increase of 541,000 in Massachusetts in the 1960 to 1970 decade resulted from a natural increase (births minus deaths) of 466,000 and a net immigration of 74,000. Net immigration accounted for one-seventh of the growth and was equivalent to 1.4 percent of the 1960 population. Among the population of Negro and other races, net immigration was 51,000 and accounted for three-fifths of the population growth.

The population loss of 59,000 in the central cities of metropolitan areas resulted from a natural increase of 131,000 and a net outmigration of 190,000. The net outmigration was equivalent to 11 percent of the central city population in 1960.

The age structure of the Massachusetts population changed significantly between 1960 and 1970. The largest decline (14 percent) occurred among the population under 5 years old and was due largely to the decline in birth rates which occurred throughout the United States during the 1960's. The greatest increase (49 percent) occurred in the 15 to 24 age group and was due mostly to the entry of the large number of persons born during the post-World War II "baby boom" into this age group. As a result of these changes, the proportion of the total population in the under 5 group declined from 11 to 8 percent and the proportion in the 15 to 24 group increased from 13 to 17 percent.

Standard Metropolitan Statistical Areas

In 1970, there were 11 standard metropolitan statistical areas (SMSA's) in Massachusetts, including seven SMSA's located entirely in Massachusetts and four SMSA's located partly in Massachusetts.¹ Of the four SMSA's that cross State lines, three are located mostly in Massachusetts and are discussed in their entirety in this report.

The population of the Boston SMSA, which includes nearly one-half of Massachusetts' population and which is the eighth largest metropolitan area in the Nation, increased from 2,595,000 in 1960 to 2,754,000 in 1970, or by 6 percent. Of the 33 SMSA's with 1970 populations exceeding 1,000,000, only the Pittsburgh SMSA (which had a small loss) and the Buffalo SMSA had lower rates of population growth. In addition to being the State capital, Boston is one of the Nation's leading ports and a major financial and manufacturing center. The Boston area is also one of the Nation's leading centers of higher education.

¹In the population tables in this report and other reports for States in New England, data are shown for two types of metropolitan areas: standard metropolitan statistical areas (SMSA's) and metropolitan State economic areas (SEA's). See "Definitions and Explanations" for a discussion of the differences between the two types of metropolitan areas. SMSA table are shown in the Appendix to this text.

The population of the city of Boston declined from 801,000 in 1950 to 697,000 in 1960 and 641,000 in 1970. In 1970, Boston was the 16th largest city in the Nation. (With a population of 671,000 in 1910, Boston was the fifth largest city in the Nation.) Between 1960 and 1970, the population in Boston city declined 8 percent while the population in the balance of the SMSA increased by 11 percent. Boston city's decline in population was the product of a white population loss of 104,000 and a gain of 48,000 persons of other races. In 1970, races other than white constituted 18 percent of Boston's population, compared with 10 percent in 1960.

The Springfield-Chicopee-Holyoke SMSA grew from 494,000 in 1960 (including 4,000 in Connecticut) to 530,000 in 1970 (including 7,000 in Connecticut) or by 7 percent. As in the case of Boston, the Springfield-Chicopee-Holyoke SMSA is an important manufacturing center. Several institutions of higher learning are located in or adjacent to the SMSA. During the past decade, the population loss in Springfield and Holyoke exceeded the gain in Chicopee, and thus all of the growth in the SMSA occurred outside the central cities.

The population of the Worcester SMSA, also a manufacturing center, increased from 329,000 in 1960 to 344,000 in 1970, or by 5 percent. The population in the city of Worcester declined by 5 percent while the population in the balance of the SMSA increased by 17 percent.

Between 1960 and 1970, the population of the Lawrence-Haverhill SMSA grew 17 percent to 232,000 (including 27,000 in New Hampshire), and the population of the Lowell SMSA grew 30 percent to 213,000. These rates of growth are the highest experienced by these areas in several decades and reflect the change from economies based largely on textiles to diversified manufacturing, including electronic equipment. The population growth in these two SMSA's occurred outside the central cities.

The Brockton SMSA, which borders the Boston SMSA and which is a leading producer of footwear, had a population of 190,000 in 1970, up 27 percent since 1960. The population in the city of Brockton increased 22 percent, which was easily the highest growth rate of any central city in Massachusetts during the past decade.

The population of the New Bedford SMSA increased 7 percent to 153,000 in 1970, and the population of the Fall River SMSA increased 9 percent to 150,000 (including 13,000 in Rhode Island). New Bedford, most noted for its maritime history and Fall River, most noted for its textiles and apparel industry, each lost population during the past decade as all the growth in the two SMSA's occurred outside the central cities.

There are two SMSA's in Massachusetts with populations under 100,000. In 1970, the population of the Fitchburg-Leominster SMSA was 97,000, up 8 percent

since 1960, and the population of the Pittsfield SMSA was 80,000, up 4 percent since 1960.

The population in the Massachusetts portion of the Providence-Pawtucket-Warwick SMSA was 122,000 in 1970, a 35 percent increase over 1960. In 1970, about 13 percent of the SMSA's total population of 911,000 lived in Massachusetts.

Counties

Thirteen of the 14 counties in Massachusetts gained population between 1960 and 1970. Four counties gained at rates above the national average of 13.3 percent, and the one county losing population (Suffolk County) experienced a decline of 7 percent. In the Nation as a whole, slightly more than one-half of all counties gained population between 1960 and 1970.

Ten of Massachusetts' 14 counties experienced net immigration between 1960 and 1970. In the Nation as a whole, less than one-third of all counties experienced net immigration during the decade.

In the New England States, SMSA's are comprised of cities and towns (rather than of counties as in the remainder of the Nation), and thus a county may be partly metropolitan and partly nonmetropolitan (see "Definitions and Explanations"). The population of Suffolk County is entirely metropolitan; the populations of Bristol, Essex, Hampden, Middlesex, Norfolk, Plymouth, and Worcester Counties are largely metropolitan; the population of Berkshire and Hampshire Counties are about one-half metropolitan; the remaining counties are entirely nonmetropolitan.

Two of the State's counties had rates of population growth more than twice the national average during the 1960 to 1970 decade. In Barnstable County, which comprises the resort area of Cape Cod, the population increased 38 percent. Six-sevenths of the growth was due to net immigration. The population of Plymouth County, which includes most of the Brockton SMSA and a suburban portion of the Boston SMSA, increased by 34 percent. Three-fifths of the growth was due to net immigration.

In Middlesex County, the most populous county in the State, the population grew from 1,239,000 in 1960 to 1,397,000 in 1970, or by 13 percent. One-eighth of the growth was due to net immigration. Three-fourths of Middlesex County's population is in the Boston SMSA and another 15 percent is in the Lowell SMSA.

Suffolk County, which is comprised largely of the city of Boston (87 percent of the County's 1970 population), had a population of 791,000 in 1960 and 735,000 in 1970. Net outmigration from the county during the decade was 110,000, equivalent to 14 percent of the 1960 population.

HOUSING TRENDS

General

Between 1960 and 1970 the total supply of housing units in Massachusetts increased more rapidly than population. The population grew by 541,000, or 10 percent, while housing units increased by 199,400, or 12 percent (table A).

About 82 percent of all housing units in the State were in its standard metropolitan statistical areas. The metropolitan areas experienced less relative growth than did the nonmetropolitan areas, in housing as well as in population. The number of housing units in metropolitan areas rose from 1,407,700 to 1,559,100 over the decade, an increase of 151,400 units, or 11 percent; this

compares with an increase of 48,000 units, or 17 percent, in nonmetropolitan areas.

About 50 percent of the housing in Massachusetts consisted of one-unit structures in 1970. The proportion of such units in metropolitan areas was 47 percent, and in nonmetropolitan areas, 67 percent.

The number of units in the State lacking some or all plumbing facilities in 1970 was 65,700 units, or 4 percent. The proportions of units in this category were 3 percent in metropolitan areas and 4 percent in nonmetropolitan areas (table B). Approximately 2,200, or 4 percent, of the Negro-occupied units in the State lacked some or all plumbing in 1970. The corresponding proportions for inside and outside the metropolitan areas were 4 percent and 6 percent, respectively.

Table A. Housing Units by Metropolitan and Nonmetropolitan Residence: 1970 and 1960

	Housing units				Popula- tion percent change
	Total		Change		
	1970	1960	Number	Percent	
The State					
Metropolitan and Nonmetropolitan Residence					
Total.....	1,890,400	1,690,998	199,402	11.8	10.5
Metropolitan residence.....	1,559,077	1,407,682	151,395	10.8	10.2
Inside central cities....	602,367	599,440	2,927	0.5	-3.3
Outside central cities...	956,710	808,242	148,468	18.4	17.6
Nonmetropolitan residence..	331,323	283,316	48,007	16.9	23.2

Table B. Plumbing Facilities and Persons Per Room by Metropolitan and Nonmetropolitan Residence: 1970 and 1960

	Percent of housing units			
	Lacking some or all plumbing facilities		With 1.01 or more persons per room ¹	
	1970 ²	1960 ³	1970	1960
The State				
Metropolitan and Nonmetropolitan Residence				
Total.....	3.6	9.6	6.0	6.7
Metropolitan residence.....	3.4	(NA)	6.0	6.7
Inside central cities.....	5.0	13.4	6.9	7.3
Outside central cities.....	2.4	(NA)	5.5	6.3
Nonmetropolitan residence.....	4.3	(NA)	5.7	6.6

NA Not available.
1Percent of all occupied units.
2Percent of all
year-round housing units.

3Percent of all housing units.

Households were smaller in 1970 than in 1960. In both metropolitan and nonmetropolitan areas the average household size declined from 3.2 to 3.1 persons over the decade. There were large percentage increases in one-persons households, 49 percent in metropolitan areas and 70 percent in nonmetropolitan areas. In comparison, households with five or more persons increased 8 percent in metropolitan areas, and 23 percent in nonmetropolitan areas.

The median number of rooms in 1970 was 5.2 in metropolitan areas and 5.3 in nonmetropolitan areas. One- to three-rooms units comprised 15 percent of the year-round housing in metropolitan areas and 11 percent in nonmetropolitan areas. About 43 percent of the metropolitan housing units and 46 percent of the nonmetropolitan units had six or more rooms.

Number of persons per room is often used as a measure of crowding. In Massachusetts, the proportion of housing units with 1.01 or more persons per room decreased during the decade. In 1960, 7 percent of all occupied housing units in both metropolitan and nonmetropolitan areas had 1.01 or more persons per room. By 1970, the proportion of such units had decreased to 6 percent in these areas (table B).

Homeownership in the State increased from 56 to 58 percent over the decade. In the metropolitan areas homeownership rose from 54 to 56 percent and in nonmetropolitan areas from 67 to 69 percent. Of the 1,012,200 owner-occupied units in the State, 830,400 were inside metropolitan areas and 181,800 were outside these areas.

About 24 percent of the Negro households in metropolitan areas owned their homes in 1970, compared with 50 percent in nonmetropolitan areas. Of the 12,700 Negro-homeowner households in the State, 11,700 lived inside SMSA's and the remainder lived outside SMSA's.

Property values and rents increased during the last decade. The median value of owner-occupied homes in metropolitan areas rose 49 percent, from \$14,200 to \$21,100, while in the nonmetropolitan areas, the median increased 61 percent, from \$11,700 to \$18,800. In metropolitan areas, median contract rent in 1970 was \$92 and in nonmetropolitan areas \$78.

Value and rent are expressed in current dollars (the value at the time of the respective censuses). Thus, any comparison must take into account the general rise in the cost of living during the 10-year period, as well as changes in the characteristics of the housing inventory.

Standard Metropolitan Statistical Areas

In the metropolitan areas of the State, the housing supply increased by 151,400 units, or 11 percent. The Boston SMSA, the largest in the State, contained 57

percent of the housing units in the metropolitan areas and accounted for 53 percent of the increase.

The suburban areas of the State experienced greater growth in housing than did the central cities. Housing units in the suburbs increased by 148,500, or 18.4 percent, while housing in the combined central cities increased by 2,900, or 0.5 percent. By 1970, there were 956,700 housing units in the suburbs and 602,400 units in the central cities.

The proportion of the housing inventory in one-unit structures declined in both the central cities and their suburbs. In the central cities the proportion of such units declined from 28 percent in 1960 to 27 percent in 1970 and in the suburban areas from 66 to 60 percent.

In 1970, about 53,300 housing units in metropolitan areas, or 3 percent of all year-round units, lacked some or all plumbing facilities. The corresponding proportions for the central cities and the suburbs were 5 percent and 2 percent, respectively. Approximately 4 percent of the Negro households in central cities and in the suburbs occupied units which lacked some or all plumbing facilities in 1970. There were about 1,800 such units in the central cities and 300 in the suburban areas.

Household size in the metropolitan areas declined during the decade. In the central cities the average decreased from 3.0 to 2.9 persons and in the suburbs, from 3.4 to 3.3 persons. One-person households constituted 25 percent of the occupied units in the central cities and 16 percent in the suburbs.

The median number of rooms in the central cities declined slightly from 4.9 in 1960 to 4.8 in 1970. In the suburban areas, the median remained 5.5 rooms. While 20 percent of the housing in central cities had one to three rooms in 1970, 12 percent of the housing units in the suburbs were in this category. At the same time, 31 percent of the housing in the central cities had six or more rooms, compared with 50 percent in the suburbs.

Of all occupied units in the central cities 7 percent reported 1.01 or more persons per room, as in 1960. In the suburban areas, the proportions were 5 percent in 1970 and 6 percent in 1960.

Homeownership in 1970 was greater in the suburban areas than in the central cities. About 66 percent of occupied units in the suburbs and 39 percent in the central cities were owner-occupied. The Negro-homeownership rate in the suburbs was 43 percent, compared with 20 percent in the central cities.

In the central cities of Massachusetts, the median value of owner-occupied housing rose 40 percent, from \$12,500 in 1960 to \$17,500 in 1970; in the suburbs, the median increased 51 percent, from \$14,800 to \$22,300. About 14 percent of the owner-occupied housing was valued in 1970 at \$25,000 or more in the central cities, compared with 37 percent in the suburbs.

In 1970, median contract rent in the central cities was \$81 and in the suburbs, \$106. Approximately 21 percent of the renter-occupied units in the central cities and 39 percent of the suburban units had rents of \$120 or more.

The homeowner vacancy rate decreased in the central cities from 1.0 percent in 1960 to 0.7 percent in 1970 and in the suburbs from 1.1 to 0.5 percent. The rental vacancy rate increased slightly from 5.4 to 5.5 percent in the central cities, and decreased from 3.6 to 3.3 in the suburbs.

DEFINITIONS, EXPLANATIONS, AND SOURCES OF DATA FOLLOW THE TABLES.

For additional information on SMSA's which cross State lines, see PHC(2)-8 for Connecticut and PHC(2)-41 for Rhode Island.

Table 1. Population Inside and Outside Central Cities by Race: 1970 and 1960

[For meaning of symbols, see text.]

Metropolitan State Economic Areas	Metropolitan SEA's		Inside central cities		Outside central cities	
	1970	1960	1970	1960	1970	1960
POPULATION						
Total.....	5,523,413	5,014,040	1,726,627	1,785,936	3,796,786	3,228,104
White.....	5,315,907	4,891,584	1,569,198	1,692,529	3,746,709	3,199,055
Negro.....	173,240	109,716	140,907	87,253	32,333	22,463
Other races.....	34,266	12,740	16,522	6,154	17,744	6,586
Springfield-Chicopee-Holyoke ¹	583,031	532,582	280,693	288,705	302,338	243,877
White.....	556,309	516,731	256,494	273,875	299,815	242,856
Negro.....	24,455	15,079	23,046	14,334	1,409	745
Other races.....	2,267	772	1,153	496	1,114	276
Worcester-Fitchburg-Leominster ² ..	637,969	583,228	252,854	257,537	385,115	325,691
White.....	629,794	579,335	247,920	254,751	381,874	324,584
Negro.....	6,013	3,218	3,936	2,381	2,077	837
Other races.....	2,162	675	998	405	1,164	270
Boston-Lawrence-Haverhill-Lowell ³	3,375,396	3,109,158	848,345	906,583	2,527,051	2,202,575
White.....	3,218,551	3,018,313	729,258	836,896	2,489,293	2,181,417
Negro.....	130,857	80,732	106,609	65,073	24,248	15,659
Other races.....	25,988	10,113	12,478	4,614	13,510	5,499
Brockton ⁴	333,314	248,449	89,040	72,813	244,274	175,636
White.....	327,114	243,450	86,515	71,546	240,599	171,904
Negro.....	4,911	4,563	2,162	1,108	2,749	3,455
Other races.....	1,289	436	363	159	926	277
New Bedford-Fall River ⁵	444,301	398,488	198,675	202,419	245,626	196,069
White.....	436,982	393,175	193,315	198,522	243,667	194,653
Negro.....	5,154	4,702	4,025	3,498	1,129	1,204
Other races.....	2,165	611	1,335	399	830	212
Pittsfield ⁶	149,402	142,135	57,020	57,879	92,382	84,256
White.....	147,157	140,580	55,696	56,939	91,461	83,641
Negro.....	1,850	1,422	1,129	859	721	563
Other races.....	395	133	195	81	200	52
PERCENT DISTRIBUTION						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	96.2	97.6	90.9	94.8	98.7	99.1
Negro.....	3.1	2.2	8.2	4.9	0.9	0.7
Other races.....	0.6	0.3	1.0	0.3	0.5	0.2
Springfield-Chicopee-Holyoke ¹	100.0	100.0	100.0	100.0	100.0	100.0
White.....	95.4	97.0	91.4	94.9	99.2	99.6
Negro.....	4.2	2.8	8.2	5.0	0.5	0.3
Other races.....	0.4	0.1	0.4	0.2	0.4	0.1
Worcester-Fitchburg-Leominster ² ..	100.0	100.0	100.0	100.0	100.0	100.0
White.....	98.7	99.3	98.0	98.9	99.2	99.9
Negro.....	0.9	0.6	1.6	0.9	0.5	0.3
Other races.....	0.3	0.1	0.4	0.2	0.3	0.1
Boston-Lawrence-Haverhill-Lowell ³	100.0	100.0	100.0	100.0	100.0	100.0
White.....	95.4	97.1	86.0	92.3	98.5	99.0
Negro.....	3.9	2.6	12.6	7.2	1.0	0.7
Other races.....	0.8	0.3	1.5	0.6	0.5	0.2
Brockton ⁴	100.0	100.0	100.0	100.0	100.0	100.0
White.....	98.1	98.0	97.2	98.3	98.5	97.9
Negro.....	1.5	1.8	2.4	1.5	1.1	2.0
Other races.....	0.4	0.2	0.4	0.2	0.4	0.2
New Bedford-Fall River ⁵	100.0	100.0	100.0	100.0	100.0	100.0
White.....	98.4	98.7	97.3	98.1	99.2	99.3
Negro.....	1.2	1.2	2.0	1.7	0.5	0.6
Other races.....	0.5	0.2	0.7	0.2	0.3	0.1
Pittsfield ⁶	100.0	100.0	100.0	100.0	100.0	100.0
White.....	98.5	98.9	97.7	98.4	99.0	99.3
Negro.....	1.2	1.0	2.0	1.5	0.8	0.7
Other races.....	0.3	0.1	0.3	0.1	0.2	0.1

¹Metropolitan State Economic Area A (Hampden and Hampshire Counties). ²Metropolitan State Economic Area B (Worcester County). ³Metropolitan State Economic Area C (Essex, Middlesex, Norfolk, and Suffolk Counties). ⁴Metropolitan State Economic Area D (Plymouth County). ⁵Metropolitan State Economic Area E (Bristol County). ⁶Metropolitan State Economic Area F (Berkshire County).

Table 2. **Population of Metropolitan State Economic Areas and Constituent Counties: 1970 and 1960**

[For meaning of symbols, see text]

Metropolitan State Economic Areas Constituent Counties	Population		Change	
	1970	1960	Number	Percent
TOTAL POPULATION				
Springfield-Chicopee-Holyoke Metropolitan Area ¹ ..				
Hampden County.....	459,050	429,353	29,697	6.9
Hampshire County.....	123,981	103,229	20,752	20.1
Worcester-Fitchburg-Leominster Metropolitan Area ² (Worcester County).....	637,969	583,228	54,741	9.4
Boston-Lawrence-Haverhill-Lowell Metropolitan Area ³				
Essex County.....	637,887	568,831	69,056	12.1
Middlesex County.....	1,397,268	1,238,742	158,526	12.8
Norfolk County.....	605,051	510,256	94,795	18.6
Suffolk County.....	735,190	791,329	-56,139	-7.1
Brockton Metropolitan Area ⁴ (Plymouth County)....	333,314	248,449	84,865	34.2
New Bedford-Fall River Metropolitan Area ⁵ (Bristol County).....	444,301	398,488	45,813	11.5
Pittsfield Metropolitan Area ⁶ (Berkshire County)..	149,402	142,135	7,267	5.1
NEGRO POPULATION				
Springfield-Chicopee-Holyoke Metropolitan Area				
Hampden County.....	23,517	14,737	8,780	59.6
Hampshire County.....	938	342	596	174.3
Worcester-Fitchburg-Leominster Metropolitan Area (Worcester County).....	6,013	3,218	2,795	86.9
Boston-Lawrence-Haverhill-Lowell Metropolitan Area				
Essex County.....	4,662	2,488	2,174	87.4
Middlesex County.....	17,479	13,066	4,413	33.8
Norfolk County.....	3,415	1,502	1,913	127.4
Suffolk County.....	105,301	63,676	41,625	65.4
Brockton Metropolitan Area (Plymouth County)....	4,911	4,563	348	7.6
New Bedford-Fall River Metropolitan Area (Bristol County).....	5,154	4,702	452	9.6
Pittsfield Metropolitan Area (Berkshire County)..	1,850	1,422	428	30.1

¹Metropolitan State Economic Area A (Hampden and Hampshire Counties). ²Metropolitan State Economic Area B (Worcester County). ³Metropolitan State Economic Area C (Essex, Middlesex, Norfolk, and Suffolk Counties). ⁴Metropolitan State Economic Area D (Plymouth County). ⁵Metropolitan State Economic Area E (Bristol County). ⁶Metropolitan State Economic Area F (Berkshire County).

Table 3. **Components of Population Change by Race: 1970 and 1960**

[Detail by race shown where available; for meaning of symbols, see text]

The State Metropolitan State Economic Areas Counties	Population		Change		Components of change			
	1970	1960	Number	Percent	Births	Deaths	Net migration	
							Number	Percent
THE STATE								
Total population	5,689,170	5,148,578	540,592	10.5	1,040,044	573,684	74,232	1.4
White.....	5,477,624	5,023,144	454,480	9.0	991,845	560,417	23,052	0.5
Negro and other races.....	211,546	125,434	86,112	68.7	48,199	13,267	51,180	40.8
Metropolitan areas.....	5,523,413	5,014,040	509,373	10.2	1,015,692	556,004	49,685	1.0
Inside central cities.....	1,726,627	1,785,936	-59,309	-3.3	352,106	221,604	-189,811	-10.6
Outside central cities.....	3,796,786	3,228,104	568,682	17.6	663,586	334,400	239,496	7.4
Nonmetropolitan areas.....	165,757	134,538	31,219	23.2	24,352	17,680	24,547	18.2

See footnotes at end of table

Table 3. Components of Population Change by Race: 1970 and 1960—Continued

[Detail by race shown where available; for meaning of symbols, see text]

The State Metropolitan State Economic Areas Counties	Population		Change		Components of change			
	1970	1960	Number	Percent	Births	Deaths	Net migration	
							Number	Percent
Springfield-Chicopee-Holyoke:¹								
Total population.....	583,031	532,582	50,449	9.5	103,449	55,739	2,739	0.5
Springfield city.....	163,905	174,463	-10,558	-6.1	33,594	20,054	-24,098	-13.8
Chicopee city.....	66,676	61,553	5,123	8.3	13,058	4,948	-2,987	-4.9
Holyoke city.....	50,112	52,689	-2,577	-4.9	10,264	7,397	-5,434	-10.3
Outside central cities.....	302,338	243,877	58,461	24.0	46,543	23,340	35,258	14.5
White ²	434,010	414,038	19,972	4.8	79,661	44,978	-14,711	-3.6
Springfield city.....	142,518	161,102	-18,584	-11.5	28,498	18,870	-28,212	-17.5
Negro and other races ²	25,040	18,315	9,725	63.5	5,884	1,307	5,148	33.6
Springfield city.....	21,387	13,361	8,026	60.1	5,096	1,184	4,114	30.8
Worcester-Fitchburg-Loominster:³								
Total population.....	637,969	583,228	54,741	9.4	113,545	64,600	5,796	1.0
Worcester city.....	176,572	186,587	10,015	-5.4	33,700	23,330	-20,385	-10.9
Fitchburg city.....	43,343	43,021	322	0.7	8,562	4,643	-3,597	-8.4
Loominster city.....	32,939	27,929	5,010	17.9	16,753	2,697	954	3.4
Outside central cities.....	385,115	326,691	58,424	18.2	64,530	33,930	28,824	8.9
Boston-Lawrence-Haverhill-Lowell:⁴								
Total population.....	3,375,396	3,109,158	266,238	8.6	632,400	343,873	-22,289	-0.7
Boston city.....	641,071	697,197	-56,126	-8.1	137,237	89,235	-104,128	-14.9
Lawrence city.....	66,915	70,933	-4,018	-5.7	13,256	9,533	-7,741	-10.9
Haverhill city.....	46,120	46,346	-226	-0.5	8,782	6,032	-2,976	-6.4
Lowell city.....	94,239	92,107	2,132	2.3	19,499	12,112	-5,255	-5.7
Outside central cities.....	2,527,051	2,202,575	324,476	14.7	453,626	226,961	97,811	4.4
White ⁵	1,988,829	1,944,839	43,990	2.3	385,846	217,838	-124,018	-6.4
Boston city.....	524,709	628,704	-103,995	-16.5	108,024	81,398	-130,621	-20.8
Negro and other races ⁵	143,629	85,232	58,397	68.5	32,915	7,875	33,357	39.1
Boston city.....	116,362	68,493	47,869	69.9	29,213	7,837	26,493	38.7
Brockton:⁶								
Total population.....	333,314	248,449	84,865	34.2	60,825	28,935	52,975	21.3
Inside central city.....	89,040	72,813	16,227	22.3	18,842	9,390	6,775	9.3
Outside central city.....	244,274	175,636	68,638	39.1	41,983	19,545	46,200	26.3
New Bedford-Fall River:⁷								
Total population.....	444,301	398,488	45,813	11.5	78,240	46,949	14,522	3.6
New Bedford city.....	101,777	102,477	-700	-0.7	18,536	13,604	-5,632	-5.5
Fall River city.....	96,898	99,942	-3,044	-3.0	18,987	12,407	-9,624	-9.6
Outside central cities.....	245,626	196,069	49,557	25.3	40,717	20,938	29,778	15.2
Pittsfield:⁸								
Total population.....	149,402	142,135	7,267	5.1	27,233	15,908	-4,058	-2.9
Inside central city.....	57,020	57,879	-859	-1.5	11,046	6,222	-5,683	-9.8
Outside central city.....	92,382	84,256	8,126	9.6	16,187	9,686	1,625	1.0
COUNTIES								
Barnstable.....	96,656	70,286	26,370	37.5	13,238	9,620	22,752	32.4
Berkshire.....	149,402	142,135	7,267	5.1	27,233	15,908	-4,058	-2.9
Bristol.....	444,301	398,488	45,813	11.5	78,240	46,949	14,522	3.6
Dukes.....	6,117	5,829	288	4.9	817	911	382	6.6
Essex.....	637,887	568,831	69,056	12.1	112,224	68,124	24,956	4.4
Franklin.....	59,210	54,864	4,346	7.9	9,542	6,661	1,465	2.7
Hampden.....	459,050	429,353	29,697	6.9	85,545	46,285	-9,563	-2.2
Negro and other races.....	25,040	15,315	9,725	63.5	5,884	1,307	5,148	33.6
Hampshire.....	123,981	103,229	20,752	20.1	17,904	9,454	12,302	11.9
Middlesex.....	1,397,268	1,238,742	158,526	12.8	264,349	125,046	19,222	1.6
Negro and other races.....	26,325	16,110	10,215	63.4	3,499	1,308	8,024	49.8
Nantucket.....	3,774	3,559	215	6.0	756	488	-53	-1.5
Norfolk.....	605,051	510,256	94,795	18.6	101,415	50,036	43,416	8.5
Plymouth.....	333,314	248,449	84,865	34.2	60,825	28,935	52,975	21.3
Suffolk.....	735,190	791,329	-56,139	-7.1	154,411	100,667	-109,883	-13.9
Negro and other races.....	117,304	69,122	48,182	69.7	29,416	6,567	25,333	36.6
Worcester.....	637,969	583,228	57,741	9.4	113,545	64,600	5,796	1.0

¹Metropolitan State Economic Area A (Hampden and Hampshire Counties). ²Race detail shown for Hampden County only. ³Metropolitan State Economic Area B (Worcester County). ⁴Metropolitan State Economic Area C (Essex, Middlesex, Norfolk, and Suffolk Counties). ⁵Race detail shown for Middlesex and Suffolk Counties only. ⁶Metropolitan State Economic Area D (Plymouth County). ⁷Metropolitan State Economic Area E (Bristol County). ⁸Metropolitan State Economic Area F (Berkshire County).

Table 4. Population Inside and Outside Central Cities by Race and Age: 1970 and 1960

[For meaning of symbols, see text.]

The State Metropolitan State Economic Areas	Population		Change		Population		Change	
	1970	1960	Number	Percent	1970	1960	Number	Percent
	THE STATE				METROPOLITAN RESIDENCE			
TOTAL POPULATION								
All ages.....	5,689,170	5,148,578	540,592	10.5	5,523,413	5,014,040	509,373	10.2
Under 5 years.....	470,066	548,457	-78,391	-14.3	457,857	533,555	-75,698	-14.2
5 to 14 years.....	1,097,757	932,376	165,381	17.7	1,066,802	907,452	159,350	17.6
15 to 24 years.....	978,961	656,087	322,874	49.2	954,198	640,248	313,950	49.0
25 to 44 years.....	1,294,529	1,330,015	-35,486	-2.7	1,259,640	1,296,742	-37,102	-2.9
45 to 64 years.....	1,211,672	1,110,034	101,638	9.2	1,174,439	1,082,225	92,214	8.5
65 years and over.....	636,185	571,609	64,576	11.3	610,477	553,818	56,659	10.2
WHITE POPULATION								
All ages.....	5,477,624	5,023,144	454,480	9.0	5,315,907	4,891,584	424,323	8.7
Under 5 years.....	444,981	530,714	-85,733	-16.2	433,147	516,280	-83,133	-16.1
5 to 14 years.....	1,048,536	907,198	141,338	15.6	1,018,551	882,831	135,720	15.4
15 to 24 years.....	938,619	638,081	300,538	47.1	914,533	622,705	291,828	46.9
25 to 44 years.....	1,239,076	1,292,455	-53,379	-4.1	1,205,235	1,260,005	-54,770	-4.3
45 to 64 years.....	1,182,515	1,091,261	91,254	8.4	1,145,887	1,063,832	82,055	7.7
65 years and over.....	623,897	563,435	60,462	10.7	598,554	545,931	52,623	9.6
NEGRO AND OTHER RACES								
All ages.....	211,546	125,434	86,112	68.7	207,506	122,456	85,050	69.5
Under 5 years.....	25,085	17,743	7,342	41.4	24,710	17,275	7,435	43.0
5 to 14 years.....	49,221	25,178	24,043	95.5	48,251	24,621	23,630	96.0
15 to 24 years.....	40,342	18,006	22,336	124.0	39,665	17,543	22,122	126.1
25 to 44 years.....	55,453	37,560	17,893	47.6	54,405	36,737	17,668	48.1
45 to 64 years.....	29,157	18,773	10,384	55.3	28,552	18,393	10,159	55.2
65 years and over.....	12,288	8,174	4,114	50.3	11,923	7,887	41,036	51.2
	INSIDE CENTRAL CITIES				OUTSIDE CENTRAL CITIES			
TOTAL POPULATION								
All ages.....	1,726,627	1,785,936	-59,309	-3.3	3,796,786	3,228,104	568,682	17.6
Under 5 years.....	140,558	178,136	-37,578	-21.1	317,299	355,419	-38,120	-10.7
5 to 14 years.....	300,322	296,204	4,118	1.3	766,480	611,248	155,232	25.4
15 to 24 years.....	321,937	240,294	81,643	33.9	632,261	399,954	232,307	58.1
25 to 44 years.....	365,790	448,298	-82,508	-18.4	893,850	848,444	45,406	5.4
45 to 64 years.....	373,999	402,397	-28,398	-7.1	800,440	679,828	120,612	17.7
65 years and over.....	224,021	220,607	3,414	-1.5	386,456	333,211	53,245	16.0
WHITE POPULATION								
All ages.....	1,589,198	1,692,529	-123,331	-7.3	3,746,709	3,199,055	547,654	17.1
Under 5 years.....	120,674	164,408	-43,734	-26.6	312,473	351,872	-39,399	-11.2
5 to 14 years.....	261,620	276,856	-15,236	-5.5	756,931	605,975	150,956	24.9
15 to 24 years.....	292,531	227,355	65,176	28.7	622,002	395,350	226,652	57.3
25 to 44 years.....	325,731	420,397	-94,666	-22.5	879,504	839,608	39,896	4.8
45 to 64 years.....	352,950	388,453	-35,503	-9.1	792,937	675,379	117,558	17.4
65 years and over.....	215,692	215,060	632	0.3	382,862	330,871	51,991	15.7
NEGRO AND OTHER RACES								
All ages.....	157,429	93,407	64,022	68.5	50,077	29,049	21,028	72.4
Under 5 years.....	19,884	13,728	6,156	44.8	4,826	3,547	1,279	36.1
5 to 14 years.....	38,702	19,348	19,354	100.0	9,549	5,273	4,276	81.1
15 to 24 years.....	29,406	12,939	16,467	127.3	10,259	4,604	5,655	122.8
25 to 44 years.....	40,059	27,901	12,158	43.6	14,346	8,836	5,510	62.4
45 to 64 years.....	21,049	13,944	7,105	51.0	7,503	4,449	3,054	68.6
65 years and over.....	8,329	5,547	2,782	50.2	3,594	2,340	1,254	53.6

Table 4. Population Inside and Outside Central Cities by Race and Age: 1970 and 1960—Con.

[For meaning of symbols, see text]

The State Metropolitan State Economic Areas	Population		Change		Population		Change	
	1970	1960	Number	Percent	1970	1960	Number	Percent
	NONMETROPOLITAN RESIDENCE				SPRINGFIELD-CHICOPEE-HOLYOKE ¹			
TOTAL POPULATION								
All ages.....	165,757	134,538	31,219	23.2	583,031	532,582	50,449	9.5
Under 5 years.....	12,209	14,902	-2,693	-18.1	45,976	57,349	-11,373	-19.8
5 to 14 years.....	30,955	24,924	6,031	24.2	110,828	98,992	11,836	12.0
15 to 24 years.....	24,763	15,839	8,924	56.3	112,099	69,668	42,531	61.1
25 to 44 years.....	34,889	33,273	1,616	4.9	127,299	141,340	14,041	-9.9
45 to 64 years.....	37,233	27,809	9,424	33.9	124,726	109,248	15,478	14.2
65 years and over.....	25,708	17,781	7,927	44.5	62,103	56,085	6,018	10.7
WHITE POPULATION								
All ages.....	161,717	131,560	30,157	22.9	556,309	516,731	39,578	7.6
Under 5 years.....	11,834	14,434	-2,600	-18.0	42,763	54,708	-11,945	-21.8
5 to 14 years.....	29,985	24,387	5,618	23.1	103,981	95,628	8,453	8.8
15 to 24 years.....	24,086	15,376	8,710	56.6	106,838	67,176	39,662	59.0
25 to 44 years.....	33,841	32,450	1,391	4.3	120,393	136,544	-16,151	-11.8
45 to 64 years.....	36,628	27,429	9,199	33.5	121,441	107,359	14,082	13.1
65 years and over.....	25,343	17,604	7,839	44.8	60,893	55,416	5,477	9.9
NEGRO AND OTHER RACES								
All ages.....	4,040	2,978	1,062	35.7	26,722	15,851	10,871	68.6
Under 5 years.....	375	468	-93	-19.9	3,213	2,641	572	21.6
5 to 14 years.....	970	557	413	74.1	6,847	3,464	3,383	97.7
15 to 24 years.....	677	463	214	46.2	5,261	2,392	2,869	119.9
25 to 44 years.....	1,048	823	225	27.3	6,906	4,796	2,110	44.0
45 to 64 years.....	605	380	225	59.2	3,285	1,889	1,396	73.9
65 years and over.....	365	287	78	27.2	1,210	669	541	80.9
					SPRINGFIELD CENTRAL CITY		CHICOPEE CENTRAL CITY	
TOTAL POPULATION								
All ages.....	163,905	174,463	-10,558	6.0	66,676	61,553	5,123	8.3
Under 5 years.....	13,435	19,430	-5,995	-30.8	5,604	7,108	-1,504	21.2
5 to 14 years.....	30,476	31,387	-911	-2.9	13,268	12,053	1,215	10.1
15 to 24 years.....	29,091	20,388	8,703	42.7	12,384	8,830	3,554	40.2
25 to 44 years.....	33,833	45,503	-11,670	-25.6	16,933	18,514	-2,581	13.9
45 to 64 years.....	36,062	37,253	-1,191	-3.2	13,744	10,502	3,242	30.9
65 years and over.....	21,008	20,502	506	2.5	5,743	4,540	1,197	26.4
WHITE POPULATION								
All ages.....	142,518	161,102	-18,584	-11.5	65,118	60,709	44,091	7.3
Under 5 years.....	10,740	17,134	-6,394	-37.3	5,447	6,998	-1,551	-22.2
5 to 14 years.....	24,730	28,312	-3,582	-12.6	12,865	11,970	895	7.5
15 to 24 years.....	25,237	18,610	6,627	35.6	12,043	8,537	3,506	41.1
25 to 44 years.....	28,556	41,518	-12,962	-31.2	15,352	18,183	-2,831	-15.6
45 to 64 years.....	33,222	36,605	-2,383	-6.7	13,695	10,477	3,218	30.7
65 years and over.....	20,033	19,923	110	0.6	5,716	4,544	1,172	25.8
NEGRO AND OTHER RACES								
All ages.....	21,387	13,361	8,026	60.1	1,558	844	714	84.6
Under 5 years.....	2,695	2,296	399	17.4	157	110	47	42.7
5 to 14 years.....	5,746	3,075	2,671	86.9	403	83	320	385.5
15 to 24 years.....	3,854	1,778	2,076	116.8	341	293	48	16.4
25 to 44 years.....	5,277	3,985	1,292	32.4	581	331	250	75.5
45 to 64 years.....	2,840	1,648	1,192	72.3	49	25	24	96.0
65 years and over.....	975	579	396	68.4	27	2	25	1,250.0

See footnotes at end of table.

Table 4. Population Inside and Outside Central Cities by Race and Age: 1970 and 1960—Con.

[For meaning of symbols, see text]

The State
Metropolitan State
Economic Areas

TOTAL POPULATION

All ages.....
Under 5 years.....
5 to 14 years.....
15 to 24 years.....
25 to 44 years.....
45 to 64 years.....
65 years and over.....

	Population		Change		Population		Change		
	1970	1960	Number	Percent	1970	1960	Number	Percent	
HOLYOKE CENTRAL CITY					OUTSIDE CENTRAL CITIES				
All ages.....	50,112	52,689	-2,577	-4.9	302,338	243,877	58,461	24.0	
Under 5 years.....	4,267	5,318	-1,051	-19.8	22,670	25,493	-2,823	-11.1	
5 to 14 years.....	9,214	8,799	415	4.7	57,870	46,753	11,117	23.8	
15 to 24 years.....	7,903	6,157	1,746	28.4	62,721	34,193	28,528	83.4	
25 to 44 years.....	9,727	12,243	-2,516	-20.6	67,806	65,080	2,726	4.2	
45 to 64 years.....	11,359	12,837	-1,478	-11.5	63,561	48,656	14,905	30.6	
65 years and over.....	7,642	7,335	307	4.2	27,710	23,702	4,008	16.9	

WHITE POPULATION

All ages.....
Under 5 years.....
5 to 14 years.....
15 to 24 years.....
25 to 44 years.....
45 to 64 years.....
65 years and over.....

All ages.....	48,858	52,064	-3,206	-6.2	299,815	242,856	56,959	23.4
Under 5 years.....	4,101	5,186	-1,085	-20.9	22,475	25,390	-2,915	-11.5
5 to 14 years.....	8,825	8,657	168	1.9	57,561	46,589	10,972	23.6
15 to 24 years.....	7,694	6,049	1,645	27.2	61,864	33,980	27,884	82.1
25 to 44 years.....	9,408	12,068	-2,660	-22.0	67,077	64,775	2,302	3.6
45 to 64 years.....	11,237	12,776	-1,539	-12.0	63,287	48,601	14,786	30.5
65 years and over.....	7,593	7,328	265	3.6	27,551	23,621	3,930	16.6

NEGRO AND OTHER RACES

All ages.....
Under 5 years.....
5 to 14 years.....
15 to 24 years.....
25 to 44 years.....
45 to 64 years.....
65 years and over.....

All ages.....	1,264	625	629	100.6	2,523	1,021	1,502	147.1
Under 5 years.....	166	132	34	25.8	195	103	92	89.3
5 to 14 years.....	389	142	247	173.9	309	164	145	88.4
15 to 24 years.....	209	108	101	93.5	857	213	644	302.3
25 to 44 years.....	319	175	144	82.3	729	305	424	139.0
45 to 64 years.....	122	61	61	100.0	274	155	119	76.8
65 years and over.....	49	7	42	600.0	159	81	78	96.3

WORCESTER-FITCHBURG-LEOMINSTER²

WORCESTER CENTRAL CITY

TOTAL POPULATION

All ages.....
Under 5 years.....
5 to 14 years.....
15 to 24 years.....
25 to 44 years.....
45 to 64 years.....
65 years and over.....

All ages.....	637,969	583,228	54,741	9.4	176,572	186,587	-10,015	-5.4
Under 5 years.....	52,395	60,964	-8,569	-14.0	12,937	17,578	-4,641	-26.4
5 to 14 years.....	123,523	107,788	15,735	14.6	29,481	30,579	-1,098	-3.6
15 to 24 years.....	107,869	71,103	36,766	51.7	31,921	24,941	6,980	28.0
25 to 44 years.....	138,767	148,311	-9,544	-6.4	34,584	44,192	-9,608	-21.7
45 to 64 years.....	142,368	127,586	14,782	11.6	41,723	43,893	-2,170	-4.9
65 years and over.....	73,047	87,476	5,571	8.3	25,926	25,404	522	2.0

WHITE POPULATION

All ages.....
Under 5 years.....
5 to 14 years.....
15 to 24 years.....
25 to 44 years.....
45 to 64 years.....
65 years and over.....

All ages.....	629,794	579,335	50,459	8.7	172,489	184,280	-11,791	-6.4
Under 5 years.....	51,424	60,408	-8,984	-14.9	12,401	17,256	-4,855	-28.1
5 to 14 years.....	121,816	107,040	14,776	13.8	28,586	30,098	-1,512	-5.0
15 to 24 years.....	105,935	70,539	35,396	50.2	31,084	24,645	6,439	26.1
25 to 44 years.....	136,676	147,184	-10,508	-7.1	33,592	43,553	-9,961	-22.9
45 to 64 years.....	141,395	126,975	14,420	11.4	41,165	43,495	-2,330	-5.4
65 years and over.....	72,648	67,189	5,359	8.0	25,661	25,233	428	1.7

NEGRO AND OTHER RACES

All ages.....
Under 5 years.....
5 to 14 years.....
15 to 24 years.....
25 to 44 years.....
45 to 64 years.....
65 years and over.....

All ages.....	8,175	3,893	4,282	110.0	4,083	2,307	1,776	77.0
Under 5 years.....	971	556	415	74.6	536	322	214	66.4
5 to 14 years.....	1,707	748	959	128.2	895	481	414	86.1
15 to 24 years.....	1,934	564	1,370	242.9	837	296	541	182.8
25 to 44 years.....	2,091	1,127	964	85.5	992	639	353	55.2
45 to 64 years.....	973	611	362	59.2	558	398	160	40.2
65 years and over.....	499	287	212	73.9	265	171	94	55.0

See footnotes at end of table.

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Lawrence-Haverhill, Mass.—N.H. (Entire SMSA)				Inside central cities		
	1970	1960	Change		1970	1960	Percent Change
			Number	Percent			
All housing units.....	78,606	66,672	12,034	18.1	41,025	40,374	1.6
Vacant—seasonal and migratory.....	920	(NA)	...	...	17	124	-86.3
ALL YEAR-ROUND HOUSING UNITS.....	77,686	(NA)	...	...	41,008	40,250	1.9
POPULATION							
Population in housing units.....	227,936	195,478	32,458	16.6	110,397	115,754	-4.6
Per occupied unit (household).....	3.1	3.2	-0.1	-3.1	2.9	3.0	-3.3
Owner.....	(NA)	(NA)	...	...	(NA)	(NA)	...
Renter.....	(NA)	(NA)	...	...	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS							
All occupied units.....	73,724	61,665	12,059	19.6	38,462	37,972	1.3
Owner.....	41,717	33,136	8,581	25.9	16,046	15,240	5.3
Percent owner.....	56.6	53.7	...	...	41.7	40.1	...
Renter.....	32,007	28,529	3,478	12.2	22,416	22,732	-1.4
Negro occupied (nonwhite, 1960).....	394	215	...	...	330	168	...
Owner.....	98	71	...	...	62	37	...
Percent owner.....	24.9	33.0	...	...	18.8	22.0	...
Renter.....	296	144	...	...	268	131	...
Vacant year-round units.....	3,962	(NA)	...	...	2,546	2,278	11.8
For sale only.....	348	394	-46	-11.7	131	117	12.0
Homeowner vacancy rate.....	0.8	1.2	...	...	0.8	0.8	...
For rent.....	2,354	1,520	834	54.9	1,726	1,357	27.2
Rental vacancy rate.....	6.9	5.1	...	...	7.1	5.6	...
ROOMS							
1 and 2 rooms.....	3,404	2,612	792	30.3	2,429	1,917	26.7
3 rooms.....	6,362	4,669	1,693	36.3	3,913	3,148	24.3
4 rooms.....	15,484	12,762	2,722	21.3	8,759	8,133	7.7
5 rooms.....	20,405	18,705	1,700	9.1	11,769	12,221	-3.7
6 rooms.....	17,942	16,236	1,706	10.5	9,052	9,417	-3.9
7 rooms or more.....	14,089	11,587	2,502	21.6	5,086	5,538	-8.2
Median.....	5.2	5.2	-	-	5.0	5.1	-2.0
UNITS IN STRUCTURE							
1 unit.....	36,102	34,142	1,960	5.7	11,437	12,228	-6.5
2 units or more.....	40,788	32,084	8,704	27.1	29,552	28,138	5.0
Mobile home or trailer.....	796	396	400	101.0	19	8	137.5
PLUMBING FACILITIES							
With all plumbing facilities.....	74,687	59,897	14,790	24.7	38,813	36,119	7.5
1.01 or more persons per room.....	4,225	(NA)	...	...	2,293	(NA)	...
Negro occupied.....	365	(NA)	...	...	303	(NA)	...
1.01 or more persons per room.....	52	(NA)	...	...	49	(NA)	...
Lacking some or all plumbing.....	2,999	6,725	-3,726	-55.4	2,195	4,255	-48.4
Negro occupied.....	29	(NA)	...	...	27	(NA)	...
PERSONS							
1 person.....	14,080	8,721	5,359	61.4	9,468	6,336	49.4
2 persons.....	20,691	17,662	3,009	17.0	11,021	11,064	-0.4
3 and 4 persons.....	23,780	22,856	924	4.0	11,329	13,675	-17.2
5 persons or more.....	15,173	12,406	2,767	22.3	6,644	6,897	-3.7
Median.....	2.7	2.9	-0.2	-6.9	2.4	2.7	-11.1
PERSONS PER ROOM							
1.00 or less.....	69,405	58,067	11,338	19.5	36,114	35,717	1.1
1.01 or more.....	4,319	3,598	721	20.0	2,348	2,255	4.1
VALUE							
Specified owner occupied.....	31,339	26,198	5,141	19.6	9,819	10,622	-7.6
Less than \$10,000.....	2,356	6,859	-4,503	-65.7	1,176	3,400	-65.4
\$10,000 to \$14,999.....	5,176	9,520	-4,344	-45.6	2,374	3,515	-32.3
\$15,000 to \$19,999.....	8,995	6,515	2,480	38.1	3,234	2,921	10.7
\$20,000 to \$24,999.....	6,859	1,940	4,919	253.6	1,747	648	169.6
\$25,000 to \$34,999.....	5,008	...	983	...	983	78	1,000+
\$35,000 or more.....	2,947	1,364	6,589	483.1	305	60	408.3
Median.....	\$19,500	\$13,300	\$6,200	46.0	\$17,100	\$12,700	34.6
CONTRACT RENT							
Specified renter occupied.....	31,838	(NA)	...	...	22,378	(NA)	...
Less than \$40.....	2,276	(NA)	...	...	2,021	(NA)	...
\$40 to \$59.....	6,785	(NA)	...	...	5,831	(NA)	...
\$60 to \$79.....	7,599	(NA)	...	...	6,284	(NA)	...
\$80 to \$99.....	6,072	(NA)	...	...	3,831	(NA)	...
\$100 to \$119.....	3,133	(NA)	...	...	2,046	(NA)	...
\$120 to \$149.....	3,416	(NA)	...	...	1,353	(NA)	...
\$150 to \$199.....	2,060	(NA)	...	...	496	(NA)	...
\$200 or more.....	447	(NA)	...	...	18	(NA)	...
No cash rent.....	1,050	(NA)	...	...	498	(NA)	...
Median.....	\$77	(NA)	...	...	\$70	(NA)	...

Table 4. Population Inside and Outside Central Cities by Race and Age: 1970 and 1960—Con.

[For meaning of symbols, see text]

The State
Metropolitan State
Economic Areas

	Population		Change		Population		Change	
	1970	1960	Number	Percent	1970	1960	Number	Percent
	BOSTON CENTRAL CITY				LAWRENCE CENTRAL CITY			
TOTAL POPULATION								
All ages.....	641,071	697,197	-56,126	-8.0	66,915	70,933	-4,018	-5.7
Under 5 years.....	49,927	66,019	-16,092	-24.4	5,621	6,847	-1,226	-17.9
5 to 14 years.....	102,765	105,550	-2,785	-2.6	11,506	11,941	-435	-3.6
15 to 24 years.....	138,182	106,397	31,785	29.9	10,866	8,132	2,734	33.8
25 to 44 years.....	140,114	173,080	-32,966	-19.0	13,142	17,488	-4,346	-24.8
45 to 64 years.....	128,324	160,566	-32,242	-20.1	15,834	16,771	-937	-5.6
65 years and over.....	81,759	85,585	-3,826	-4.5	9,946	9,754	192	2.0
WHITE POPULATION								
All ages.....	524,709	628,704	-103,995	-16.5	65,930	70,547	-4,617	-6.5
Under 5 years.....	35,212	56,346	-21,134	-37.5	5,465	6,799	-1,334	-19.6
5 to 14 years.....	74,597	91,699	-17,102	-18.6	11,260	11,835	-575	4.9
15 to 24 years.....	116,239	97,059	19,180	19.8	10,720	8,076	2,644	32.7
25 to 44 years.....	110,382	152,463	-42,081	-27.6	12,892	17,384	-4,492	-25.8
45 to 64 years.....	112,618	149,748	-37,130	-24.8	15,705	16,726	-1,021	-6.1
65 years and over.....	75,661	81,389	-5,728	-7.0	9,888	9,727	161	1.7
NEGRO AND OTHER RACES								
All ages.....	116,362	68,493	47,869	69.9	985	386	599	155.2
Under 5 years.....	14,715	9,673	5,042	52.1	156	48	108	225.0
5 to 14 years.....	28,168	13,851	14,317	103.4	246	106	140	132.1
15 to 24 years.....	21,943	9,338	12,605	135.0	146	56	90	160.7
25 to 44 years.....	29,732	20,617	9,115	44.2	250	104	146	140.4
45 to 64 years.....	15,706	10,818	4,888	45.2	129	45	84	186.7
65 years and over.....	6,098	4,196	1,902	45.3	58	27	31	114.8
	HAVERHILL CENTRAL CITY				LOWELL CENTRAL CITY			
TOTAL POPULATION								
All ages.....	46,120	46,346	-226	-0.5	94,239	92,107	2,132	2.3
Under 5 years.....	3,823	4,533	-710	-15.7	8,431	9,840	-1,409	-14.3
5 to 14 years.....	8,495	7,922	573	7.2	17,602	16,711	891	5.3
15 to 24 years.....	7,104	5,424	1,680	31.0	17,249	11,538	5,711	49.5
25 to 44 years.....	9,175	11,103	-1,928	-17.4	19,477	23,003	-3,526	-15.3
45 to 64 years.....	10,431	10,547	-116	-1.1	20,066	19,910	156	0.8
65 years and over.....	7,092	6,817	275	4.0	11,414	11,105	309	2.8
WHITE POPULATION								
All ages.....	45,557	46,031	-474	-1.0	93,062	91,614	1,448	1.1
Under 5 years.....	3,767	4,499	-732	-16.3	8,274	9,766	-1,492	-15.3
5 to 14 years.....	8,379	7,864	515	6.5	17,338	16,604	734	4.4
15 to 24 years.....	7,013	5,388	1,625	30.2	16,966	11,459	5,507	48.1
25 to 44 years.....	9,023	11,011	-1,988	-18.0	19,209	22,844	-3,635	-15.9
45 to 64 years.....	10,358	10,495	-137	-1.3	19,935	19,855	80	0.4
65 years and over.....	7,017	6,774	243	3.6	11,340	11,086	254	2.3
NEGRO AND OTHER RACES								
All ages.....	563	315	248	78.7	1,177	493	684	138.7
Under 5 years.....	56	34	22	64.7	157	74	83	112.2
5 to 14 years.....	116	58	58	100.0	264	107	157	146.7
15 to 24 years.....	91	36	55	152.8	283	79	204	258.2
25 to 44 years.....	152	92	60	65.2	268	159	109	68.6
45 to 64 years.....	73	52	21	40.4	131	55	76	138.2
65 years and over.....	75	43	32	74.4	74	19	55	289.5

Table 4. Population Inside and Outside Central Cities by Race and Age: 1970 and 1960—Con.

[For meaning of symbols, see text]

**The State
Metropolitan State
Economic Areas**

	Population		Change		Population		Change	
	1970	1960	Number	Percent	1970	1960	Number	Percent
	OUTSIDE CENTRAL CITIES				BROCKTON ⁴			
TOTAL POPULATION								
All ages.....	2,527,051	2,202,575	324,476	14.7	333,314	248,449	84,865	34.2
Under 5 years.....	209,358	243,629	-34,271	-14.1	33,531	29,405	4,126	14.0
5 to 14 years.....	503,876	410,761	93,115	22.7	73,792	48,751	25,041	51.4
15 to 24 years.....	417,798	275,013	142,785	51.9	49,452	28,680	20,792	72.5
25 to 44 years.....	601,253	579,023	22,230	3.8	80,359	64,041	16,318	25.5
45 to 64 years.....	531,601	467,378	64,223	13.7	64,304	49,501	14,803	29.9
65 years and over.....	263,165	226,771	36,394	16.0	31,876	28,091	3,785	13.5
WHITE POPULATION								
All ages.....	2,489,293	2,181,417	307,876	14.1	327,114	243,450	83,664	34.4
Under 5 years.....	205,646	240,972	-35,326	-14.6	32,852	28,712	4,140	14.9
5 to 14 years.....	496,679	407,070	89,609	22.0	72,298	47,678	24,620	51.6
15 to 24 years.....	410,419	271,610	138,809	51.1	48,458	27,898	20,560	73.7
25 to 44 years.....	590,094	572,349	17,745	3.1	78,817	62,755	16,062	25.6
45 to 64 years.....	525,927	464,195	61,732	13.3	63,266	48,792	14,474	29.7
65 years and over.....	260,528	225,221	35,307	15.7	31,423	27,615	3,808	13.8
NEGRO AND OTHER RACES								
All ages.....	37,758	21,158	16,600	78.4	6,200	4,999	1,201	24.0
Under 5 years.....	3,712	2,657	1,055	39.7	679	693	-14	-2.0
5 to 14 years.....	7,197	3,691	3,506	95.0	1,494	1,073	421	39.2
15 to 24 years.....	7,379	3,403	3,976	116.8	994	762	232	30.0
25 to 44 years.....	11,159	6,674	4,485	67.2	1,542	1,286	256	19.9
45 to 64 years.....	5,674	3,183	2,491	78.2	1,038	709	329	46.4
65 years and over.....	2,637	1,550	1,087	70.1	453	476	-23	-4.6
	INSIDE CENTRAL CITY				OUTSIDE CENTRAL CITY			
TOTAL POPULATION								
All ages.....	89,040	72,813	16,227	22.3	244,274	175,636	68,638	39.1
Under 5 years.....	9,251	8,369	882	10.5	24,280	21,036	3,244	15.4
5 to 14 years.....	17,928	12,730	5,198	40.8	55,804	36,021	19,843	55.1
15 to 24 years.....	13,594	8,500	5,094	59.9	35,858	20,160	15,698	77.9
25 to 44 years.....	20,947	18,700	2,247	12.0	59,412	45,341	14,071	31.0
45 to 64 years.....	17,542	15,082	2,460	16.3	46,762	34,419	12,343	35.9
65 years and over.....	9,778	9,432	346	3.7	22,098	18,659	3,439	18.4
WHITE POPULATION								
All ages.....	86,515	71,546	14,969	20.9	240,599	171,904	68,695	40.0
Under 5 years.....	8,915	8,131	784	9.6	23,937	20,561	3,356	16.3
5 to 14 years.....	17,251	12,508	4,743	37.9	55,047	35,170	19,877	56.5
15 to 24 years.....	13,206	8,293	4,913	59.2	35,252	19,605	15,647	79.8
25 to 44 years.....	20,273	18,348	1,925	10.5	58,544	44,407	14,137	31.8
45 to 64 years.....	17,218	14,924	2,294	15.4	46,048	33,868	12,180	36.0
65 years and over.....	9,652	9,342	310	3.3	21,771	18,273	3,498	19.1
NEGRO AND OTHER RACES								
All ages.....	2,525	1,267	1,258	99.3	3,675	3,732	-57	-1.5
Under 5 years.....	336	238	98	41.2	343	455	-112	-24.6
5 to 14 years.....	677	222	455	205.0	817	851	-34	-4.0
15 to 24 years.....	388	207	181	87.4	606	555	51	9.2
25 to 44 years.....	674	352	322	91.5	868	934	-66	-7.1
45 to 64 years.....	324	158	166	105.1	714	551	163	29.6
65 years and over.....	126	90	36	40.0	327	386	-59	-15.3

See footnotes at end of table.

Table 4. Population Inside and Outside Central Cities by Race and Age: 1970 and 1960—Con.

[For meaning of symbols, see text]

The State
Metropolitan State
Economic Areas

	Population		Change		Population		Change	
	1970	1960	Number	Percent	1970	1960	Number	Percent
	NEW BEDFORD-FALL RIVER ^b				NEW BEDFORD CENTRAL CITY			
TOTAL POPULATION								
All ages.....	444,301	398,488	45,813	11.5	101,777	102,477	-700	-0.7
Under 5 years.....	37,064	39,523	-2,459	-6.2	7,887	9,476	-1,589	-16.8
5 to 14 years.....	84,714	72,025	12,689	17.6	17,285	17,067	218	1.3
15 to 24 years.....	69,747	47,935	21,812	45.5	15,863	11,706	4,157	35.5
25 to 44 years.....	98,090	103,033	-4,943	-4.8	20,605	25,728	-5,123	-19.9
45 to 64 years.....	102,777	89,878	12,899	14.4	25,249	24,525	724	3.0
65 years and over.....	51,909	46,094	5,815	12.6	14,888	13,975	913	6.5
WHITE POPULATION								
All ages.....	436,982	393,175	43,807	11.1	97,414	99,144	-1,730	-1.7
Under 5 years.....	36,269	38,829	-2,560	-6.6	7,407	9,016	-1,609	-17.8
5 to 14 years.....	82,990	70,811	12,179	17.2	16,234	16,239	-5	-
15 to 24 years.....	68,516	47,212	21,304	45.1	15,080	11,237	3,843	34.2
25 to 44 years.....	96,287	101,593	-5,306	-5.2	19,626	24,882	-5,256	-21.1
45 to 64 years.....	101,625	89,128	12,497	14.0	24,545	24,096	449	1.9
65 years and over.....	51,295	45,602	5,693	12.5	14,522	13,674	848	6.2
NEGRO AND OTHER RACES								
All ages.....	7,319	5,313	2,006	37.8	4,363	3,333	1,030	30.9
Under 5 years.....	795	694	101	14.6	480	460	20	4.3
5 to 14 years.....	1,724	1,214	510	42.0	1,051	828	223	26.9
15 to 24 years.....	1,231	723	508	70.3	783	469	314	67.0
25 to 44 years.....	1,803	1,440	363	25.2	979	846	133	15.7
45 to 64 years.....	1,152	750	402	53.6	704	429	275	64.1
65 years and over.....	614	492	122	24.8	366	301	65	21.6
	FALL RIVER CENTRAL CITY				OUTSIDE CENTRAL CITIES			
TOTAL POPULATION								
All ages.....	96,898	99,942	-3,044	-3.0	245,626	196,069	49,557	25.3
Under 5 years.....	8,267	9,207	-940	-10.2	20,810	20,840	70	0.3
5 to 14 years.....	16,014	17,079	-1,065	-6.2	51,415	37,879	13,536	35.7
15 to 24 years.....	15,487	12,673	2,814	22.2	38,394	23,556	-14,838	63.0
25 to 44 years.....	19,673	25,391	-5,718	-22.5	57,812	51,914	5,898	11.4
45 to 64 years.....	24,102	23,642	460	1.9	53,426	41,711	11,715	28.1
65 years and over.....	13,355	11,850	1,405	11.8	23,669	20,169	3,500	17.4
WHITE POPULATION								
All ages.....	95,901	99,378	-3,477	-3.5	243,667	194,653	49,014	25.2
Under 5 years.....	8,142	9,126	-984	-10.8	20,720	20,687	33	0.2
5 to 14 years.....	15,797	16,966	-1,169	-6.9	50,959	37,606	13,353	35.5
15 to 24 years.....	15,327	12,599	2,728	21.7	38,106	23,376	14,730	63.0
25 to 44 years.....	19,368	25,224	-5,856	-23.2	57,293	51,487	5,806	11.3
45 to 64 years.....	23,983	23,556	427	1.8	53,097	41,476	11,621	28.0
65 years and over.....	13,284	11,907	1,377	11.6	23,492	20,021	3,471	17.3
NEGRO AND OTHER RACES								
All ages.....	997	564	433	76.8	1,959	1,416	543	38.3
Under 5 years.....	125	81	44	54.3	190	153	37	24.2
5 to 14 years.....	217	113	104	92.0	458	273	183	67.0
15 to 24 years.....	160	74	86	116.2	288	180	108	60.0
25 to 44 years.....	305	167	138	82.6	519	427	92	21.5
45 to 64 years.....	119	86	33	38.4	329	235	94	40.0
65 years and over.....	71	43	28	65.1	177	148	29	19.6

See footnotes at end of table.

Table 4. Population Inside and Outside Central Cities by Race and Age: 1970 and 1960—Con.

[For meaning of symbols, see text]

The State
Metropolitan State
Economic Areas

	Population		Change		Population		Change	
	1970	1960	Number	Percent	1970	1960	Number	Percent
	PITTSFIELD ⁶				INSIDE CENTRAL CITY			
TOTAL POPULATION								
All ages.....	149,402	142,135	7,267	5.1	57,020	57,879	-859	-1.5
Under 5 years.....	11,731	15,446	-3,715	-24.0	4,584	6,511	-1,927	-29.6
5 to 14 years.....	29,701	27,011	2,690	10.0	11,558	11,170	388	3.5
15 to 24 years.....	23,832	16,478	7,354	44.6	8,719	6,338	2,381	37.6
25 to 44 years.....	31,964	36,320	-4,356	-12.0	12,202	15,102	-2,900	-19.2
45 to 64 years.....	34,008	30,840	3,168	10.3	13,086	12,341	745	6.0
65 years and over.....	18,166	16,040	2,126	13.3	6,871	6,417	454	7.1
WHITE POPULATION								
All ages.....	147,157	140,580	6,577	4.7	55,096	56,939	-1,243	-2.2
Under 5 years.....	11,475	15,241	-3,766	-24.7	4,412	6,367	-1,955	-30.7
5 to 14 years.....	29,213	26,702	2,511	9.4	11,230	10,969	261	2.4
15 to 24 years.....	23,429	16,288	7,141	43.8	8,505	6,217	2,288	36.8
25 to 44 years.....	31,462	35,878	-4,416	-12.3	11,880	14,824	-2,904	-19.9
45 to 64 years.....	33,617	30,559	3,058	10.0	12,896	12,203	693	5.7
65 years and over.....	17,961	15,912	2,049	12.9	6,773	6,359	414	6.5
NEGRO AND OTHER RACES								
All ages.....	2,245	1,555	690	44.4	1,324	940	384	40.9
Under 5 years.....	256	205	51	24.9	172	144	28	19.4
5 to 14 years.....	488	309	179	57.9	328	201	127	63.2
15 to 24 years.....	403	190	213	112.1	214	121	93	76.9
25 to 44 years.....	502	442	60	13.6	322	278	44	15.8
45 to 64 years.....	391	281	110	39.1	190	138	52	37.7
65 years and over.....	205	128	77	60.2	98	58	40	69.0
	Population				Change			
	1970		1960		Number		Percent	
	OUTSIDE CENTRAL CITY							
TOTAL POPULATION								
All ages.....		92,382		84,256		8,126		9.6
Under 5 years.....		7,147		8,935		-1,788		-20.0
5 to 14 years.....		18,143		15,841		2,302		14.5
15 to 24 years.....		15,113		10,140		4,973		49.0
25 to 44 years.....		19,762		21,218		-1,456		-6.9
45 to 64 years.....		20,922		18,499		2,423		13.1
65 years and over.....		11,295		9,623		1,672		17.4
WHITE POPULATION								
All ages.....		91,461		83,641		7,820		9.3
Under 5 years.....		7,063		8,874		-1,811		-20.4
5 to 14 years.....		17,983		15,733		2,250		14.3
15 to 24 years.....		14,924		10,071		4,853		48.2
25 to 44 years.....		19,582		21,054		-1,472		-7.0
45 to 64 years.....		20,721		18,356		2,365		12.9
65 years and over.....		11,188		9,553		1,635		17.1
NEGRO AND OTHER RACES								
All ages.....		921		615		306		49.8
Under 5 years.....		84		61		23		37.7
5 to 14 years.....		160		108		52		48.1
15 to 24 years.....		189		69		120		173.9
25 to 44 years.....		180		164		16		9.8
45 to 64 years.....		201		143		58		40.6
65 years and over.....		107		70		37		52.9

¹Metropolitan State Economic Area A (Hampden and Hampshire Counties). ²Metropolitan State Economic Area B (Worcester County). ³Metropolitan State Economic Area C (Essex, Middlesex, Norfolk, and Suffolk Counties). ⁴Metropolitan State Economic Area D (Plymouth County). ⁵Metropolitan State Economic Area E (Bristol County). ⁶Metropolitan State Economic Area F (Berkshire County).

Table 5. General Housing Characteristics: 1970 and 1960

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	The State				Metropolitan residence			Nonmetropolitan residence		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	1,890,400	1,690,998	199,402	11.8	1,559,077	1,407,682	10.8	331,323	283,316	16.9
Vacant—seasonal and migratory..	54,202	80,525	-26,323	-32.7	10,112	(NA)	...	44,090	(NA)	...
ALL YEAR-ROUND HOUSING UNITS	1,836,198	1,610,473	225,725	14.0	1,548,965	(NA)	...	287,233	(NA)	...
POPULATION										
Population in housing units.....	5,482,385	4,982,326	500,059	10.0	4,652,035	4,304,117	8.1	830,350	678,209	22.4
Per occupied unit (household)...	3.1	3.2	-0.1	-3.1	3.1	3.2	-3.1	3.1	3.2	-3.1
Owner.....	3.5	3.6	-0.1	-2.8	(NA)	(NA)	...	(NA)	(NA)	...
Renter.....	2.6	2.9	-0.3	-10.3	(NA)	(NA)	...	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	1,759,692	1,534,985	224,707	14.6	1,494,481	1,325,893	12.7	265,211	209,092	26.8
Owner.....	1,012,173	857,436	154,737	18.0	830,371	717,879	15.7	181,802	139,557	30.3
Percent owner.....	57.5	55.9	...	...	55.8	54.1	...	68.5	66.7	...
Renter.....	747,519	677,549	69,970	10.3	664,110	608,014	9.2	83,409	69,535	20.0
Negro occupied (nonwhite, 1960)...	51,494	35,344	...	...	49,331	33,369	47.8	2,163	1,975	...
Owner.....	12,741	8,866	...	...	11,654	7,885	47.8	1,087	981	...
Percent owner.....	24.7	25.1	...	...	23.6	23.6	...	50.3	49.7	...
Renter.....	38,753	26,478	...	...	37,677	25,484	47.8	1,076	994	...
Vacant year-round units.....	76,506	75,488	1,018	1.3	54,484	(NA)	...	22,022	(NA)	...
For sale only.....	6,879	10,283	-3,404	-33.1	4,768	7,766	-38.6	2,111	2,517	-16.1
Homeowner vacancy rate.....	0.7	1.2	...	...	0.6	1.1	...	1.1	1.8	...
For rent.....	37,130	35,566	1,564	4.4	31,245	29,619	5.5	5,885	5,947	-1.0
Rental vacancy rate.....	4.7	5.0	...	...	4.5	4.6	...	6.6	7.9	...
ROOMS										
1 and 2 rooms.....	99,490	90,411	...	...	89,213	76,914	16.0	10,277	13,497	...
3 rooms.....	163,086	138,690	...	...	142,352	116,128	22.6	20,734	22,562	...
4 rooms.....	326,927	309,241	...	...	272,571	250,859	8.7	54,356	58,382	...
5 rooms.....	453,696	431,352	...	...	384,312	364,622	5.4	69,384	66,730	...
6 rooms.....	398,119	374,031	...	...	336,815	318,516	5.7	61,304	55,515	...
7 rooms or more.....	394,880	347,225	...	...	323,702	280,603	15.4	71,178	66,622	...
Median.....	5.2	5.2	...	...	5.2	5.2	-	5.3	5.2	...
UNITS IN STRUCTURE										
1 unit.....	924,629	910,509	...	...	732,089	699,355	4.7	192,540	211,154	...
2 units or more.....	902,087	773,585	...	...	811,067	703,762	15.2	91,020	69,823	...
Mobile home or trailer.....	9,482	6,766	...	...	5,809	4,452	30.5	3,673	2,314	...
PLUMBING FACILITIES										
With all plumbing facilities.....	1,770,477	1,529,037	...	...	1,495,707	(NA)	...	274,770	(NA)	...
1.01 or more persons per room	101,260	(NA)	...	...	86,941	(NA)	...	14,319	(NA)	...
Negro occupied.....	49,336	(NA)	...	...	47,294	(NA)	...	2,042	(NA)	...
1.01 or more persons per room	5,856	(NA)	...	...	5,603	(NA)	...	253	(NA)	...
Lacking some or all plumbing.....	65,721	161,823	...	...	53,258	(NA)	...	12,463	(NA)	...
Negro occupied.....	2,158	(NA)	...	...	2,037	(NA)	...	121	(NA)	...
PERSONS										
1 person.....	331,247	218,107	113,140	51.9	285,312	191,125	49.3	45,935	26,982	70.2
2 persons.....	497,506	414,598	82,908	20.0	418,896	354,666	18.1	78,610	59,932	31.2
3 and 4 persons.....	559,642	564,446	-4,804	-0.9	475,156	487,788	-2.6	84,486	76,658	10.2
5 persons or more.....	371,297	337,834	33,463	9.9	315,117	292,314	7.8	56,180	45,520	23.4
Median.....	2.7	3.0	-0.3	-10.0	2.7	3.0	-10.0	2.7	2.9	-6.9
PERSONS PER ROOM										
1.00 or less.....	1,654,986	1,431,913	223,073	15.6	1,404,807	1,236,570	13.6	250,179	195,343	28.1
1.01 or more.....	104,706	103,072	1,634	1.6	89,674	89,323	0.4	15,032	13,749	9.3
VALUE										
Specified owner occupied.....	784,420	670,572	113,848	17.0	642,821	560,443	14.7	141,599	110,129	28.6
Less than \$10,000.....	46,857	144,299	-97,442	-67.5	31,492	103,677	-69.6	15,365	40,622	-62.2
\$10,000 to \$14,999.....	120,462	253,654	-133,192	-52.5	91,812	211,813	-56.7	28,650	41,841	-31.5
\$15,000 to \$19,999.....	202,517	161,530	40,987	25.4	166,946	144,057	15.9	35,571	17,473	103.6
\$20,000 to \$24,999.....	172,477	57,536	114,941	199.8	145,590	51,885	180.6	26,887	5,651	375.8
\$25,000 to \$34,999.....	147,013	35,318	111,695	316.3	125,385	49,011	322.3	21,628	4,542	673.4
\$35,000 or more.....	95,094	18,235	76,859	421.5	81,596	...	...	13,498	...	...
Median.....	\$20,600	\$13,800	\$6,800	49.3	\$21,100	\$14,200	48.6	\$18,800	\$11,700	60.7
CONTRACT RENT										
Specified renter occupied.....	741,324	676,336	64,988	9.6	660,133	(NA)	...	81,191	(NA)	...
Less than \$40.....	28,023	173,188	-145,165	-83.8	22,130	(NA)	...	5,893	(NA)	...
\$40 to \$59.....	106,677	208,801	-102,124	-48.9	91,247	(NA)	...	15,430	(NA)	...
\$60 to \$79.....	151,663	166,442	-14,779	-8.9	134,263	(NA)	...	17,400	(NA)	...
\$80 to \$99.....	129,243	63,606	65,637	103.2	117,262	(NA)	...	11,981	(NA)	...
\$100 to \$119.....	94,413	...	...	...	85,969	(NA)	...	8,444	(NA)	...
\$120 to \$149.....	92,057	36,495	149,975	410.9	84,470	(NA)	...	7,587	(NA)	...
\$150 to \$199.....	75,523	...	...	...	70,116	(NA)	...	5,407	(NA)	...
\$200 or more.....	35,746	8,319	102,950	1,000+	34,221	(NA)	...	1,525	(NA)	...
No cash rent.....	27,979	19,485	8,494	43.6	20,455	(NA)	...	7,524	(NA)	...
Median.....	\$91	\$55	\$36	65.5	\$92	(NA)	...	\$78	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Metropolitan residence				Inside central cities			Outside central cities		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	1,559,077	1,407,682	151,395	10.8	602,367	599,440	0.5	956,710	808,242	18.4
Vacant—seasonal and migratory..	10,112	(NA)	...	...	325	2,302	-85.9	9,787	(NA)	...
ALL YEAR-ROUND HOUSING UNITS	1,548,965	(NA)	...	...	602,042	597,138	0.8	946,923	(NA)	...
POPULATION										
Population in housing units.....	4,652,035	4,304,117	347,918	8.1	1,652,692	1,723,586	-4.1	2,999,343	2,580,531	16.2
Per occupied unit (household)..	3.1	3.2	-0.1	-3.1	2.9	3.0	-3.3	3.3	3.4	-2.9
Owner.....	(NA)	(NA)	...	...	(NA)	(NA)	...	(NA)	(NA)	...
Renter.....	(NA)	(NA)	...	...	(NA)	(NA)	...	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	1,494,481	1,325,893	168,588	12.7	571,986	566,367	1.0	922,495	759,526	21.5
Owner.....	830,371	717,879	112,492	15.7	224,746	214,281	4.9	606,625	503,598	20.3
Percent owner.....	55.6	54.1	...	...	39.3	37.8	...	65.7	66.3	...
Renter.....	664,110	608,014	56,096	9.2	347,240	352,086	-1.4	316,870	255,928	23.8
Negro occupied (nonwhite, 1960)..	49,331	33,369	15,962	47.8	42,093	27,846	51.2	7,238	5,523	...
Owner.....	11,654	7,885	3,769	47.8	8,547	5,283	61.8	3,107	2,602	...
Percent owner.....	23.6	23.6	...	...	20.3	19.0	...	42.9	47.1	...
Renter.....	37,677	25,484	12,193	47.8	33,546	22,563	48.7	4,131	2,921	...
Vacant year-round units.....	54,484	(NA)	...	...	30,056	30,771	-2.3	24,428	(NA)	...
For sale only.....	4,768	7,766	-2,998	-38.6	1,473	2,173	-32.2	3,295	5,593	-41.1
Homeowner vacancy rate.....	0.6	1.1	...	...	0.7	1.0	...	0.5	1.1	...
For rent.....	31,245	29,619	1,626	5.5	20,364	20,167	1.0	10,881	9,452	15.1
Rental vacancy rate.....	4.5	4.6	...	...	5.5	5.4	...	3.3	3.6	...
ROOMS										
1 and 2 rooms.....	89,213	76,914	12,299	16.0	50,264	51,494	-2.4	38,049	25,420	53.2
3 rooms.....	142,352	116,128	26,224	22.6	69,866	63,385	10.2	72,486	52,743	37.4
4 rooms.....	272,571	250,859	21,712	8.7	125,765	120,072	4.7	146,806	130,787	12.2
5 rooms.....	384,312	364,622	19,690	5.4	167,119	165,385	1.0	217,193	199,237	9.0
6 rooms.....	336,815	318,516	18,299	5.7	115,018	118,838	-3.2	221,797	199,678	11.1
7 rooms or more.....	323,702	280,603	43,099	15.4	74,010	80,292	-7.8	249,692	200,311	24.7
Median.....	5.2	5.2	-	-	4.8	4.9	-2.0	5.5	5.5	-
UNITS IN STRUCTURE										
1 unit.....	732,089	699,355	32,734	4.7	165,359	169,342	-2.4	566,730	530,013	6.9
2 units or more.....	811,067	703,782	107,305	15.2	435,165	429,147	1.4	375,902	274,615	36.9
Mobile home or trailer.....	5,809	4,452	1,357	30.5	1,518	960	58.1	4,291	3,492	22.9
PLUMBING FACILITIES										
With all plumbing facilities.....	1,495,707	(NA)	...	...	571,895	519,190	10.2	923,812	(NA)	...
1.01 or more persons per room	86,941	(NA)	...	...	37,874	(NA)	...	49,067	(NA)	...
Negro occupied.....	47,294	(NA)	...	...	40,314	(NA)	...	6,980	(NA)	...
1.01 or more persons per room	5,603	(NA)	...	...	5,001	(NA)	...	602	(NA)	...
Lacking some or all plumbing.....	53,258	(NA)	...	...	30,147	80,259	-62.4	23,111	(NA)	...
Negro occupied.....	2,037	(NA)	...	...	1,779	(NA)	...	258	(NA)	...
PERSONS										
1 person.....	285,312	191,125	94,187	49.3	140,543	109,356	28.5	144,769	81,769	77.0
2 persons.....	418,896	354,666	64,230	18.1	163,985	156,426	4.8	254,911	198,240	28.6
3 and 4 persons.....	475,156	487,788	-12,632	-2.6	166,055	193,169	-14.0	309,101	294,619	4.9
5 persons or more.....	315,117	292,314	22,803	7.8	101,403	107,416	-5.6	213,714	184,898	15.6
Median.....	2.7	3.0	-0.3	-10.0	2.4	2.7	-11.1	2.9	3.2	-9.4
PERSONS PER ROOM										
1.00 or less.....	1,404,807	1,236,570	168,237	13.6	532,615	525,191	1.4	872,192	711,379	22.6
1.01 or more.....	89,674	89,323	351	0.4	39,371	41,176	-4.4	50,303	48,147	4.5
VALUE										
Specified owner occupied.....	642,821	560,443	82,378	14.7	143,346	140,268	2.2	499,475	420,175	18.9
Less than \$10,000.....	31,492	103,677	-72,185	-69.6	13,214	39,065	-66.2	18,278	64,812	-71.7
\$10,000 to \$14,999.....	91,812	211,813	-120,001	-56.7	34,365	61,693	-44.3	57,447	150,120	-61.7
\$15,000 to \$19,999.....	166,946	144,057	22,889	15.9	47,931	27,252	75.9	119,015	116,805	1.9
\$20,000 to \$24,999.....	145,590	51,885	93,705	180.6	27,916	7,469	273.8	117,674	44,416	164.9
\$25,000 to \$34,999.....	125,385	49,011	157,970	322.3	14,549	3,152	361.6	110,836	44,222	323.0
\$35,000 or more.....	81,596	...	...	...	5,371	1,637	228.1	70,225	...	...
Median.....	\$21,100	\$14,200	\$6,900	48.6	\$17,500	\$12,500	40.0	\$22,300	\$14,800	50.7
CONTRACT RENT										
Specified renter occupied....	660,133	(NA)	...	...	346,312	(NA)	...	313,821	(NA)	...
Less than \$40.....	22,130	(NA)	...	...	14,724	(NA)	...	7,406	(NA)	...
\$40 to \$59.....	91,247	(NA)	...	...	63,771	(NA)	...	27,476	(NA)	...
\$60 to \$79.....	134,263	(NA)	...	...	87,307	(NA)	...	46,956	(NA)	...
\$80 to \$99.....	117,262	(NA)	...	...	63,589	(NA)	...	53,673	(NA)	...
\$100 to \$119.....	85,969	(NA)	...	...	39,130	(NA)	...	46,839	(NA)	...
\$120 to \$149.....	84,470	(NA)	...	...	34,517	(NA)	...	49,953	(NA)	...
\$150 to \$199.....	70,116	(NA)	...	...	24,104	(NA)	...	46,012	(NA)	...
\$200 or more.....	34,221	(NA)	...	...	11,489	(NA)	...	22,732	(NA)	...
No cash rent.....	20,455	(NA)	...	...	7,681	(NA)	...	12,774	(NA)	...
Median.....	\$92	(NA)	...	...	\$81	(NA)	...	\$106	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Boston SMSA				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	896,273	815,885	80,388	9.9	232,448	238,802	-2.7	663,825	577,083	15.0
Vacant—seasonal and migratory.	5,517	(NA)	...	...	35	951	-96.3	5,482	(NA)	...
ALL YEAR-ROUND HOUSING UNITS	890,756	(NA)	...	...	232,413	237,851	-2.3	658,343	(NA)	...
POPULATION										
Population in housing units.....	2,652,215	2,508,101	144,114	5.7	601,725	662,042	-9.1	2,050,490	1,846,059	11.1
Per occupied unit (household)...	3.1	3.2	-0.1	-3.1	2.8	2.9	-3.4	3.2	3.4	-5.9
Owner.....	3.6	(NA)	...	...	3.5	3.6	-2.8	(NA)	(NA)	...
Renter.....	2.5	(NA)	...	...	2.5	2.7	-7.4	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	859,701	772,140	87,561	11.3	217,622	224,687	-3.1	642,079	547,453	17.3
Owner.....	452,033	404,110	47,923	11.9	59,230	61,291	-3.4	392,803	342,819	14.6
Percent owner.....	52.6	52.3	...	...	27.2	27.3	...	61.2	62.6	...
Renter.....	407,668	368,030	39,638	10.8	158,392	163,396	-3.1	249,276	204,634	21.8
Negro occupied (nonwhite, 1960)...	38,179	26,146	...	...	31,854	21,461	48.4	6,325	4,685	...
Owner.....	8,022	5,552	...	...	5,566	3,453	61.2	2,456	2,099	...
Percent owner.....	21.0	21.2	...	...	17.5	18.1	...	38.8	44.8	...
Renter.....	30,157	20,594	...	...	26,288	18,008	46.0	3,869	2,586	...
Vacant year-round units.....	31,055	(NA)	...	...	14,791	13,164	12.4	16,264	(NA)	...
For sale only.....	2,444	3,950	-1,506	-38.1	546	580	-5.9	1,898	3,370	-43.7
Homeowner vacancy rate.....	0.5	1.0	...	...	0.9	0.9	...	0.5	1.0	...
For rent.....	17,913	15,488	2,425	15.7	10,034	8,708	15.2	7,879	6,780	16.2
Rental vacancy rate.....	4.2	4.0	...	...	6.0	5.1	...	3.1	3.2	...
ROOMS										
1 and 2 rooms.....	61,878	50,712	11,166	22.0	30,579	31,345	-2.4	31,299	19,367	61.6
3 rooms.....	91,686	74,173	17,513	23.6	36,030	34,690	4.2	55,656	39,583	40.6
4 rooms.....	147,814	133,818	13,996	10.5	48,865	47,119	3.7	98,949	86,899	14.1
5 rooms.....	197,909	194,618	3,291	1.7	55,798	57,693	-3.3	142,111	136,925	3.8
6 rooms.....	187,328	185,121	2,207	1.2	36,355	39,750	-8.5	150,973	145,371	3.9
7 rooms or more.....	204,141	177,438	26,703	15.0	24,786	28,348	-12.6	179,355	149,090	20.3
Median.....	5.2	5.3	-0.1	-1.9	4.5	4.6	-2.2	5.5	5.5	-
UNITS IN STRUCTURE										
1 unit.....	389,132	385,190	3,942	1.0	34,268	39,027	-12.2	354,864	346,163	2.5
2 units or more.....	499,697	429,284	70,413	16.4	197,828	199,680	-0.9	301,869	229,604	31.5
Mobile home or trailer.....	1,927	1,356	571	42.1	317	131	142.0	1,610	1,225	31.4
PLUMBING FACILITIES										
With all plumbing facilities.....	860,578	(NA)	...	...	217,732	207,990	4.7	642,846	(NA)	...
1.01 or more persons per room	46,931	(NA)	...	...	15,550	(NA)	...	31,381	(NA)	...
Negro occupied.....	36,534	(NA)	...	...	30,425	(NA)	...	6,109	(NA)	...
1.01 or more persons per room	4,309	(NA)	...	...	3,782	(NA)	...	527	(NA)	...
Lacking some or all plumbing.....	30,178	(NA)	...	...	14,681	30,848	-52.4	15,497	(NA)	...
Negro occupied.....	1,645	(NA)	...	...	1,429	(NA)	...	216	(NA)	...
PERSONS										
1 person.....	171,064	115,229	55,835	48.5	63,010	53,805	17.1	108,054	61,424	75.9
2 persons.....	242,507	203,975	38,532	18.9	62,239	60,249	3.3	180,268	143,726	25.4
3 and 4 persons.....	267,239	280,403	-13,164	-4.7	56,635	69,149	-18.1	210,604	211,254	-0.3
5 persons or more.....	178,891	172,533	6,358	3.7	35,738	41,484	-13.9	143,153	131,049	9.2
Median.....	2.6	3.0	-0.4	-13.3	2.2	2.5	-12.0	2.8	3.1	-9.7
PERSONS PER ROOM										
1.00 or less.....	811,063	721,724	89,339	12.4	201,151	206,529	-2.6	609,912	515,195	18.4
1.01 or more.....	48,638	50,416	-1,778	-3.5	16,471	18,158	-9.3	32,167	32,258	-0.3
VALUE										
Specified owner occupied.....	344,517	312,390	32,127	10.3	27,658	31,707	-12.8	316,859	280,683	12.9
Less than \$10,000.....	9,344	36,319	-26,975	-74.3	2,740	8,293	-67.0	6,604	28,026	-76.4
\$10,000 to \$14,999.....	28,040	99,609	-71,569	-71.8	4,133	11,580	-64.3	23,907	88,029	-72.8
\$15,000 to \$19,999.....	71,693	98,528	-26,835	-27.2	7,656	8,399	-8.8	64,037	90,129	-28.9
\$20,000 to \$24,999.....	84,164	38,791	45,373	117.0	7,335	2,296	219.5	76,829	36,495	110.5
\$25,000 to \$34,999.....	86,416	39,143	112,133	286.5	4,472	698	540.7	81,944	38,004	282.8
\$35,000 or more.....	64,860	(NA)	...	...	1,322	441	199.8	63,538	(NA)	...
Median.....	\$23,800	\$16,000	\$7,800	48.8	\$19,500	\$13,500	44.4	\$24,200	\$16,300	48.5
CONTRACT RENT										
Specified renter occupied.....	405,783	(NA)	...	...	158,005	163,396	-3.3	247,778	(NA)	...
Less than \$40.....	7,250	(NA)	...	...	2,992	33,830	-91.2	4,258	(NA)	...
\$40 to \$59.....	31,461	(NA)	...	...	14,107	47,565	-70.3	17,354	(NA)	...
\$60 to \$79.....	64,302	(NA)	...	...	31,183	46,764	-33.3	33,119	(NA)	...
\$80 to \$99.....	75,223	(NA)	...	...	31,987	20,234	58.1	43,236	(NA)	...
\$100 to \$119.....	62,959	(NA)	...	...	23,802	10,496	354.4	39,157	(NA)	...
\$120 to \$149.....	64,488	(NA)	...	...	22,951	...	...	41,537	(NA)	...
\$150 to \$199.....	58,108	(NA)	...	...	18,569	2,526	1,000	39,539	(NA)	...
\$200 or more.....	31,778	(NA)	...	...	10,297	...	...	21,481	(NA)	...
No cash rent.....	10,214	(NA)	...	...	2,117	1,981	6.9	8,097	(NA)	...
Median.....	\$106	(NA)	...	...	\$99	\$60	65.0	\$111	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

The State Standard Metropolitan Statistical Areas	Brockton SMSA				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	56,869	45,983	10,686	23.2	28,790	24,090	19.5	27,879	21,893	27.3
Vacant—seasonal and migratory..	103	388	-285	-73.5	23	27	-14.8	80	361	-77.8
ALL YEAR-ROUND HOUSING UNITS	56,566	46,595	10,971	24.1	28,767	24,063	19.5	27,799	21,532	29.1
POPULATION										
Population in housing units.....	183,563	145,002	38,561	26.6	86,756	70,179	23.6	96,807	74,823	29.4
Per occupied unit (household)..	3.3	3.3	-	-	3.1	3.1	-	3.6	3.6	-
Owner.....	3.7	3.6	0.1	2.8	3.6	3.4	5.9	(NA)	(NA)	...
Renter.....	2.6	2.8	-0.2	-7.1	2.5	2.6	-3.8	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	54,895	43,629	11,266	25.8	27,688	22,877	21.0	27,207	20,752	31.1
Owner.....	37,597	29,144	8,453	29.0	15,861	12,427	27.6	21,746	16,717	30.1
Percent owner.....	68.5	66.8	...	...	57.2	54.3	...	79.9	80.6	...
Renter.....	17,298	14,485	2,813	19.4	11,837	10,450	13.3	5,461	4,036	36.3
Negro occupied (nonwhite, 1960)..	838	461	...	...	582	333	...	256	128	...
Owner.....	444	227	...	...	216	115	...	228	112	...
Percent owner.....	53.0	49.2	...	...	37.1	34.5	...	89.1	87.5	...
Renter.....	394	234	...	...	366	218	...	28	16	...
Vacant year-round units.....	1,671	1,966	-295	-15.0	1,079	1,186	-9.0	592	780	-24.1
For sale only.....	223	445	-222	-49.9	96	232	-58.6	127	213	-40.4
Homeowner vacancy rate.....	0.6	1.5	...	...	0.6	1.8	...	0.6	1.3	...
For rent.....	783	834	-51	-6.1	597	672	-11.2	186	162	14.8
Rental vacancy rate.....	4.3	5.4	...	...	4.8	6.0	...	3.3	3.9	...
ROOMS										
1 and 2 rooms.....	2,314	1,982	332	16.8	1,767	1,628	8.5	547	354	54.5
3 rooms.....	4,552	3,416	1,136	33.3	2,806	2,153	30.3	1,746	1,263	38.2
4 rooms.....	9,376	8,661	715	8.3	5,292	4,835	9.5	4,084	3,826	6.7
5 rooms.....	15,554	13,399	2,155	16.1	8,861	7,870	12.6	6,693	5,529	21.1
6 rooms.....	13,043	9,761	3,282	33.6	5,744	4,307	33.4	7,299	5,454	33.8
7 rooms or more.....	11,727	8,764	2,963	33.8	4,297	3,297	30.3	7,430	5,467	35.9
Median.....	5.3	5.2	0.1	1.9	5.0	4.9	2.0	5.6	5.5	1.8
UNITS IN STRUCTURE										
1 unit.....	35,121	29,150	5,971	20.5	13,740	10,914	25.9	21,381	18,236	17.2
2 units or more.....	21,204	16,555	4,649	28.1	15,011	13,156	14.1	6,193	3,399	82.2
Mobile home or trailer.....	241	278	-37	-13.3	16	20	-20.0	225	258	-12.8
PLUMBING FACILITIES										
With all plumbing facilities.....	54,846	42,384	12,462	29.4	27,625	21,690	27.4	27,221	20,694	31.5
1.01 or more persons per room	3,922	(NA)	...	...	1,918	(NA)	...	2,004	(NA)	...
Negro occupied.....	806	(NA)	...	...	557	(NA)	...	249	(NA)	...
1.01 or more persons per room	116	(NA)	...	...	95	(NA)	...	21	(NA)	...
Lacking some or all plumbing.....	1,720	3,599	-1,879	-52.2	1,142	2,400	-52.4	578	1,199	-51.8
Negro occupied.....	32	(NA)	...	...	25	(NA)	...	7	(NA)	...
PERSONS										
1 person.....	8,686	5,912	2,774	46.9	5,421	4,085	32.7	3,265	1,827	78.7
2 persons.....	14,068	11,273	2,795	24.8	7,349	6,256	17.5	6,719	5,017	33.9
3 and 4 persons.....	18,343	16,122	2,221	13.8	8,945	8,216	8.9	9,398	7,906	18.9
5 persons or more.....	13,798	10,322	3,476	33.7	5,973	4,320	38.3	7,825	6,002	30.4
Median.....	3.0	3.1	-0.1	-3.2	2.7	2.8	-3.6	3.3	3.4	-2.9
PERSONS PER ROOM										
1.00 or less.....	50,904	40,320	10,584	26.3	25,731	21,367	20.4	25,173	18,953	32.8
1.01 or more.....	3,991	3,309	682	20.6	1,957	1,510	29.6	2,034	1,799	13.1
VALUE										
Specified owner occupied.....	31,542	24,030	7,512	31.3	12,521	9,114	37.4	19,021	14,916	27.5
Less than \$10,000.....	1,515	6,252	-4,737	-75.8	534	2,299	-76.8	981	3,953	-75.2
\$10,000 to \$14,999.....	6,113	12,535	-6,422	-51.2	2,289	4,712	-51.4	3,824	7,823	-51.1
\$15,000 to \$19,999.....	12,431	3,997	8,434	211.0	5,391	1,498	259.9	7,040	2,499	181.7
\$20,000 to \$24,999.....	6,895	823	6,072	737.8	2,761	353	682.2	4,134	470	779.6
\$25,000 to \$34,999.....	3,604	275	3,329	1,000+	1,166	152	667.1	2,438	123	1,000+
\$35,000 or more.....	984	148	836	564.9	380	100	280.0	604	48	1,000+
Median.....	\$18,300	\$12,100	\$6,200	51.2	\$18,200	\$12,400	46.8	\$18,300	\$12,200	50.0
CONTRACT RENT										
Specified renter occupied.....	17,096	14,455	2,641	18.3	11,739	10,450	12.3	5,357	4,005	33.8
Less than \$40.....	784	4,110	-3,326	-80.9	624	3,324	-81.2	160	786	-79.6
\$40 to \$59.....	2,178	6,162	-3,984	-64.7	1,628	4,561	-64.3	550	1,601	-65.6
\$60 to \$79.....	4,063	3,007	1,056	35.1	3,052	1,960	55.7	1,011	1,047	-3.4
\$80 to \$99.....	3,755	395	3,360	850.6	2,697	190	1,000+	1,058	205	416.1
\$100 to \$119.....	2,541	-	...	...	1,746	-	...	795	-	...
\$120 to \$149.....	1,808	204	4,145	1,000+	1,042	123	1,000+	766	81	1,000+
\$150 to \$199.....	1,059	-	...	...	514	-	...	545	-	...
\$200 or more.....	257	-	...	...	151	-	...	106	-	...
No cash rent.....	651	577	74	12.8	285	292	-2.4	366	285	28.4
Median.....	\$86	\$48	\$38	79.2	\$83	\$47	76.6	\$95	\$53	79.2

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Fall River, Mass.—R.I. (Entire SMSA)				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	51,776	47,368	4,408	9.3	34,186	34,362	-0.5	17,590	13,006	35.2
Vacant—seasonal and migratory.	1,216	1,578	-363	-23.0	43	285	-84.9	1,173	1,294	-9.4
ALL YEAR-ROUND HOUSING UNITS	50,560	45,789	4,771	10.4	34,143	34,077	0.2	16,417	11,712	40.2
POPULATION										
Population in housing units.....	147,517	137,342	10,175	7.4	94,664	98,786	-4.3	52,953	38,556	37.3
Per occupied unit (household)...	3.0	3.1	-0.1	-3.2	2.9	3.0	-3.3	3.3	3.5	-5.7
Owner.....	(NA)	3.4	...	...	3.3	3.3	-	(NA)	(NA)	...
Renter.....	(NA)	2.9	...	...	2.7	2.9	-6.9	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	48,897	43,715	5,182	11.9	32,961	32,547	1.3	15,936	11,168	42.7
Owner.....	23,627	19,028	4,599	24.2	10,592	9,908	6.9	13,035	9,120	42.9
Percent owner.....	48.3	43.5	...	...	32.1	30.4	...	81.8	81.7	...
Renter.....	25,270	24,687	583	2.4	22,369	22,639	-1.2	2,901	2,048	41.7
Negro occupied (nonwhite, 1960)...	145	167	...	...	122	139	...	23	28	...
Owner.....	26	43	...	...	9	15	...	17	28	...
Percent owner.....	17.9	25.7	...	...	7.4	10.8	...	73.9	100.0	...
Renter.....	119	124	...	...	113	124	...	6	-	...
Vacant year-round units.....	1,683	2,074	-411	-19.8	1,182	1,530	-22.7	481	544	-11.6
For sale only.....	106	163	-57	-35.0	31	66	-53.0	75	97	-22.7
Homeowner vacancy rate.....	0.4	0.8	...	...	0.3	0.7	...	0.6	1.1	...
For rent.....	812	1,203	-391	-32.5	713	1,079	-33.9	99	124	-20.2
Rental vacancy rate.....	3.1	4.6	...	...	3.1	4.5	...	3.3	5.7	...
ROOMS										
1 and 2 rooms.....	1,618	1,100	518	47.1	1,440	968	48.8	178	132	34.8
3 rooms.....	5,326	4,651	675	14.5	4,523	4,084	10.7	803	567	41.6
4 rooms.....	11,416	11,376	40	0.4	8,359	8,317	0.5	3,057	3,059	-0.1
5 rooms.....	15,299	13,533	1,766	13.0	10,215	9,970	2.5	5,084	3,563	42.7
6 rooms.....	10,078	9,845	233	2.4	6,221	6,854	-9.2	3,857	2,991	29.0
7 rooms or more.....	6,823	6,856	-33	-0.5	3,385	4,169	-18.8	3,438	2,687	27.9
Median.....	5.0	5.0	-	-	4.8	4.9	-2.0	5.3	5.3	-
UNITS IN STRUCTURE										
1 unit.....	19,820	18,546	1,274	6.9	6,130	6,976	-12.1	13,690	11,570	18.3
2 units or more.....	30,541	28,743	1,798	6.3	27,973	27,373	2.2	2,568	1,370	87.4
Mobile home or trailer.....	199	72	127	176.4	40	13	207.7	159	59	169.5
PLUMBING FACILITIES										
With all plumbing facilities.....	48,158	35,353	12,805	36.2	32,465	23,907	35.8	15,693	11,446	37.1
1.01 or more persons per room	3,245	(NA)	...	...	2,273	(NA)	...	973	(NA)	...
Negro occupied.....	131	(NA)	...	...	114	(NA)	...	17	(NA)	...
1.01 or more persons per room	19	(NA)	...	...	17	(NA)	...	2	(NA)	...
Lacking some or all plumbing.....	2,402	12,008	-9,606	-80.0	1,678	10,455	-84.0	724	1,553	-53.4
Negro occupied.....	10	(NA)	...	...	8	(NA)	...	2	(NA)	...
PERSONS										
1 person.....	9,138	6,289	2,849	45.3	7,327	5,465	34.1	1,811	824	119.8
2 persons.....	14,429	12,008	2,421	20.2	9,797	8,981	9.1	4,632	3,027	53.0
3 and 4 persons.....	16,340	17,320	-980	-5.7	10,536	12,676	-16.9	5,804	4,644	25.0
5 persons or more.....	8,990	8,098	892	11.0	5,301	5,425	-2.3	3,689	2,673	38.0
Median.....	2.6	2.9	-0.3	-10.3	2.4	2.8	-14.3	3.0	3.2	-6.3
PERSONS PER ROOM										
1.00 or less.....	45,500	40,662	4,838	11.9	30,590	30,248	1.1	14,910	10,414	43.2
1.01 or more.....	3,897	3,053	344	11.3	2,371	2,299	3.1	1,026	754	36.1
VALUE										
Specified owner occupied.....	16,514	13,095	3,419	26.1	5,103	5,027	1.5	11,411	8,068	41.4
Less than \$10,000.....	1,623	4,670	-3,047	-65.2	850	2,214	-61.6	773	2,456	-68.5
\$10,000 to \$14,999.....	3,442	5,607	-2,165	-38.6	1,607	1,984	-24.0	1,935	3,623	-46.6
\$15,000 to \$19,999.....	4,757	1,912	2,845	148.8	1,492	516	189.1	3,265	1,396	133.9
\$20,000 to \$24,999.....	3,622	551	3,071	557.4	725	169	329.0	2,897	382	658.4
\$25,000 to \$34,999.....	2,284	217	2,067	952.5	359	85	322.4	1,925	132	1,000+
\$35,000 or more.....	786	138	648	469.6	170	59	188.1	616	79	679.7
Median.....	\$18,400	\$11,500	\$8,900	60.0	\$15,700	\$10,600	48.1	\$19,600	\$12,100	62.0
CONTRACT RENT										
Specified renter occupied.....	25,115	24,662	453	1.8	22,329	22,639	-1.4	2,786	2,023	37.7
Less than \$40.....	2,422	16,238	-13,816	-85.1	2,184	15,581	-86.0	238	657	-63.8
\$40 to \$59.....	9,980	5,493	4,487	81.7	9,587	4,931	94.4	393	562	-30.1
\$60 to \$79.....	7,293	2,077	5,216	251.1	6,756	1,658	307.5	537	419	28.2
\$80 to \$99.....	2,555	307	2,248	732.2	2,172	155	1,000+	383	152	152.0
\$100 to \$119.....	1,215	63	1,152	1,000+	808	44	1,000+	407	19	1,000+
\$120 to \$149.....	636	63	573	1,000+	348	76	...	288	17	1,000+
\$150 to \$199.....	234	17	217	1,000+	76	11	...	158	...	...
\$200 or more.....	49	17	32	1,000+	11	...	...	38	...	...
No cash rent.....	731	467	264	56.5	387	270	43.3	344	197	74.6
Median.....	\$60	\$35	\$25	71.4	\$58	\$34	70.6	\$53	\$49	69.4

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Fall River, Mass.—R.I.SMSA (Massachusetts part)				Fall River central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	47,607	44,253	3,354	7.6	34,186	34,362	-0.5	13,421	9,891	35.7
Vacant—seasonal and migratory..	1,007	1,340	-333	-24.9	43	285	-84.9	964	1,055	-8.6
ALL YEAR-ROUND HOUSING UNITS	46,600	42,913	3,687	8.6	34,143	34,077	0.2	12,457	8,836	41.0
POPULATION										
Population in housing units.....	134,992	128,188	6,804	5.3	94,564	98,786	-4.3	40,428	29,402	37.5
Per occupied unit (household)..	3.0	3.1	-0.1	-3.2	2.9	3.0	-3.3	3.3	3.5	-5.7
Owner.....	3.4	3.4	-	-	3.3	3.3	-	(NA)	(NA)	...
Renter.....	2.7	2.9	-0.2	-6.9	2.7	2.9	-6.9	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	45,069	40,955	4,114	10.0	32,961	32,517	1.3	12,108	8,408	44.0
Owner.....	20,592	16,872	3,720	22.0	10,592	9,908	6.9	10,000	6,964	43.6
Percent owner.....	45.7	41.2	...	...	32.1	30.4	...	82.6	82.8	...
Renter.....	24,477	24,083	394	1.6	22,369	22,639	-1.2	2,108	1,444	46.0
Negro occupied (nonwhite, 1960)..	141	163	...	...	122	139	...	19	24	...
Owner.....	22	39	...	...	9	15	...	13	24	...
Percent owner.....	15.6	23.9	...	...	7.4	10.8	...	68.4	100.0	...
Renter.....	119	124	...	...	113	124	...	6	-	...
Vacant year-round units.....	1,531	1,958	-427	21.8	1,182	1,830	-22.7	349	428	-18.5
For sale only.....	84	135	51	-37.8	31	66	-53.0	53	69	-23.2
Homeowner vacancy rate.....	0.4	0.8	...	...	0.3	0.7	...	0.5	1.0	...
For rent.....	766	1,176	-410	-34.9	713	1,079	-33.9	53	97	-45.4
Rental vacancy rate.....	3.0	4.7	...	...	3.1	4.5	...	2.5	6.3	...
ROOMS										
1 and 2 rooms.....	1,561	1,034	...	...	1,440	968	48.8	121	66	...
3 rooms.....	5,122	4,470	...	...	4,523	4,084	10.7	599	386	...
4 rooms.....	10,617	10,677	...	...	8,359	8,317	0.5	2,258	2,360	...
5 rooms.....	13,972	12,606	...	...	10,215	9,970	2.5	3,757	2,636	...
6 rooms.....	9,230	9,241	...	...	6,221	6,854	-9.2	3,009	2,387	...
7 rooms or more.....	6,098	6,225	...	...	3,385	4,169	-18.8	2,713	2,056	...
Median.....	4.9	5.0	...	...	4.8	4.9	-2.0	5.4	5.3	...
UNITS IN STRUCTURE										
1 unit.....	16,730	15,952	...	...	6,130	6,976	-12.1	10,600	8,976	...
2 units or more.....	29,812	28,275	...	...	27,973	27,373	2.2	1,839	902	...
Mobile home or trailer.....	58	26	...	...	40	13	207.7	18	13	...
PLUMBING FACILITIES										
With all plumbing facilities.....	44,436	32,847	...	...	32,465	23,907	35.8	11,971	8,940	...
1.01 or more persons per room	2,982	(NA)	...	...	2,273	(NA)	...	709	(NA)	...
Negro occupied.....	131	(NA)	...	...	114	(NA)	...	17	(NA)	...
1.01 or more persons per room	19	(NA)	...	...	17	(NA)	...	2	(NA)	...
Lacking some or all plumbing.....	2,164	11,406	...	...	1,678	10,455	-84.0	486	951	...
Negro occupied.....	10	(NA)	...	...	8	(NA)	...	2	(NA)	...
PERSONS										
1 person.....	8,708	6,088	2,620	43.0	7,327	5,465	34.1	1,381	623	121.7
2 persons.....	13,264	11,209	2,055	18.3	9,797	8,981	9.1	3,467	2,228	55.6
3 and 4 persons.....	14,940	16,096	-1,156	-7.2	10,536	12,976	-16.9	4,404	3,420	28.8
5 persons or more.....	8,157	7,562	595	7.9	5,301	5,425	-2.3	2,856	2,137	33.6
Median.....	2.6	2.9	0.3	-10.3	2.4	2.8	-14.3	3.0	3.3	-9.1
PERSONS PER ROOM										
1.00 or less.....	41,954	38,095	3,859	10.1	30,590	30,248	1.1	11,364	7,847	44.8
1.01 or more.....	3,115	2,860	255	8.9	2,371	2,299	3.1	744	561	32.6
VALUE										
Specified owner occupied.....	13,996	11,320	2,676	23.6	5,103	5,027	1.5	8,893	6,293	41.3
Less than \$10,000.....	1,415	4,173	-2,758	-66.1	850	2,214	-61.6	565	1,959	-71.2
\$10,000 to \$14,999.....	2,955	4,808	-1,853	-38.5	1,507	1,984	-24.0	1,448	2,824	-48.7
\$15,000 to \$19,999.....	3,983	1,586	2,397	151.1	1,492	516	189.1	2,491	1,070	132.8
\$20,000 to \$24,999.....	3,090	462	2,628	568.8	725	169	329.0	2,365	293	707.2
\$25,000 to \$34,999.....	1,919	185	1,734	973.3	359	85	322.4	1,560	100	1,000+
\$35,000 or more.....	634	106	528	498.1	170	59	188.1	464	47	887.2
Median.....	\$18,300	\$11,400	\$6,900	60.5	\$15,700	\$10,600	48.1	\$19,000	\$12,000	65.8
CONTRACT RENT										
Specified renter occupied.....	24,367	24,066	301	1.3	22,329	22,639	-1.4	2,038	1,427	42.8
Less than \$40.....	2,344	15,982	-13,638	-85.3	2,184	15,581	-86.0	160	401	-60.1
\$40 to \$59.....	9,819	5,362	4,457	83.1	9,587	4,931	94.4	232	431	-46.2
\$60 to \$79.....	7,165	1,993	5,172	259.5	6,756	1,658	307.5	409	335	22.1
\$80 to \$99.....	2,454	274	2,180	795.6	2,172	155	1,000+	282	119	137.0
\$100 to \$119.....	1,150	55	1,095	1,000+	808	44	1,000+	342	11	1,000+
\$120 to \$149.....	571	17	554	1,000+	348	102	...	223	17	658.8
\$150 to \$199.....	178	38	140	1,000+	76	27	...	102	27	...
\$200 or more.....	38	17	21	1,000+	11	...	...	27	...	...
No cash rent.....	648	383	265	69.2	387	270	43.3	261	113	131.0
Median.....	\$59	\$34	\$25	73.5	\$58	\$34	70.6	\$86	\$52	65.4

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

The State Standard Metropolitan Statistical Areas	Fitchburg-Leominster SMSA				Inside central cities		
	1970	1960	Change		1970	1960	Per- cent change
			Number	Percent			
All housing units.....	32,076	28,970	3,106	10.7	25,196	22,574	11.6
Vacant—seasonal and migratory.....	583	(NA)	...	...	48	98	-51.0
ALL YEAR-ROUND HOUSING UNITS.....	31,493	(NA)	...	...	25,148	22,476	11.9
POPULATION							
Population in housing units.....	94,797	89,223	5,574	6.2	74,315	70,333	5.7
Per occupied unit (household).....	3.1	3.3	-0.2	-6.1	3.1	3.3	-6.1
Owner.....	3.4	(NA)	...	...	(NA)	(NA)	...
Renter.....	2.7	(NA)	...	...	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS							
All occupied units.....	30,225	26,939	3,286	12.2	24,053	21,583	11.4
Owner.....	18,329	15,508	2,821	18.2	13,386	11,513	16.3
Percent owner.....	60.6	57.6	...	...	55.7	53.3	...
Renter.....	11,896	11,431	465	4.1	10,667	10,070	5.9
Negro occupied (nonwhite, 1960).....	257	323	...	...	175	130	...
Owner.....	79	50	...	...	35	32	...
Percent owner.....	30.7	15.5	...	...	20.0	24.6	...
Renter.....	178	273	...	...	140	98	...
Vacant year-round units.....	1,268	(NA)	...	...	1,095	893	22.5
For sale only.....	117	129	-12	-9.3	82	78	5.1
Homeowner vacancy rate.....	0.6	0.8	...	...	0.6	0.7	...
For rent.....	727	594	133	22.4	690	517	33.5
Rental vacancy rate.....	5.8	4.9	...	...	6.1	4.9	...
ROOMS							
1 and 2 rooms.....	1,607	1,347	...	...	1,451	1,075	35.0
3 rooms.....	2,835	2,869	...	...	2,402	2,216	8.4
4 rooms.....	6,705	6,672	...	...	5,417	4,965	9.1
5 rooms.....	8,975	8,085	...	...	7,349	6,586	11.6
6 rooms.....	6,396	5,610	...	...	4,951	4,492	10.2
7 rooms or more.....	4,975	4,387	...	...	3,578	3,240	10.4
Median.....	5.0	4.9	...	...	4.9	5.0	-2.0
UNITS IN STRUCTURE							
1 unit.....	15,612	14,717	...	...	10,571	9,482	11.5
2 units or more.....	15,469	13,902	...	...	14,406	12,987	10.9
Mobile home or trailer.....	412	324	...	...	171	105	62.9
PLUMBING FACILITIES							
With all plumbing facilities.....	30,232	25,554	...	...	24,183	20,283	19.2
1.01 or more persons per room.....	2,075	(NA)	...	...	1,670	(NA)	...
Negro occupied.....	250	(NA)	...	...	170	(NA)	...
1.01 or more persons per room.....	40	(NA)	...	...	30	(NA)	...
Lacking some or all plumbing.....	1,261	3,389	...	...	965	2,291	-57.9
Negro occupied.....	7	(NA)	...	...	5	(NA)	...
PERSONS							
1 person.....	5,252	3,124	2,128	68.1	4,503	2,714	65.9
2 persons.....	8,684	7,564	1,120	14.8	6,908	6,117	12.9
3 and 4 persons.....	9,902	10,193	-291	-2.9	7,672	8,088	-5.1
5 persons or more.....	6,387	6,058	329	5.4	4,970	4,664	6.6
Median.....	2.7	3.0	-0.3	-10.0	2.6	2.9	-10.3
PERSONS PER ROOM							
1.00 or less.....	28,085	24,450	3,635	14.9	22,339	19,682	13.5
1.01 or more.....	2,140	2,489	-349	-14.0	1,714	1,901	-9.8
VALUE							
Specified owner occupied.....	13,293	11,209	2,084	18.6	9,418	8,098	16.3
Less than \$10,000.....	1,148	3,801	-2,653	-69.8	689	2,610	-73.6
\$10,000 to \$14,999.....	3,450	5,031	-1,581	-31.4	2,379	3,644	-34.7
\$15,000 to \$19,999.....	4,300	1,581	2,719	172.0	3,133	1,192	162.8
\$20,000 to \$24,999.....	2,524	470	2,054	437.0	1,873	370	406.2
\$25,000 to \$34,999.....	1,311	326	1,545	473.9	931	174	435.1
\$35,000 or more.....	560	...	...	...	413	108	282.4
Median.....	\$17,400	\$11,800	\$5,600	47.5	\$17,600	\$12,000	46.7
CONTRACT RENT							
Specified renter occupied.....	11,811	(NA)	...	...	10,634	(NA)	...
Less than \$40.....	645	(NA)	...	...	593	(NA)	...
\$40 to \$59.....	2,862	(NA)	...	...	2,775	(NA)	...
\$60 to \$79.....	3,359	(NA)	...	...	3,181	(NA)	...
\$80 to \$99.....	2,187	(NA)	...	...	1,982	(NA)	...
\$100 to \$119.....	1,154	(NA)	...	...	905	(NA)	...
\$120 to \$149.....	621	(NA)	...	...	466	(NA)	...
\$150 to \$199.....	425	(NA)	...	...	350	(NA)	...
\$200 or more.....	42	(NA)	...	...	34	(NA)	...
No cash rent.....	536	(NA)	...	...	348	(NA)	...
Median.....	\$73	(NA)	...	...	\$71	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

The State Standard Metropolitan Statistical Areas	Fitchburg central city			Leominster central city			Outside central cities		
	1970	1960	Per- cent change	1970	1960	Per- cent change	1970	1960	Per- cent change
All housing units.....	14,821	13,875	6.8	10,375	8,699	19.3	6,880	6,396	7.6
Vacant—seasonal and migratory..	10	43	-76.7	38	55	-30.9	535	(NA)	...
ALL YEAR-ROUND HOUSING UNITS	14,811	13,832	7.1.	10,337	8,644	19.6	6,345	(NA)	...
POPULATION									
Population in housing units.....	41,903	42,591	-1.6.	32,412	27,742	16.8	20,482	18,890	8.4
Per occupied unit (household)..	3.0	3.2	-6.3.	3.2	3.3	-3.0	3.3	3.5	-5.7
Owner.....	3.4	3.4	-	3.6	3.6	-	(NA)	(NA)	...
Renter.....	2.6	3.0	-13.3.	2.7	3.0	-10.0	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS									
All occupied units.....	14,034	13,235	6.0	10,019	8,348	20.0	6,172	5,356	15.2
Owner.....	7,212	6,592	9.4	6,174	4,921	25.5	4,943	3,995	23.7
Percent owner.....	51.4	49.8	...	61.6	58.9	...	80.1	74.6	...
Renter.....	6,822	6,643	2.7	3,845	3,427	12.2	1,229	1,361	-9.7
Negro occupied (nonwhite, 1960)..	103	69	...	72	61	...	82	193	...
Owner.....	11	12	...	24	20	...	44	18	...
Percent owner.....	10.7	17.4	...	33.3	32.8	...	53.7	9.3	...
Renter.....	92	57	...	48	41	...	38	175	...
Vacant year-round units.....	777	597	30.2	318	296	7.4	173	(NA)	...
For sale only.....	53	40	32.5	29	38	-23.7	35	51	-31.4
Homeowner vacancy rate.....	0.7	0.6	...	0.5	0.8	...	0.7	1.3	...
For rent.....	501	361	38.8	189	156	21.2	37	77	-51.9
Rental vacancy rate.....	6.8	5.2	...	4.7	4.4	...	2.9	5.4	...
ROOMS									
1 and 2 rooms.....	950	556	70.9	501	519	-3.5	156	272	...
3 rooms.....	1,414	1,312	7.8	988	904	9.3	433	653	...
4 rooms.....	3,277	3,095	5.9	2,140	1,870	14.4	1,288	1,707	...
5 rooms.....	4,462	4,333	3.0	2,887	2,253	28.1	1,626	1,499	...
6 rooms.....	2,769	2,634	5.1	2,182	1,858	17.4	1,445	1,118	...
7 rooms or more.....	1,839	1,945	-0.3	1,639	1,295	26.6	1,397	1,147	...
Median.....	4.9	5.0	-2.0	5.0	5.0	-	5.3	4.9	...
UNITS IN STRUCTURE									
1 unit.....	5,306	5,141	3.2	5,265	4,841	21.3	5,041	5,235	...
2 units or more.....	9,414	8,694	8.3	4,992	4,293	16.3	1,063	915	...
Mobile home or trailer.....	91	40	127.5	80	65	23.1	241	219	...
PLUMBING FACILITIES									
With all plumbing facilities.....	14,181	12,317	15.1	10,002	7,966	25.6	6,049	5,271	...
1.01 or more persons per room	897	(NA)	...	773	(NA)	...	405	(NA)	...
Negro occupied.....	101	(NA)	...	69	(NA)	...	80	(NA)	...
1.01 or more persons per room	21	(NA)	...	9	(NA)	...	10	(NA)	...
Lacking some or all plumbing.....	630	1,558	-59.6	335	733	-54.3	296	1,098	...
Negro occupied.....	2	(NA)	...	3	(NA)	...	2	(NA)	...
PERSONS									
1 person.....	2,917	1,769	64.9	1,586	945	67.8	749	410	82.7
2 persons.....	4,147	3,736	11.0	2,761	2,381	16.0	1,776	1,447	22.7
3 and 4 persons.....	4,267	5,002	-14.7	3,405	3,086	10.3	2,230	2,105	5.9
5 persons or more.....	2,703	2,728	-0.9	2,267	1,936	17.1	1,417	1,394	1.6
Median.....	2.5	2.9	-13.8	2.9	3.0	-3.3	3.0	3.3	-9.1
PERSONS PER ROOM									
1.00 or less.....	13,107	12,141	8.0	9,232	7,541	22.4	5,746	4,768	20.5
1.01 or more.....	927	1,094	-15.3	787	807	-2.5	426	588	-27.6
VALUE									
Specified owner occupied.....	4,675	4,173	12.0	4,743	3,925	20.8	3,875	3,111	24.6
Less than \$10,000.....	468	1,457	-67.9	221	1,153	-80.8	459	1,191	-61.5
\$10,000 to \$14,999.....	1,357	1,930	-29.7	1,022	1,714	-40.4	1,071	1,387	-22.8
\$15,000 to \$19,999.....	1,535	503	205.2	1,598	689	131.9	1,167	389	200.0
\$20,000 to \$24,999.....	798	142	462.0	1,075	228	371.5	651	100	551.0
\$25,000 to \$34,999.....	364	85	328.2	567	89	537.1	380	44	1,000+
\$35,000 or more.....	153	56	173.2	260	52	400.0	147	147	...
Median.....	\$16,700	\$11,400	46.5	\$18,500	\$12,000	54.2	\$16,700	\$11,300	47.8
CONTRACT RENT									
Specified renter occupied.....	6,800	(NA)	...	3,834	(NA)	...	1,177	(NA)	...
Less than \$40.....	423	(NA)	...	170	(NA)	...	52	(NA)	...
\$40 to \$59.....	1,929	(NA)	...	846	(NA)	...	87	(NA)	...
\$60 to \$79.....	2,039	(NA)	...	1,142	(NA)	...	178	(NA)	...
\$80 to \$99.....	1,237	(NA)	...	745	(NA)	...	185	(NA)	...
\$100 to \$119.....	547	(NA)	...	358	(NA)	...	249	(NA)	...
\$120 to \$149.....	225	(NA)	...	241	(NA)	...	155	(NA)	...
\$150 to \$199.....	158	(NA)	...	192	(NA)	...	75	(NA)	...
\$200 or more.....	23	(NA)	...	11	(NA)	...	8	(NA)	...
No cash rent.....	219	(NA)	...	129	(NA)	...	188	(NA)	...
Median.....	\$69	(NA)	...	\$75	(NA)	...	\$69	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Lawrence-Haverhill, Mass.—N.H. (Entire SMSA)				Inside central cities		
	1970	1960	Change		1970	1960	Percent Change
			Number	Percent			
All housing units.....	78,606	66,672	12,034	18.1	41,025	40,374	1.6
Vacant—seasonal and migratory.....	920	(NA)	...	...	17	124	-86.3
ALL YEAR-ROUND HOUSING UNITS.....	77,686	(NA)	...	...	41,008	40,250	1.9
POPULATION							
Population in housing units.....	227,936	195,478	32,458	16.6	110,397	115,754	-4.6
Per occupied unit (household).....	3.1	3.2	-0.1	-3.1	2.9	3.0	-3.3
Owner.....	(NA)	(NA)	...	...	(NA)	(NA)	...
Renter.....	(NA)	(NA)	...	...	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS							
All occupied units.....	73,724	61,665	12,059	19.6	38,462	37,972	1.3
Owner.....	41,717	33,136	8,581	25.9	16,046	15,240	5.3
Percent owner.....	56.6	53.7	...	...	41.7	40.1	...
Renter.....	32,007	28,529	3,478	12.2	22,416	22,732	-1.4
Negro occupied (nonwhite, 1960).....	394	215	...	...	330	168	...
Owner.....	98	71	...	...	62	37	...
Percent owner.....	24.9	33.0	...	...	18.8	22.0	...
Renter.....	296	144	...	...	268	131	...
Vacant year-round units.....	3,962	(NA)	...	...	2,546	2,278	11.8
For sale only.....	348	394	-46	-11.7	131	117	12.0
Homeowner vacancy rate.....	0.8	1.2	...	...	0.8	0.8	...
For rent.....	2,354	1,520	834	54.9	1,726	1,357	27.2
Rental vacancy rate.....	6.9	5.1	...	...	7.1	5.6	...
ROOMS							
1 and 2 rooms.....	3,404	2,612	792	30.3	2,429	1,917	26.7
3 rooms.....	6,362	4,669	1,693	36.3	3,913	3,148	24.3
4 rooms.....	15,484	12,762	2,722	21.3	8,759	8,133	7.7
5 rooms.....	20,405	18,705	1,700	9.1	11,769	12,221	-3.7
6 rooms.....	17,942	16,236	1,706	10.5	9,052	9,417	-3.9
7 rooms or more.....	14,089	11,587	2,502	21.6	5,086	5,538	-8.2
Median.....	5.2	5.2	-	-	5.0	5.1	-2.0
UNITS IN STRUCTURE							
1 unit.....	36,102	34,142	1,960	5.7	11,437	12,228	-6.5
2 units or more.....	40,788	32,084	8,704	27.1	29,552	28,138	5.0
Mobile home or trailer.....	796	396	400	101.0	19	8	137.5
PLUMBING FACILITIES							
With all plumbing facilities.....	74,687	59,897	14,790	24.7	38,813	36,119	7.5
1.01 or more persons per room.....	4,225	(NA)	...	...	2,293	(NA)	...
Negro occupied.....	365	(NA)	...	...	303	(NA)	...
1.01 or more persons per room.....	52	(NA)	...	...	49	(NA)	...
Lacking some or all plumbing.....	2,999	6,725	-3,726	-55.4	2,195	4,255	-48.4
Negro occupied.....	29	(NA)	...	...	27	(NA)	...
PERSONS							
1 person.....	14,080	8,721	5,359	61.4	9,468	6,336	49.4
2 persons.....	20,691	17,662	3,009	17.0	11,021	11,064	-0.4
3 and 4 persons.....	23,780	22,856	924	4.0	11,329	13,675	-17.2
5 persons or more.....	15,173	12,406	2,767	22.3	6,644	6,897	-3.7
Median.....	2.7	2.9	-0.2	-6.9	2.4	2.7	-11.1
PERSONS PER ROOM							
1.00 or less.....	69,405	58,067	11,338	19.5	36,114	35,717	1.1
1.01 or more.....	4,319	3,598	721	20.0	2,348	2,255	4.1
VALUE							
Specified owner occupied.....	31,339	26,198	5,141	19.6	9,819	10,622	-7.6
Less than \$10,000.....	2,356	6,859	-4,503	-65.7	1,176	3,400	-65.4
\$10,000 to \$14,999.....	5,176	9,520	-4,344	-45.6	2,374	3,515	-32.3
\$15,000 to \$19,999.....	8,995	6,515	2,480	38.1	3,234	2,921	10.7
\$20,000 to \$24,999.....	6,859	1,940	4,919	253.6	1,747	648	169.6
\$25,000 to \$34,999.....	5,008	...	983	...	983	78	1,000+
\$35,000 or more.....	2,947	1,364	6,589	483.1	305	60	408.3
Median.....	\$19,500	\$13,300	\$6,200	46.0	\$17,100	\$12,700	34.6
CONTRACT RENT							
Specified renter occupied.....	31,838	(NA)	...	...	22,378	(NA)	...
Less than \$40.....	2,276	(NA)	...	...	2,021	(NA)	...
\$40 to \$59.....	6,785	(NA)	...	...	5,831	(NA)	...
\$60 to \$79.....	7,599	(NA)	...	...	6,284	(NA)	...
\$80 to \$99.....	6,072	(NA)	...	...	3,831	(NA)	...
\$100 to \$119.....	3,133	(NA)	...	...	2,046	(NA)	...
\$120 to \$149.....	3,416	(NA)	...	...	1,353	(NA)	...
\$150 to \$199.....	2,060	(NA)	...	...	496	(NA)	...
\$200 or more.....	447	(NA)	...	...	18	(NA)	...
No cash rent.....	1,050	(NA)	...	...	498	(NA)	...
Median.....	\$77	(NA)	...	...	\$70	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Lawrence central city			Haverhill central city			Outside central cities		
	1970	1960	Percent Change	1970	1960	Percent Change	1970	1960	Percent Change
All housing units.....	24,909	24,407	2.1	16,116	15,967	0.9	37,581	26,198	43.4
Vacant—seasonal and migratory.....	6	47	-87.2	11	77	-85.7	903	(NA)	...
ALL YEAR-ROUND HOUSING UNITS.....	24,903	24,360	2.2	16,105	15,890	1.4	36,678	(NA)	...
POPULATION									
Population in housing units.....	65,589	69,100	-5.1	44,808	46,654	-4.0	117,539	79,724	47.4
Per occupied unit (household).....	2.8	3.0	-6.7	2.9	3.1	-6.5	3.3	3.4	-2.9
Owner.....	3.2	3.3	-3.0	3.3	3.4	-2.9	(NA)	(NA)	...
Renter.....	2.6	2.9	-10.3	2.5	2.7	-7.4	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS									
All occupied units.....	23,229	22,922	1.3	15,233	15,050	1.2	35,262	23,693	48.8
Owner.....	7,729	7,257	6.5	8,317	7,983	4.2	25,671	17,896	43.4
Percent owner.....	33.3	31.7	...	54.6	53.0	...	72.8	75.5	...
Renter.....	15,500	15,665	-1.1	6,916	7,067	-2.1	9,591	5,797	65.4
Negro occupied (nonwhite, 1960).....	198	69	...	132	99	33.3	64	47	...
Owner.....	15	-	...	47	37	27.0	36	34	...
Percent owner.....	7.6	-	...	35.6	37.4	...	56.3	72.3	...
Renter.....	183	69	...	85	62	37.1	28	13	...
Vacant year-round units.....	1,674	1,438	16.4	872	840	3.8	1,416	(NA)	...
For sale only.....	80	52	53.8	51	65	-21.5	217	277	-21.7
Homeowner vacancy rate.....	1.0	0.7	...	0.6	0.8	...	0.8	1.5	...
For rent.....	1,177	903	30.3	549	454	20.9	628	163	285.3
Rental vacancy rate.....	7.1	5.5	...	7.4	6.0	...	6.1	2.7	...
ROOMS									
1 and 2 rooms.....	1,575	972	62.0	854	945	-9.6	975	695	...
3 rooms.....	2,252	1,647	36.7	1,661	1,501	10.7	2,449	1,521	...
4 rooms.....	5,389	5,192	3.8	3,370	2,941	14.6	6,725	4,829	...
5 rooms.....	7,728	8,137	-5.0	4,041	4,084	-1.1	8,636	6,484	...
6 rooms.....	5,802	6,085	-4.7	3,250	3,332	-2.5	8,890	6,819	...
7 rooms or more.....	2,157	2,374	-9.1	2,929	3,164	-7.4	9,003	6,049	...
Median.....	4.9	5.0	-2.0	5.0	5.1	-2.0	5.4	5.5	...
UNITS IN STRUCTURE									
1 unit.....	4,626	4,824	-4.1	6,811	7,404	-8.0	24,665	21,914	...
2 units or more.....	20,270	19,583	3.5	9,282	8,555	8.5	11,236	3,946	...
Mobile home or trailer.....	7	-	...	12	8	50.0	777	388	...
PLUMBING FACILITIES									
With all plumbing facilities.....	23,358	21,573	8.3	15,455	14,546	6.2	35,874	23,778	...
1.01 or more persons per room.....	1,455	(NA)	...	838	(NA)	...	1,932	(NA)	...
Negro occupied.....	175	(NA)	...	128	(NA)	...	62	(NA)	...
1.01 or more persons per room.....	34	(NA)	...	15	(NA)	...	3	(NA)	...
Lacking some or all plumbing.....	1,545	2,834	-45.5	650	1,421	-54.3	804	2,470	...
Negro occupied.....	23	(NA)	...	4	(NA)	...	2	(NA)	...
PERSONS									
1 person.....	6,001	3,840	56.3	3,467	2,496	38.9	4,612	2,385	93.4
2 persons.....	6,607	6,758	-2.2	4,414	4,306	2.5	9,670	6,618	46.1
3 and 4 persons.....	6,803	8,313	-18.2	4,526	5,362	-15.6	12,451	9,181	35.6
5 persons or more.....	3,818	4,011	-4.8	2,826	2,886	-2.1	8,529	5,509	54.8
Median.....	2.3	2.7	-14.8	2.4	2.7	-11.1	3.0	3.1	-3.2
PERSONS PER ROOM									
1.00 or less.....	21,745	21,553	0.9	14,369	14,164	1.4	33,291	22,350	49.0
1.01 or more.....	1,484	1,369	8.4	864	886	-2.5	1,971	1,343	46.8
VALUE									
Specified owner occupied.....	3,823	3,674	4.1	5,996	6,948	-13.7	21,520	15,576	38.2
Less than \$10,000.....	336	1,010	-66.7	840	2,390	-64.9	1,180	3,459	-65.9
\$10,000 to \$14,999.....	796	1,638	-51.4	1,578	1,877	-15.9	2,802	6,005	-53.3
\$15,000 to \$19,999.....	1,260	750	68.0	1,974	2,171	-9.1	5,761	3,594	60.3
\$20,000 to \$24,999.....	859	226	280.1	888	422	110.4	5,112	1,292	295.7
\$25,000 to \$34,999.....	479	38	1,000+	504	40	1,000+	4,023	1,226	443.6
\$35,000 or more.....	93	12	675.0	212	48	341.7	2,642	...	...
Median.....	\$18,100	\$12,300	47.2	\$16,500	\$12,500	32.0	\$21,000	\$13,600	54.4
CONTRACT RENT									
Specified renter occupied.....	15,482	15,665	-1.2	6,896	(NA)	...	9,460	(NA)	...
Less than \$40.....	1,673	7,993	-79.1	348	(NA)	...	255	(NA)	...
\$40 to \$59.....	4,396	4,840	-9.2	1,435	(NA)	...	954	(NA)	...
\$60 to \$79.....	4,361	2,100	107.7	1,923	(NA)	...	1,315	(NA)	...
\$80 to \$99.....	2,440	402	507.0	1,391	(NA)	...	1,241	(NA)	...
\$100 to \$119.....	1,063	...	...	983	(NA)	...	1,087	(NA)	...
\$120 to \$149.....	907	145	1,000+	446	(NA)	...	2,063	(NA)	...
\$150 to \$199.....	350	...	...	146	(NA)	...	1,564	(NA)	...
\$200 or more.....	12	...	...	6	(NA)	...	429	(NA)	...
No cash rent.....	280	185	51.4	218	(NA)	...	552	(NA)	...
Median.....	\$67	\$39	71.8	\$76	(NA)	...	\$113	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Lawrence-Haverhill, Mass.-N.H. SMSA (Massachusetts part)				Inside central cities		
	1970	1960	Change		1970	1960	Per- cent change
			Number	Percent			
All housing units.....	69,711	61,260	8,451	13.8	41,025	40,374	1.6
Vacant—seasonal and migratory.....	162	(NA)	...	...	17	124	-86.3
ALL YEAR-ROUND HOUSING UNITS	69,549	(NA)	...	...	41,008	40,260	1.9
POPULATION							
Population in housing units.....	201,216	182,108	19,108	10.5	110,397	115,754	-4.6
Per occupied unit (household).....	3.1	3.2	-0.1	-3.1	2.9	3.0	-3.3
Owner.....	3.5	(NA)	...	...	(NA)	(NA)	...
Renter.....	2.6	(NA)	...	...	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS							
All occupied units.....	65,912	57,669	8,243	14.3	38,462	37,972	1.3
Owner.....	35,570	29,716	5,854	19.7	16,046	15,240	5.3
Percent owner.....	54.0	51.5	...	...	41.7	40.1	...
Renter.....	30,342	27,953	2,389	8.5	22,416	22,732	-1.4
Negro occupied (nonwhite, 1960).....	384	214	...	...	330	168	...
Owner.....	93	70	...	...	62	37	...
Percent owner.....	24.2	32.7	...	...	18.8	22.0	...
Renter.....	291	144	...	...	268	131	...
Vacant year-round units.....	3,637	(NA)	...	...	2,546	2,278	11.8
For sale only.....	288	298	-10	-3.4	131	117	12.0
Homeowner vacancy rate.....	0.8	1.0	...	...	0.8	0.8	...
For rent.....	2,255	1,508	747	49.5	1,726	1,357	27.2
Rental vacancy rate.....	6.9	5.1	...	...	7.1	5.6	...
ROOMS							
1 and 2 rooms.....	3,218	2,413	805	33.4	2,429	1,917	26.7
3 rooms.....	5,789	4,119	1,650	40.1	3,913	3,148	24.3
4 rooms.....	13,604	11,401	2,203	19.3	8,759	8,133	7.7
5 rooms.....	18,053	17,366	687	4.0	11,769	12,221	-3.7
6 rooms.....	16,175	15,196	979	6.4	9,052	9,417	-3.9
7 rooms or more.....	12,730	10,764	1,966	18.3	5,086	5,538	-8.2
Median.....	5.2	5.2	-	-	5.0	5.1	-2.0
UNITS IN STRUCTURE							
1 unit.....	30,117	29,260	857	2.9	11,437	12,228	-6.5
2 units or more.....	39,296	31,929	7,367	23.1	29,552	28,138	5.0
Mobile home or trailer.....	136	105	31	29.5	19	8	137.5
PLUMBING FACILITIES							
With all plumbing facilities.....	66,786	55,789	10,997	19.7	38,813	36,119	7.5
1.01 or more persons per room.....	3,679	(NA)	...	...	2,293	(NA)	...
Negro occupied.....	356	(NA)	...	...	303	(NA)	...
1.01 or more persons per room.....	52	(NA)	...	...	49	(NA)	...
Lacking some or all plumbing.....	2,763	5,505	-2,742	-49.8	2,195	4,255	-48.4
Negro occupied.....	28	(NA)	...	...	27	(NA)	...
PERSONS							
1 person.....	13,255	8,361	4,894	58.5	9,468	6,336	49.4
2 persons.....	18,557	16,540	2,017	12.2	11,021	11,064	-0.4
3 and 4 persons.....	20,916	21,243	-327	-1.5	11,329	13,875	-17.2
5 persons or more.....	13,184	11,525	1,659	14.4	6,644	6,897	-3.7
Median.....	2.6	2.8	-0.2	-7.1	2.4	2.7	-11.1
PERSONS PER ROOM							
1.00 or less.....	62,154	54,367	7,787	14.3	36,114	35,717	1.1
1.01 or more.....	3,758	3,302	456	13.8	2,348	2,255	4.1
VALUE							
Specified owner occupied.....	26,272	23,446	2,826	12.1	9,810	10,622	-7.6
Less than \$10,000.....	2,008	5,917	-3,909	-66.1	1,176	3,400	-65.4
\$10,000 to \$14,999.....	4,341	8,344	-4,003	-48.0	2,374	3,515	-32.5
\$15,000 to \$19,999.....	7,216	6,027	1,189	19.7	3,234	2,921	10.7
\$20,000 to \$24,999.....	5,490	1,827	3,663	200.5	1,747	648	169.6
\$25,000 to \$34,999.....	4,380	...	...	...	983	78	1,000+
\$35,000 or more.....	2,837	1,331	5,886	442.2	305	60	408.3
Median.....	\$19,700	\$13,500	\$6,200	45.9	\$17,100	\$12,700	34.6
CONTRACT RENT							
Specified renter occupied.....	30,196	(NA)	...	...	22,378	(NA)	...
Less than \$40.....	2,236	(NA)	...	...	2,021	(NA)	...
\$40 to \$59.....	6,715	(NA)	...	...	5,831	(NA)	...
\$60 to \$79.....	7,532	(NA)	...	...	6,284	(NA)	...
\$80 to \$99.....	4,969	(NA)	...	...	3,831	(NA)	...
\$100 to \$119.....	2,983	(NA)	...	...	2,046	(NA)	...
\$120 to \$149.....	2,729	(NA)	...	...	1,353	(NA)	...
\$150 to \$199.....	1,648	(NA)	...	...	496	(NA)	...
\$200 or more.....	419	(NA)	...	...	18	(NA)	...
No cash rent.....	965	(NA)	...	...	498	(NA)	...
Median.....	\$75	(NA)	...	...	\$70	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Lawrence central city			Haverhill central city			Outside central cities		
	1970	1960	Per- cent change	1970	1960	Per- cent change	1970	1960	Per- cent change
	All housing units.....	24,909	24,407	2.1	16,116	15,967	0.9	28,686	20,886	37.3
Vacant—seasonal and migratory.....	6	47	-87.2	11	77	-85.7	145	(NA)	...
ALL YEAR-ROUND HOUSING UNITS.....	24,903	24,360	2.2	16,105	15,890	-1.4	28,541	(NA)	...
POPULATION									
Population in housing units.....	65,589	69,100	-5.1	44,808	46,654	-4.0	90,819	66,354	36.9
Per occupied unit (household).....	2.8	3.0	-6.7	2.9	3.1	-6.5	3.3	3.4	-2.9
Owner.....	3.2	3.3	-3.0	3.3	3.4	-2.9	(NA)	(NA)	...
Renter.....	2.6	2.9	-10.3	2.5	2.7	-7.4	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS									
All occupied units.....	23,229	22,922	1.3	15,233	15,050	1.2	27,450	19,697	39.4
Owner.....	7,729	7,257	6.5	8,317	7,983	4.2	19,524	14,476	34.9
Percent owner.....	33.3	31.7	...	54.6	53.0	...	71.1	73.5	...
Renter.....	15,500	15,665	-1.1	6,916	7,067	-2.1	7,926	5,221	51.8
Negro occupied (nonwhite, 1960).....	198	69	...	132	99	33.3	54	46	...
Owner.....	15	-	...	47	37	27.0	31	33	...
Percent owner.....	7.6	-	...	35.6	37.4	...	57.4	71.7	...
Renter.....	183	69	...	85	62	37.1	23	13	...
Vacant year-round units.....	1,674	1,438	16.4	872	840	3.8	1,091	(NA)	...
For sale only.....	80	52	53.8	51	65	-21.5	157	181	-13.3
Homeowner vacancy rate.....	1.0	0.7	...	0.6	0.8	...	0.8	1.2	...
For rent.....	1,177	903	30.3	549	454	20.9	529	151	250.3
Rental vacancy rate.....	7.1	5.5	...	7.4	6.0	...	6.3	2.8	...
ROOMS									
1 and 2 rooms.....	1,575	972	62.0	854	945	-9.6	789	496	59.1
3 rooms.....	2,252	1,647	36.7	1,661	1,501	10.7	1,856	971	91.1
4 rooms.....	5,389	5,192	3.8	3,370	2,941	14.6	4,845	3,268	48.3
5 rooms.....	7,728	8,137	-5.0	4,041	4,084	-1.1	6,284	5,145	22.1
6 rooms.....	5,802	6,085	-4.7	3,250	3,332	-2.5	7,123	5,779	23.3
7 rooms or more.....	2,157	2,374	-9.1	2,929	3,164	-7.4	7,644	5,220	46.3
Median.....	4.9	5.0	-2.0	5.0	5.1	-2.0	5.6	5.6	-
UNITS IN STRUCTURE									
1 unit.....	4,626	4,824	-4.1	6,811	7,404	-8.0	18,680	17,032	9.7
2 units or more.....	20,270	19,583	3.5	9,282	8,555	8.5	9,744	3,791	157.0
Mobile home or trailer.....	7	-	...	12	8	50.0	117	97	20.6
PLUMBING FACILITIES									
With all plumbing facilities.....	23,358	21,573	8.3	15,455	14,546	6.2	27,973	19,670	42.2
1.01 or more persons per room.....	1,455	(NA)	...	838	(NA)	...	1,386	(NA)	...
Negro occupied.....	175	(NA)	...	128	(NA)	...	53	(NA)	...
1.01 or more persons per room.....	34	(NA)	...	15	(NA)	...	3	(NA)	...
Lacking some or all plumbing.....	1,545	2,834	-45.5	650	1,421	-54.3	568	1,250	-54.6
Negro occupied.....	23	(NA)	...	4	(NA)	...	1	(NA)	...
PERSONS									
1 person.....	6,001	3,840	56.3	3,467	2,496	38.9	3,787	2,025	87.0
2 persons.....	6,607	6,758	-2.2	4,414	4,306	2.5	7,536	5,476	37.6
3 and 4 persons.....	6,803	8,313	-18.2	4,526	5,362	-15.6	9,587	7,568	26.7
5 persons or more.....	3,818	4,011	-4.8	2,826	2,886	-2.1	6,540	4,628	41.3
Median.....	2.3	2.7	-14.8	2.4	2.7	-11.1	3.0	3.1	-3.2
PERSONS PER ROOM									
1.00 or less.....	21,745	21,553	0.9	14,369	14,164	1.4	26,040	18,650	39.6
1.01 or more.....	1,484	1,369	8.4	864	886	-2.5	1,410	1,047	34.7
VALUE									
Specified owner occupied.....	3,823	3,674	4.1	5,996	6,948	-13.7	16,453	12,824	28.3
Less than \$10,000.....	336	1,010	-66.7	840	2,390	-64.9	832	2,517	-66.9
\$10,000 to \$14,999.....	796	1,638	-51.4	1,578	1,877	-15.9	1,987	4,829	-59.3
\$15,000 to \$19,999.....	1,260	750	68.0	1,974	2,171	-9.1	3,982	3,106	28.2
\$20,000 to \$24,999.....	859	226	280.1	888	422	110.4	3,743	1,179	217.5
\$25,000 to \$34,999.....	479	38	1,000+	504	40	1,000+	3,397	1,193	397.0
\$35,000 or more.....	93	12	675.0	212	48	341.7	2,532	...	...
Median.....	\$18,100	\$12,300	47.2	\$16,500	\$12,500	32.0	\$21,900	\$14,000	56.4
CONTRACT RENT									
Specified renter occupied.....	15,482	15,665	-1.2	6,896	(NA)	...	7,818	(NA)	...
Less than \$40.....	1,673	7,993	-79.1	348	(NA)	...	215	(NA)	...
\$40 to \$59.....	4,396	4,840	-9.2	1,435	(NA)	...	884	(NA)	...
\$60 to \$79.....	4,361	2,100	107.7	1,923	(NA)	...	1,248	(NA)	...
\$80 to \$99.....	2,440	402	507.0	1,391	(NA)	...	1,138	(NA)	...
\$100 to \$119.....	1,063	145	1,000+	983	(NA)	...	937	(NA)	...
\$120 to \$149.....	907	...	...	446	(NA)	...	1,376	(NA)	...
\$150 to \$199.....	350	...	...	146	(NA)	...	1,152	(NA)	...
\$200 or more.....	12	...	...	6	(NA)	...	401	(NA)	...
No cash rent.....	280	185	51.4	218	(NA)	...	467	(NA)	...
Median.....	\$67	\$39	71.8	\$76	(NA)	...	\$104	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Lowell SMSA				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	62,719	51,007	11,712	23.0	31,487	29,952	5.1	31,232	21,055	48.3
Vacant—seasonal and migratory.....	257	(NA)	...	...	13	91	-85.7	244	(NA)	...
ALL YEAR-ROUND HOUSING UNITS.....	62,462	(NA)	...	...	31,474	29,861	5.4	30,988	(NA)	...
POPULATION										
Population in housing units.....	207,717	161,082	46,635	29.0	91,379	91,004	0.4	116,338	70,078	66.0
Per occupied unit (household) ..	3.4	3.4	-	-	3.0	3.2	-6.3	3.8	3.8	-
Owner.....	3.8	(NA)	...	...	3.5	3.6	-2.8	(NA)	(NA)	...
Renter.....	2.7	(NA)	...	...	2.7	2.8	-3.6	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	60,447	46,993	13,454	28.6	30,044	28,454	5.6	30,403	18,539	64.0
Owner.....	38,804	28,339	10,465	36.9	13,094	12,615	3.8	25,710	15,724	63.5
Percent owner.....	64.2	60.3	...	...	43.6	44.3	...	84.6	84.8	...
Renter.....	21,643	18,654	2,989	16.0	16,950	15,839	7.0	4,693	2,815	66.7
Negro occupied (nonwhite, 1960) ..	292	127	...	...	217	106	...	75	21	...
Owner.....	98	45	...	...	34	24	...	64	21	...
Percent owner.....	33.6	35.4	...	...	15.7	22.6	...	85.3	100.0	...
Renter.....	194	82	...	...	183	82	...	11	-	...
Vacant year-round units.....	2,015	(NA)	...	...	1,430	1,407	1.6	585	(NA)	...
For sale only.....	219	490	-271	-55.3	60	135	-55.6	159	355	-55.2
Homeowner vacancy rate.....	0.6	1.7	...	...	0.5	1.1	...	0.6	2.2	...
For rent.....	1,192	1,031	161	15.6	1,086	893	21.6	106	138	-23.2
Rental vacancy rate.....	5.2	5.2	...	...	6.0	5.3	...	2.2	4.7	...
ROOMS										
1 and 2 rooms.....	2,191	2,370	-179	-7.6	1,805	1,963	-8.0	386	407	-5.2
3 rooms.....	4,422	3,535	887	25.1	3,300	2,528	30.5	1,122	1,007	11.4
4 rooms.....	11,540	10,192	1,348	13.2	7,068	5,640	25.3	4,472	4,552	-1.8
5 rooms.....	15,321	13,513	1,808	13.4	7,449	7,404	0.6	7,872	6,109	28.9
6 rooms.....	14,734	11,079	3,655	33.0	6,022	5,990	0.5	8,712	5,089	71.2
7 rooms or more.....	14,254	10,318	3,936	38.1	5,830	6,427	-9.3	8,424	3,891	116.5
Median.....	5.4	5.2	0.2	3.8	5.0	5.2	-3.8	5.7	5.2	9.6
UNITS IN STRUCTURE										
1 unit.....	37,965	32,221	5,744	17.8	11,047	12,948	-14.7	26,918	19,273	39.7
2 units or more.....	24,216	18,526	5,690	30.7	20,407	16,974	20.2	3,809	1,552	145.4
Mobile home or trailer.....	281	216	65	30.1	20	20	-	261	196	33.2
PLUMBING FACILITIES										
With all plumbing facilities.....	60,118	43,833	16,285	37.2	29,765	25,064	18.8	30,353	18,769	61.7
1.01 or more persons per room	4,874	(NA)	...	...	2,089	(NA)	...	2,785	(NA)	...
Negro occupied.....	273	(NA)	...	...	200	(NA)	...	73	(NA)	...
1.01 or more persons per room	38	(NA)	...	...	33	(NA)	...	5	(NA)	...
Lacking some or all plumbing.....	2,344	7,130	-4,786	-67.1	1,709	4,878	-65.0	635	2,252	-71.8
Negro occupied.....	19	(NA)	...	...	17	(NA)	...	2	(NA)	...
PERSONS										
1 person.....	9,463	6,287	3,176	50.5	6,889	4,995	37.9	2,574	1,292	99.2
2 persons.....	14,471	11,538	2,933	25.4	8,062	7,533	7.0	6,409	4,005	60.0
3 and 4 persons.....	20,180	16,952	3,228	19.0	8,957	9,598	-6.7	11,223	7,354	52.6
5 persons or more.....	16,333	12,216	4,117	33.7	6,136	6,328	-3.0	10,197	5,888	73.2
Median.....	3.1	3.2	-0.1	-3.1	2.5	2.8	-10.7	3.7	3.6	2.8
PERSONS PER ROOM										
1.00 or less.....	55,468	42,896	12,572	29.3	27,910	26,403	5.7	27,558	16,493	67.1
1.01 or more.....	4,979	4,097	882	21.5	2,134	2,051	4.0	2,845	2,046	39.1
VALUE										
Specified owner occupied.....	33,462	24,024	9,438	39.3	9,582	9,607	-0.3	23,880	14,417	65.6
Less than \$10,000.....	2,566	8,073	-5,507	-68.2	1,248	4,219	-70.4	1,318	3,854	-65.8
\$10,000 to \$14,999.....	6,031	10,798	-4,767	-44.1	2,851	3,751	-24.0	3,180	7,047	-54.9
\$15,000 to \$19,999.....	9,535	3,716	5,819	156.6	3,097	1,060	192.2	6,438	2,656	142.4
\$20,000 to \$24,999.....	7,935	916	7,019	766.3	1,388	390	255.9	6,547	526	1,000+
\$25,000 to \$34,999.....	5,659	521	6,874	1,000+	694	142	388.7	4,965	334	1,000+
\$35,000 or more.....	1,736	...	...	...	304	45	575.6	1,432	...	...
Median.....	\$19,300	\$11,800	\$7,500	63.6	\$16,100	\$10,700	50.5	\$20,800	\$12,400	67.7
CONTRACT RENT										
Specified renter occupied.....	21,489	(NA)	...	...	16,916	15,839	6.8	4,573	(NA)	...
Less than \$40.....	974	(NA)	...	...	837	7,388	-88.7	137	(NA)	...
\$40 to \$59.....	3,497	(NA)	...	...	3,093	5,059	-38.9	404	(NA)	...
\$60 to \$79.....	5,109	(NA)	...	...	4,636	2,504	85.1	473	(NA)	...
\$80 to \$99.....	3,667	(NA)	...	...	3,069	538	470.4	598	(NA)	...
\$100 to \$119.....	2,589	(NA)	...	...	1,957	...	...	632	(NA)	...
\$120 to \$149.....	2,825	(NA)	...	...	1,967	143	1,000+	858	(NA)	...
\$150 to \$199.....	1,868	(NA)	...	...	956	...	...	912	(NA)	...
\$200 or more.....	297	(NA)	...	...	79	4	1,000+	218	(NA)	...
No cash rent.....	663	(NA)	...	...	322	203	58.6	341	(NA)	...
Median.....	\$85	(NA)	...	...	\$79	\$41	92.7	\$116	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	New Bedford SMSA				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	54,019	51,570	2,449	4.7	36,597	36,731	-0.4	17,422	14,839	17.4
Vacant—seasonal and migratory..	1,142	2,095	-953	45.5	29	106	-72.6	1,113	1,989	-44.0
ALL YEAR-ROUND HOUSING UNITS	52,877	49,475	3,402	6.9	36,568	36,625	-0.2	16,309	12,850	26.9
POPULATION										
Population in housing units.....	150,028	141,272	8,756	6.2	99,841	100,977	-1.1	50,187	40,295	24.5
Per occupied unit (household)..	2.9	3.0	-0.1	-3.3	2.8	2.9	-3.4	3.2	3.3	-3.0
Owner.....	3.2	3.2	-	-	3.1	3.2	-3.1	(NA)	(NA)	...
Renter.....	2.6	2.8	-0.2	-7.1	2.6	2.8	-7.1	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	51,311	46,742	4,569	9.8	35,423	34,569	2.5	15,888	12,173	30.5
Owner.....	27,443	22,872	4,571	20.0	14,840	13,513	9.8	12,603	9,359	34.7
Percent owner.....	53.5	48.9	...	...	41.9	39.1	...	79.3	76.9	...
Renter.....	23,868	23,870	-0.2	...	20,583	21,056	-2.2	3,285	2,814	16.7
Negro occupied (nonwhite, 1960)..	1,165	1,124	41	3.6	1,084	945	14.7	81	179	-54.7
Owner.....	359	441	-82	-18.6	297	297	-	62	144	-56.9
Percent owner.....	30.8	39.2	...	...	27.4	31.4	...	76.5	80.4	...
Renter.....	806	683	123	18.0	787	648	21.5	19	35	-45.7
Vacant year-round units.....	1,566	2,733	-1,167	-42.7	1,145	2,056	-44.3	421	677	-37.8
For sale only.....	115	252	-137	-54.4	54	115	-53.0	61	137	-55.5
Homeowner vacancy rate.....	0.4	1.1	...	...	0.4	0.8	...	0.5	1.4	...
For rent.....	802	1,518	-716	-47.2	725	1,353	-46.4	77	165	-53.3
Rental vacancy rate.....	3.3	6.0	...	...	3.4	6.0	...	2.3	5.5	...
ROOMS										
1 and 2 rooms.....	2,033	2,198	...	...	1,674	1,645	1.8	359	553	...
3 rooms.....	3,843	3,238	...	...	3,001	2,466	21.7	842	772	...
4 rooms.....	11,208	10,285	...	...	8,084	7,596	6.4	3,124	2,689	...
5 rooms.....	17,274	14,723	...	...	12,567	10,842	15.9	4,707	3,881	...
6 rooms.....	10,275	11,394	...	...	6,662	8,326	-20.0	3,613	3,068	...
7 rooms or more.....	8,244	9,732	...	...	4,580	5,856	-21.8	3,664	3,876	...
Median.....	5.0	5.2	...	...	4.9	5.1	-3.9	5.3	5.4	...
UNITS IN STRUCTURE										
1 unit.....	23,932	23,746	...	...	10,740	11,102	-3.3	13,192	12,644	...
2 units or more.....	28,740	27,671	...	...	25,780	25,597	0.7	2,960	2,074	...
Mobile home or trailer.....	205	153	...	...	48	32	50.0	157	121	...
PLUMBING FACILITIES										
With all plumbing facilities.....	50,490	39,127	...	...	34,794	26,515	31.2	15,696	12,612	...
1.01 or more persons per room	2,799	(NA)	...	...	1,979	(NA)	...	820	(NA)	...
Negro occupied.....	1,082	(NA)	...	...	1,005	(NA)	...	77	(NA)	...
1.01 or more persons per room	123	(NA)	...	...	112	(NA)	...	11	(NA)	...
Lacking some or all plumbing.....	2,387	12,443	...	...	1,774	10,216	-82.6	613	2,227	...
Negro occupied.....	83	(NA)	...	...	79	(NA)	...	4	(NA)	...
PERSONS										
1 person.....	10,743	7,880	2,863	36.3	8,476	6,569	29.0	2,267	1,311	72.9
2 persons.....	15,451	13,735	1,716	12.5	10,603	10,312	2.8	4,848	3,423	41.6
3 and 4 persons.....	16,279	16,999	-720	-4.2	10,724	12,148	-11.7	5,555	4,651	14.5
5 persons or more.....	8,838	8,128	710	8.7	5,620	5,540	1.4	3,218	2,588	24.3
Median.....	2.5	2.7	-0.2	-7.4	2.4	2.6	-7.7	2.8	3.0	-6.7
PERSONS PER ROOM										
1.00 or less.....	48,420	44,226	4,194	9.5	33,386	32,821	1.7	15,034	11,405	31.8
1.01 or more.....	2,891	2,516	375	14.9	2,037	1,748	16.5	854	768	11.2
VALUE										
Specified owner occupied.....	19,930	16,319	3,611	22.1	9,089	8,193	10.9	10,841	8,126	33.4
Less than \$10,000.....	2,227	6,902	-4,675	-66.7	961	3,345	-71.3	1,266	3,557	-64.4
\$10,000 to \$14,999.....	4,844	5,970	-1,126	-18.9	2,485	3,266	-23.9	2,359	2,704	-12.8
\$15,000 to \$19,999.....	5,846	2,155	3,691	171.3	2,952	1,078	173.8	2,894	1,077	168.7
\$20,000 to \$24,999.....	3,659	654	3,005	459.5	1,625	292	456.5	2,034	362	461.9
\$25,000 to \$34,999.....	2,261	426	1,835	430.8	805	131	514.5	1,456	295	393.6
\$35,000 or more.....	1,093	212	881	415.6	261	81	222.2	832	131	535.1
Median.....	\$17,500	\$10,900	\$6,600	60.6	\$16,900	\$11,000	53.6	\$18,100	\$10,800	67.6
CONTRACT RENT										
Specified renter occupied.....	23,652	23,826	-174	-0.7	20,509	21,056	-2.6	3,143	2,770	13.5
Less than \$40.....	2,288	14,107	-11,819	-83.8	2,085	13,162	-84.2	203	945	-78.5
\$40 to \$59.....	8,916	6,442	2,474	38.4	8,382	5,642	48.6	534	800	-33.3
\$60 to \$79.....	7,229	2,313	4,916	212.5	6,451	1,782	262.0	778	531	46.5
\$80 to \$99.....	2,445	280	2,165	773.2	1,917	169	1,000+	528	111	375.7
\$100 to \$119.....	1,082	118	964	893.2	780	37	1,000+	302	81	565.4
\$120 to \$149.....	589	...	589	...	352	...	...	237	...	...
\$150 to \$199.....	266	...	266	...	92	...	...	174	...	...
\$200 or more.....	57	41	16	28.2	13	11	854.5	44	30	626.7
No cash rent.....	780	525	255	48.6	437	253	72.7	343	272	26.1
Median.....	\$61	\$37	\$24	64.9	\$59	\$36	63.9	\$77	\$48	60.4

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Pittsfield SMSA				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	25,884	24,486	1,398	5.7	18,867	18,469	2.2	7,017	6,017	16.6
Vacant—seasonal and migratory..	126	(NA)	...	...	25	220	-88.6	101	(NA)	...
ALL YEAR-ROUND HOUSING UNITS	25,758	(NA)	...	...	18,842	18,249	3.2	6,916	(NA)	...
POPULATION										
Population in housing units.....	78,412	75,861	2,551	3.4	56,396	56,994	-1.0	22,016	18,867	16.7
Per occupied unit (household)..	3.1	3.3	-0.2	-6.1	3.1	3.2	-3.1	3.3	3.5	-5.7
Owner.....	3.5	(NA)	...	...	3.4	3.5	-2.9	(NA)	(NA)	...
Renter.....	2.6	(NA)	...	...	2.5	2.9	-13.8	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	24,904	23,073	1,831	7.9	18,316	17,632	3.9	6,588	5,441	21.1
Owner.....	16,024	14,239	1,785	12.5	11,153	10,267	8.6	4,871	3,972	22.6
Percent owner.....	64.3	61.7	...	...	60.9	58.2	...	73.9	73.0	...
Renter.....	8,880	8,834	46	0.5	7,163	7,365	-2.7	1,717	1,469	16.9
Negro occupied (nonwhite, 1960)..	260	260	100	38.5	330	240	37.5	30	20	50.0
Owner.....	145	100	45	45.0	122	81	50.6	23	19	21.1
Percent owner.....	40.3	38.5	...	...	37.0	33.8	...	76.7	95.0	...
Renter.....	215	160	55	34.4	208	159	30.8	7	1	600.0
Vacant year-round units.....	854	(NA)	...	...	526	617	-14.7	328	(NA)	...
For sale only.....	124	150	-26	-17.3	91	91	-	33	59	-44.1
Homeowner vacancy rate.....	0.8	1.0	...	...	0.8	0.9	...	0.7	1.5	...
For rent.....	422	406	16	3.9	297	340	-12.6	125	66	89.4
Rental vacancy rate.....	4.5	4.4	...	...	4.0	4.4	...	6.8	4.3	...
ROOMS										
1 and 2 rooms.....	891	1,141	-250	21.9	755	986	-23.4	136	155	-12.3
3 rooms.....	2,198	1,640	558	34.0	1,671	1,245	34.2	527	395	33.4
4 rooms.....	4,216	4,515	-299	-6.6	3,196	3,555	-10.1	1,020	960	6.3
5 rooms.....	5,733	5,708	25	0.4	4,253	4,288	-0.8	1,480	1,420	4.2
6 rooms.....	6,797	6,160	637	10.3	5,111	4,812	6.2	1,686	1,348	25.1
7 rooms or more.....	5,923	5,322	601	11.3	3,856	3,583	7.6	2,067	1,739	18.9
Median.....	5.5	5.4	0.1	1.9	5.4	5.3	1.9	5.7	5.6	1.8
UNITS IN STRUCTURE										
1 unit.....	14,773	14,634	139	0.9	9,829	9,887	-0.6	4,944	4,747	4.1
2 units or more.....	10,813	9,776	1,037	10.6	8,964	8,570	4.6	1,849	1,206	53.3
Mobile home or trailer.....	172	76	96	126.3	49	12	308.3	123	64	92.2
PLUMBING FACILITIES										
With all plumbing facilities.....	25,076	(NA)	...	...	18,306	17,455	4.9	6,770	(NA)	...
1.01 or more persons per room	1,200	(NA)	...	...	867	(NA)	...	333	(NA)	...
Negro occupied.....	344	(NA)	...	...	319	(NA)	...	25	(NA)	...
1.01 or more persons per room	27	(NA)	...	...	27	(NA)	...	-	(NA)	...
Lacking some or all plumbing.....	682	(NA)	...	...	536	1,014	-47.1	146	(NA)	...
Negro occupied.....	16	(NA)	...	...	11	(NA)	...	5	(NA)	...
PERSONS										
1 person.....	4,418	2,892	1,526	52.8	3,469	2,398	44.7	949	494	92.1
2 persons.....	7,051	6,400	651	10.2	5,283	4,906	7.7	1,768	1,494	18.3
3 and 4 persons.....	8,074	8,448	-374	4.4	5,857	6,411	-8.6	2,217	2,037	8.8
5 persons or more.....	5,361	5,333	28	0.5	3,707	3,917	-5.4	1,654	1,416	16.8
Median.....	2.7	3.0	-0.3	-10.0	2.6	2.9	-10.3	3.0	3.2	-6.3
PERSONS PER ROOM										
1.00 or less.....	23,681	21,599	2,082	9.6	17,436	16,548	5.4	6,245	5,051	23.6
1.01 or more.....	1,223	1,474	-251	-17.0	880	1,084	-18.8	343	390	-12.1
VALUE										
Specified owner occupied.....	12,854	11,196	1,658	14.8	8,827	7,933	11.3	4,027	3,263	23.4
Less than \$10,000.....	1,033	2,520	-1,487	-59.0	655	1,623	-59.6	378	897	-57.9
\$10,000 to \$14,999.....	3,048	4,394	-1,346	-30.6	1,982	3,089	-35.8	1,066	1,305	-18.3
\$15,000 to \$19,999.....	3,993	2,603	1,390	53.4	2,927	1,924	52.1	1,066	679	57.0
\$20,000 to \$24,999.....	2,472	963	1,509	156.7	1,727	692	149.6	745	271	174.5
\$25,000 to \$34,999.....	1,621	716	1,592	222.3	1,048	455	130.3	573	111	593.5
\$35,000 or more.....	687	...	...	...	488	150	225.3	199	...	...
Median.....	\$17,900	\$13,500	\$4,400	32.6	\$18,000	\$13,900	29.5	\$17,700	\$12,800	38.5
CONTRACT RENT										
Specified renter occupied....	8,771	(NA)	...	...	7,131	7,365	-3.2	1,640	(NA)	...
Less than \$40.....	284	(NA)	...	...	216	1,932	-88.8	68	(NA)	...
\$40 to \$59.....	1,436	(NA)	...	...	1,213	2,793	-56.6	223	(NA)	...
\$60 to \$79.....	2,315	(NA)	...	...	2,030	1,854	9.5	285	(NA)	...
\$80 to \$99.....	1,867	(NA)	...	...	1,633	444	267.8	234	(NA)	...
\$100 to \$119.....	1,036	(NA)	...	...	829	...	...	207	(NA)	...
\$120 to \$149.....	875	(NA)	...	...	604	164	773.8	271	(NA)	...
\$150 to \$199.....	475	(NA)	...	...	319	...	...	156	(NA)	...
\$200 or more.....	105	(NA)	...	...	73	...	...	32	(NA)	...
No cash rent.....	378	(NA)	...	...	214	178	20.2	164	(NA)	...
Median.....	\$82	(NA)	...	...	\$80	\$52	53.8	\$94	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text.]

The State Standard Metropolitan Statistical Areas	Providence-Pawtucket-Warwick, R.I.-Mass. SMSA (Entire SMSA)				Inside central cities			Outside central cities		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	301,510	271,143	30,367	11.2	122,246	122,904	-0.5	179,264	148,239	20.9
Vacant—seasonal and migratory.	4,281	(NA)	...	...	448	1,594	-71.9	3,833	(NA)	...
ALL YEAR-ROUND HOUSING UNITS	297,229	(NA)	...	...	121,798	121,310	0.4	175,431	(NA)	...
POPULATION										
Population in housing units.....	880,177	795,928	84,249	10.6	329,298	348,258	-5.4	550,879	447,670	23.1
Per occupied unit (household)..	3.1	3.2	-0.1	-3.1	2.9	3.1	-6.5	3.2	3.3	-3.0
Owner.....	(NA)	(NA)	...	...	(NA)	(NA)	...	(NA)	(NA)	...
Renter.....	(NA)	(NA)	...	...	(NA)	(NA)	...	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	284,375	249,216	35,159	14.1	114,762	113,995	0.7	169,613	135,221	25.4
Owner.....	167,595	138,495	29,100	21.0	55,879	53,029	5.1	111,716	85,466	30.7
Percent owner.....	58.9	55.6	...	...	48.7	46.5	...	65.9	63.2	...
Renter.....	116,780	110,721	6,059	5.5	58,883	60,966	-3.4	57,897	49,755	16.4
Negro occupied (nonwhite, 1960)..	6,006	4,144	1,862	44.9	5,031	3,530	42.5	975	614	...
Owner.....	1,459	887	572	64.5	951	603	57.7	508	284	...
Percent owner.....	24.3	21.4	...	...	18.9	17.1	...	52.1	46.3	...
Renter.....	4,547	3,257	1,290	39.6	4,080	2,927	39.4	467	330	...
Vacant year-round units.....	12,854	(NA)	...	...	7,036	7,315	-3.8	5,818	(NA)	...
For sale only.....	1,177	1,729	-552	-31.9	404	675	-40.1	773	1,054	26.7
Homeowner vacancy rate.....	0.7	1.2	...	...	0.7	1.3	...	0.7	1.2	...
For rent.....	6,959	7,555	-596	-7.9	4,411	4,691	-6.0	2,548	2,864	-11.0
Rental vacancy rate.....	5.6	6.4	...	...	7.0	7.1	...	4.2	5.4	...
ROOMS										
1 and 2 rooms.....	10,631	10,607	24	0.2	6,120	6,826	-10.3	4,511	3,781	...
3 rooms.....	25,272	22,191	3,081	13.9	12,078	11,265	7.2	13,194	10,926	...
4 rooms.....	62,189	62,957	-768	-1.2	27,225	29,333	-7.2	34,964	33,624	...
5 rooms.....	87,076	78,835	10,241	13.3	37,296	36,212	3.0	49,780	40,623	...
6 rooms.....	62,501	55,517	6,984	12.6	23,724	23,767	-0.2	38,777	31,750	...
7 rooms or more.....	49,560	43,028	6,532	15.2	15,355	15,501	0.9	34,205	27,527	...
Median.....	5.1	5.0	0.1	2.0	4.9	4.9	-	5.2	5.1	...
UNITS IN STRUCTURE										
1 unit.....	153,550	139,326	14,224	10.2	46,611	47,547	-2.0	106,939	91,779	...
2 units or more.....	142,223	130,745	11,478	8.8	74,939	75,206	-0.4	67,284	55,539	...
Mobile home or trailer.....	1,456	1,101	355	32.2	248	151	64.2	1,208	950	...
PLUMBING FACILITIES										
With all plumbing facilities.....	288,393	235,856	52,537	22.3	118,263	106,947	10.6	170,130	128,909	...
1.01 or more persons per room	16,982	(NA)	...	...	6,336	(NA)	...	10,646	(NA)	...
Negro occupied.....	5,840	(NA)	...	...	4,891	(NA)	...	949	(NA)	...
1.01 or more persons per room	652	(NA)	...	...	537	(NA)	...	115	(NA)	...
Lacking some or all plumbing.....	8,836	35,316	-26,480	-75.0	3,535	15,957	-77.8	5,301	19,359	...
Negro occupied.....	166	(NA)	...	...	140	(NA)	...	26	(NA)	...
PERSONS										
1 person.....	51,284	34,117	17,167	50.3	26,118	19,171	36.2	25,166	14,946	68.4
2 persons.....	81,945	69,639	12,306	17.7	34,463	32,519	6.0	47,482	37,120	27.9
3 and 4 persons.....	93,662	95,305	-1,643	-1.7	34,879	41,723	-16.4	58,783	53,582	7.7
5 persons or more.....	57,484	50,155	7,329	14.6	19,302	20,582	-6.2	38,182	29,573	29.1
Median.....	2.7	2.9	-0.2	-6.9	2.4	2.7	-11.1	2.9	3.1	-6.5
PERSONS PER ROOM										
1.00 or less.....	266,880	232,135	34,745	15.0	106,255	106,375	1.8	158,625	125,760	26.1
1.01 or more.....	17,495	17,081	414	2.4	6,507	7,620	-14.6	10,988	9,461	16.1
VALUE										
Specified owner occupied.....	131,658	108,106	23,552	21.8	39,969	38,085	4.9	91,689	70,021	30.9
Less than \$10,000.....	9,585	29,499	-19,914	-67.5	3,930	10,973	-64.2	5,655	18,526	-69.5
\$10,000 to \$14,999.....	29,634	49,603	-19,969	-40.3	10,671	17,527	-39.1	18,963	32,076	-40.9
\$15,000 to \$19,999.....	42,753	18,110	24,643	136.1	13,553	5,551	144.2	29,200	12,559	132.5
\$20,000 to \$24,999.....	24,727	5,602	19,125	341.4	5,869	1,660	253.6	18,858	3,942	378.4
\$25,000 to \$34,999.....	15,715	5,292	10,423	371.6	3,192	1,340	138.2	12,523	2,918	551.6
\$35,000 or more.....	9,244	...	...	...	2,754	1,034	166.3	6,490	...	...
Median.....	\$18,100	\$12,500	\$5,600	44.8	\$17,000	\$12,000	41.7	\$18,600	\$12,600	47.6
CONTRACT RENT										
Specified renter occupied.....	116,008	(NA)	...	...	58,713	60,966	-3.7	57,295	(NA)	...
Less than \$40.....	14,394	(NA)	...	...	7,858	29,155	-73.0	6,536	(NA)	...
\$40 to \$59.....	32,988	(NA)	...	...	18,684	19,332	-3.4	14,304	(NA)	...
\$60 to \$79.....	28,361	(NA)	...	...	14,993	7,986	87.7	13,368	(NA)	...
\$80 to \$99.....	13,877	(NA)	...	...	6,384	1,561	309.0	7,493	(NA)	...
\$100 to \$119.....	7,970	(NA)	...	...	3,475	...	...	4,495	(NA)	...
\$120 to \$149.....	7,400	(NA)	...	...	3,037	857	663.4	4,333	(NA)	...
\$150 to \$199.....	4,276	(NA)	...	...	1,889	...	...	2,587	(NA)	...
\$200 or more.....	1,287	(NA)	...	...	726	269	797.8	561	(NA)	...
No cash rent.....	5,455	(NA)	...	...	1,837	1,806	1.7	3,618	(NA)	...
Median.....	\$66	(NA)	...	...	\$63	\$40	57.5	\$69	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Providence-Pawtucket-Warwick, R.I.-Mass. (Massachusetts part)			
	1970	1960	Change	
			Number	Percent
All housing units.....	35,607	27,463	8,144	29.7
Vacant—seasonal and migratory..	285	(NA)	...	...
ALL YEAR-ROUND HOUSING UNITS	35,322	(NA)	...	...
POPULATION				
Population in housing units.....	118,077	86,643	31,434	36.3
Per occupied unit (household)..	3.4	3.4	-	-
Owner.....	3.7	(NA)	...	...
Renter.....	2.7	(NA)	...	...
TENURE, RACE, AND VACANCY STATUS				
All occupied units.....	34,311	25,552	8,759	34.3
Owner.....	24,943	17,878	7,065	39.5
Percent owner.....	72.7	70.0	...	...
Renter.....	9,368	7,674	1,694	22.1
Negro occupied (nonwhite, 1960)..	107	79	...	...
Owner.....	76	46	...	...
Percent owner.....	71.0	58.2	...	...
Renter.....	31	33	...	...
Vacant year-round units.....	1,011	(NA)	...	...
For sale only.....	217	251	-34	-13.5
Homeowner vacancy rate.....	0.9	1.4	...	...
For rent.....	357	382	-25	-6.5
Rental vacancy rate.....	3.7	4.7	...	...
ROOMS				
1 and 2 rooms.....	959	791	168	21.2
3 rooms.....	2,295	1,968	327	16.6
4 rooms.....	6,260	5,773	487	8.4
5 rooms.....	9,362	7,274	2,088	28.7
6 rooms.....	8,293	5,904	2,389	40.5
7 rooms or more.....	8,153	5,753	2,400	41.7
Median.....	5.4	5.2	0.2	3.8
UNITS IN STRUCTURE				
1 unit.....	24,346	19,244	5,102	26.5
2 units or more.....	10,543	7,988	2,555	32.0
Mobile home or trailer.....	433	264	169	64.0
PLUMBING FACILITIES				
With all plumbing facilities.....	34,205	24,485	9,720	39.7
1.01 or more persons per room	2,546	(NA)	...	...
Negro occupied.....	104	(NA)	...	...
1.01 or more persons per room	10	(NA)	...	...
Lacking some or all plumbing.....	1,117	3,011	-1,894	-62.9
Negro occupied.....	3	(NA)	...	...
PERSONS				
1 person.....	4,787	2,994	1,793	59.9
2 persons.....	8,591	6,872	1,919	28.8
3 and 4 persons.....	11,809	9,656	2,153	22.3
5 persons or more.....	9,124	6,230	2,894	46.5
Median.....	3.1	3.1	-	-
PERSONS PER ROOM				
1.00 or less.....	31,694	23,544	8,150	34.6
1.01 or more.....	2,617	2,008	609	30.3
VALUE				
Specified owner occupied.....	20,821	14,906	5,915	39.7
Less than \$10,000.....	1,473	4,875	-3,402	-69.8
\$10,000 to \$14,999.....	4,495	6,497	-2,002	-30.8
\$15,000 to \$19,999.....	6,704	2,434	4,270	175.4
\$20,000 to \$24,999.....	4,552	656	3,896	593.9
\$25,000 to \$34,999.....	2,711	444	3,153	710.1
\$35,000 or more.....	886	...	...	...
Median.....	\$18,300	\$12,000	\$6,300	52.5
CONTRACT RENT				
Specified renter occupied.....	9,171	(NA)	...	...
Less than \$40.....	446	(NA)	...	...
\$40 to \$59.....	1,631	(NA)	...	...
\$60 to \$79.....	2,622	(NA)	...	...
\$80 to \$99.....	1,763	(NA)	...	...
\$100 to \$119.....	932	(NA)	...	...
\$120 to \$149.....	821	(NA)	...	...
\$150 to \$199.....	370	(NA)	...	...
\$200 or more.....	79	(NA)	...	...
No cash rent.....	508	(NA)	...	...
Median.....	\$77.	(NA)	...	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Springfield-Chicopee-Holyoke, Mass.-Conn. SMSA (Entire SMSA)				Inside central cities			Springfield central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	171,715	156,336	15,379	9.8	95,182	95,100	0.1	56,341	58,718	-4.0
Vacant—seasonal and migratory.	250	(NA)	...	...	41	230	-82.2	19	115	-83.5
ALL YEAR-ROUND HOUSING UNITS	171,465	(NA)	...	...	95,141	94,870	0.3	56,322	58,598	-3.9
POPULATION										
Population in housing units.....	507,842	475,440	32,402	6.8	271,107	280,672	-3.4	158,530	171,653	-7.6
Per occupied unit (household)...	3.1	3.2	-0.1	-3.1	3.0	3.1	-3.2	2.9	3.1	-6.5
Owner.....	(NA)	(NA)	...	...	(NA)	(NA)	...	3.4	3.5	-2.9
Renter.....	(NA)	(NA)	...	...	(NA)	(NA)	...	2.5	2.8	-10.7
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	164,683	147,010	17,673	12.0	90,811	89,338	1.6	53,876	55,020	-2.1
Owner.....	97,714	85,011	12,703	14.9	41,447	42,353	4.9	27,473	27,649	-0.6
Percent owner.....	59.3	57.8	...	...	48.9	47.4	...	51.0	50.3	...
Renter.....	66,969	61,999	4,970	8.0	46,364	46,985	-1.3	28,403	27,371	-3.5
Negro occupied (nonwhite, 1960)...	6,625	3,776	2,849	75.5	6,471	3,694	75.2	5,924	3,491	69.7
Owner.....	2,085	1,147	938	81.8	2,017	1,107	82.2	1,962	1,075	82.5
Percent owner.....	31.5	30.4	...	...	31.2	30.0	...	33.1	30.8	...
Renter.....	4,540	2,629	1,911	72.7	4,454	2,587	72.2	3,962	2,416	64.0
Vacant year-round units.....	6,782	(NA)	...	...	4,330	5,532	-21.7	2,446	3,578	-31.6
For sale only.....	679	1,155	-476	-41.2	290	579	-49.9	201	421	-52.3
Homeowner vacancy rate.....	0.7	1.3	...	...	0.6	1.3	...	0.7	1.5	...
For rent.....	4,405	4,838	-433	-8.9	3,261	3,902	-16.4	1,738	2,575	-32.5
Rental vacancy rate.....	6.2	7.2	...	...	6.6	7.7	...	6.2	8.6	...
ROOMS										
1 and 2 rooms.....	8,615	8,905	-290	-3.3	5,319	6,883	-22.7	3,197	5,131	-37.7
3 rooms.....	12,899	11,032	1,867	16.9	8,239	7,803	5.6	4,890	4,593	6.5
4 rooms.....	33,954	31,820	2,134	6.7	21,002	20,374	3.1	11,233	10,960	2.5
5 rooms.....	52,310	48,217	4,093	8.5	31,509	30,766	2.4	17,978	18,075	-0.5
6 rooms.....	35,996	32,208	3,788	11.8	18,689	18,350	1.8	12,236	12,502	-2.1
7 rooms or more.....	27,691	24,138	3,553	14.7	10,383	10,908	-4.8	6,788	7,436	-8.7
Median.....	5.1	5.0	0.1	2.0	4.9	4.9	-	5.0	5.0	-
UNITS IN STRUCTURE										
1 unit.....	89,833	83,206	6,727	8.1	37,808	36,804	2.7	23,535	23,688	-0.6
2 units or more.....	80,181	72,031	8,150	11.3	56,681	57,744	-1.8	32,329	34,604	-6.6
Mobile home or trailer.....	1,351	1,108	243	21.9	664	536	22.0	458	405	13.1
PLUMBING FACILITIES										
With all plumbing facilities.....	166,669	(NA)	...	...	92,038	87,668	5.0	54,741	54,454	0.5
1.01 or more persons per room	10,151	(NA)	...	...	6,149	(NA)	...	3,293	(NA)	...
Negro occupied.....	6,488	(NA)	...	...	6,349	(NA)	...	5,811	(NA)	...
1.01 or more persons per room	740	(NA)	...	...	729	(NA)	...	609	(NA)	...
Lacking some or all plumbing.....	4,796	(NA)	...	...	3,103	7,416	-88.2	1,581	4,243	-62.7
Negro occupied.....	135	(NA)	...	...	122	(NA)	...	113	(NA)	...
PERSONS										
1 person.....	30,621	20,199	10,422	51.6	19,575	14,213	37.7	12,205	9,284	31.5
2 persons.....	46,717	39,590	7,127	18.0	25,766	24,604	4.7	15,464	15,461	-
3 and 4 persons.....	54,175	55,773	-1,598	-2.9	28,378	32,701	-13.2	16,464	19,280	-14.6
5 persons or more.....	33,170	31,448	1,722	5.5	17,092	17,820	-4.1	9,743	10,995	-11.4
Median.....	2.7	3.0	-0.3	-10.0	2.5	2.8	-10.7	2.5	2.8	-10.7
PERSONS PER ROOM										
1.00 or less.....	154,327	136,295	18,032	13.2	84,526	82,493	2.5	50,519	51,133	-1.2
1.01 or more.....	10,356	10,715	-359	-3.4	6,285	6,845	-8.2	3,357	3,887	-13.6
VALUE										
Specified owner occupied.....	78,645	69,289	9,356	13.5	33,436	32,420	3.1	20,854	21,295	-2.1
Less than \$10,000.....	5,551	15,272	-9,721	-63.7	3,102	7,490	-58.6	2,317	5,116	-54.7
\$10,000 to \$14,999.....	18,738	33,018	-14,280	-43.2	10,297	17,361	-40.7	7,519	11,596	-35.2
\$15,000 to \$19,999.....	25,894	13,423	12,471	92.9	11,920	5,376	121.7	7,066	3,278	115.6
\$20,000 to \$24,999.....	14,788	4,154	10,634	256.0	5,302	1,361	289.6	2,651	851	211.5
\$25,000 to \$34,999.....	9,178	3,422	5,756	299.6	2,165	607	256.7	1,042	338	208.3
\$35,000 or more.....	4,496	...	...	...	650	225	188.9	259	116	123.3
Median.....	\$17,900	\$12,900	\$5,000	38.8	\$16,400	\$12,500	31.2	\$15,400	\$12,100	27.3
CONTRACT RENT										
Specified renter occupied.....	66,476	(NA)	...	...	46,234	46,985	-1.6	26,331	27,371	-3.8
Less than \$40.....	3,000	(NA)	...	...	2,042	11,166	-81.7	641	4,700	-86.4
\$40 to \$59.....	13,353	(NA)	...	...	9,971	17,778	-43.9	4,429	10,970	-59.6
\$60 to \$79.....	18,165	(NA)	...	...	14,088	12,599	11.8	9,508	8,704	9.2
\$80 to \$99.....	12,461	(NA)	...	...	9,271	3,114	197.7	5,931	1,676	253.9
\$100 to \$119.....	6,009	(NA)	...	...	3,763	...	...	2,100	...	...
\$120 to \$149.....	5,558	(NA)	...	...	2,791	1,486	341.0	1,763	758	409.6
\$150 to \$199.....	3,644	(NA)	...	...	1,505	...	...	878	...	...
\$200 or more.....	724	(NA)	...	...	463	66	1,000+	375	50	1,000+
No cash rent.....	3,562	(NA)	...	...	2,340	776	201.5	706	513	37.6
Median.....	\$77	(NA)	...	...	\$74	\$53	39.6	\$76	\$56	35.7

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Chicopee central city			Holyoke central city			Outside central cities		
	1970	1960	Per- cent change	1970	1960	Per- cent change	1970	1960	Per- cent change
All housing units.....	20,383	17,747	14.9	18,458	18,640	-1.0	76,533	61,236	25.0
Vacant—seasonal and migratory.	8	33	-75.8	14	82	-82.9	209	(NA)	...
ALL YEAR-ROUND HOUSING UNITS	20,375	17,714	15.0	18,444	18,558	-0.6	76,324	(NA)	...
POPULATION									
Population in housing units.....	63,737	58,044	9.8	48,840	50,975	-4.2	236,735	194,768	21.5
Per occupied unit (household)..	3.2	3.4	-5.9	2.9	2.9	-	3.2	3.4	-5.9
Owner.....	3.4	3.6	-5.6	3.4	3.4	-	(NA)	(NA)	...
Renter.....	2.9	3.2	-9.4	2.5	2.7	-7.4	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS									
All occupied units.....	19,824	16,886	17.4	17,111	17,432	-1.8	73,872	57,672	28.1
Owner.....	10,878	9,308	16.9	6,096	5,396	13.0	53,267	42,658	24.9
Percent owner.....	54.9	55.1	...	35.6	31.0	...	72.1	74.0	...
Renter.....	8,946	7,578	18.1	11,015	12,036	-8.5	20,605	15,014	37.2
Negro occupied (nonwhite, 1960)..	244	89	...	303	114	...	154	82	...
Owner.....	28	7	...	27	25	...	68	40	...
Percent owner.....	11.5	7.9	...	8.9	21.9	...	44.2	48.8	...
Renter.....	216	82	...	276	89	...	86	42	...
Vacant year-round units.....	551	828	-33.5	1,333	1,126	18.4	2,452	(NA)	...
For sale only.....	36	82	-56.1	53	76	30.3	389	576	-32.5
Homeowner vacancy rate.....	0.3	0.9	...	0.9	1.4	...	0.7	1.3	...
For rent.....	370	407	-9.1	1,153	920	25.3	1,144	936	22.2
Rental vacancy rate.....	4.0	5.1	...	9.5	7.1	...	5.3	5.9	...
ROOMS									
1 and 2 rooms.....	839	429	95.6	1,283	1,323	-3.0	3,296	2,022	63.0
3 rooms.....	1,474	1,197	23.1	1,875	2,013	-6.9	4,660	3,229	44.3
4 rooms.....	4,973	4,547	9.4	4,796	4,867	-1.5	12,952	11,446	13.2
5 rooms.....	7,961	7,136	11.6	5,570	5,555	0.3	20,801	17,451	19.2
6 rooms.....	3,484	3,005	15.9	2,969	2,843	4.4	17,307	13,858	24.9
7 rooms or more.....	1,644	1,433	14.7	1,951	2,039	-4.3	17,308	13,230	30.8
Median.....	4.9	4.9	-	4.7	4.7	-	5.3	5.3	-
UNITS IN STRUCTURE									
1 unit.....	9,412	8,540	10.2	4,859	4,576	6.2	52,127	46,402	12.3
2 units or more.....	10,780	9,076	18.8	13,572	14,064	-3.5	23,500	14,287	64.5
Mobile home or trailer.....	183	131	39.7	13	-	...	697	572	21.9
PLUMBING FACILITIES									
With all plumbing facilities.....	20,051	16,837	19.1	17,246	16,377	5.3	74,631	(NA)	...
1.01 or more persons per room	1,697	(NA)	...	1,159	(NA)	...	4,002	(NA)	...
Negro occupied.....	243	(NA)	...	295	(NA)	...	139	(NA)	...
1.01 or more persons per room	50	(NA)	...	70	(NA)	...	11	(NA)	...
Lacking some or all plumbing.....	324	910	-64.4	1,198	2,263	-47.1	1,693	(NA)	...
Negro occupied.....	1	(NA)	...	8	(NA)	...	13	(NA)	...
PERSONS									
1 person.....	2,879	1,463	96.8	4,491	3,466	29.6	11,046	5,986	84.5
2 persons.....	5,437	4,081	33.2	4,865	5,062	-3.9	20,951	14,986	39.8
3 and 4 persons.....	7,208	7,338	-1.8	4,706	6,083	-22.6	25,797	23,072	11.8
5 persons or more.....	4,300	4,004	7.4	3,049	2,821	8.1	16,078	13,628	18.0
Median.....	2.9	3.3	-12.1	2.3	2.6	-11.5	2.9	3.2	-9.4
PERSONS PER ROOM									
1.00 or less.....	18,113	15,160	19.5	15,894	16,200	-1.9	69,801	53,802	29.7
1.01 or more.....	1,711	1,726	-0.9	1,217	1,232	-1.2	4,071	3,870	5.2
VALUE									
Specified owner occupied.....	8,302	7,109	16.8	4,280	4,016	6.6	45,209	36,869	22.6
Less than \$10,000.....	550	1,733	-68.3	235	641	-63.3	2,449	7,782	-68.5
\$10,000 to \$14,999.....	1,976	3,975	-50.3	802	1,790	-55.2	8,441	15,657	-46.1
\$15,000 to \$19,999.....	3,437	1,205	185.2	1,417	893	58.7	13,974	8,047	73.7
\$20,000 to \$24,999.....	1,737	136	1,000+	914	374	144.4	9,486	2,793	239.6
\$25,000 to \$34,999.....	503	52	867.3	620	217	185.7	7,013	2,590	319.3
\$35,000 or more.....	99	8	1,000+	292	101	189.1	3,846	...	...
Median.....	\$17,400	\$12,000	45.0	\$18,900	\$13,900	36.0	\$19,200	\$13,400	43.3
CONTRACT RENT									
Specified renter occupied....	8,914	7,578	17.6	10,989	12,036	-8.7	20,242	(NA)	...
Less than \$40.....	461	2,106	-78.1	940	4,360	-78.4	958	(NA)	...
\$40 to \$59.....	1,822	2,418	-24.6	3,720	4,390	-15.3	3,382	(NA)	...
\$60 to \$79.....	1,992	1,486	34.1	2,588	2,409	7.4	4,077	(NA)	...
\$80 to \$99.....	1,185	859	38.0	2,155	579	272.2	3,190	(NA)	...
\$100 to \$119.....	809	587	147.0	854	141	780.1	2,246	(NA)	...
\$120 to \$149.....	641	387	119	387	...	...	2,767	(NA)	...
\$150 to \$199.....	508	16	1,000+	119	...	...	2,139	(NA)	...
\$200 or more.....	25	63	...	63	...	...	261	(NA)	...
No cash rent.....	1,471	106	1,000+	163	157	3.8	1,222	(NA)	...
Median.....	\$74	\$53	39.6	\$66	\$46	43.5	\$87	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

(For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text)

The State Standard Metropolitan Statistical Areas	Springfield-Chicopee-Holyoke, Mass.-Conn. SMSA (Massachusetts part)		Change			Inside central cities			Springfield central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change	
			Number	Percent							
All housing units.....	169,957	155,254	14,703	9.5	95,182	95,100	0.1	56,341	58,713	-4.0	
Vacant—seasonal and migratory.....	248	(NA)	...	...	41	230	-82.2	19	115	-83.5
ALL YEAR-ROUND HOUSING UNITS.....	169,709	(NA)	...	...	95,241	94,870	0.3	56,322	58,598	-3.9
POPULATION											
Population in housing units.....	501,944	471,763	30,181	6.4	271,107	280,672	-3.4	158,530	171,653	-7.6	
Per occupied unit (household).....	3.1	3.2	-0.1	-3.1	3.0	3.1	-3.2	2.9	3.1	-6.5	
Owner.....	3.4	(NA)	...	...	(NA)	(NA)	...	3.4	3.5	-2.9
Renter.....	2.6	(NA)	...	...	(NA)	(NA)	...	2.5	2.8	-10.7
TENURE, RACE, AND VACANCY STATUS											
All occupied units.....	163,012	145,984	17,028	11.7	90,811	89,338	1.6	53,876	55,020	-2.1	
Owner.....	96,379	84,239	12,140	14.4	44,447	42,353	4.9	27,473	27,649	-0.6	
Percent owner.....	59.1	57.7	...	...	48.9	47.4	...	51.0	50.3	...
Renter.....	66,633	61,745	4,888	7.9	46,364	46,985	-1.3	26,403	27,371	-3.5	
Negro occupied (nonwhite, 1960).....	6,623	3,775	2,848	75.4	6,471	3,694	75.2	5,924	3,491	69.7	
Owner.....	2,084	1,146	938	81.8	2,017	1,107	82.2	1,962	1,075	82.5	
Percent owner.....	31.5	30.4	...	...	31.2	30.0	...	33.1	30.8	...
Renter.....	4,539	2,629	1,910	72.7	4,454	2,587	72.2	3,962	2,416	64.0	
Vacant year-round units.....	6,697	(NA)	...	...	4,330	5,532	-21.7	2,446	3,578	-31.6
For sale only.....	655	1,147	-492	-42.9	290	579	-49.0	201	421	-52.3	
Homeowner vacancy rate.....	0.7	1.3	...	...	0.6	1.3	...	0.7	1.5	...
For rent.....	4,367	4,832	-465	9.6	3,201	3,002	-16.4	1,738	2,575	-32.5	
Rental vacancy rate.....	6.2	7.3	...	...	6.6	7.7	...	6.2	8.6	...
ROOMS											
1 and 2 rooms.....	8,598	8,892	-294	-3.3	5,319	6,883	-22.7	3,197	5,131	-37.7	
3 rooms.....	12,871	10,999	1,872	17.0	8,239	7,803	5.6	4,890	4,593	6.5	
4 rooms.....	33,748	31,618	2,130	6.7	22,002	20,374	3.1	11,233	10,960	2.5	
5 rooms.....	51,958	47,941	4,017	8.4	31,509	30,766	2.4	17,978	18,075	-0.5	
6 rooms.....	35,523	31,949	3,574	11.2	18,689	18,350	1.8	12,236	12,502	-2.1	
7 rooms or more.....	27,011	23,839	3,172	13.3	10,383	10,908	-4.8	6,788	7,436	-8.7	
Median.....	5.1	5.0	0.1	2.0	4.9	4.9	-	5.0	5.0	-	
UNITS IN STRUCTURE											
1 unit.....	88,458	82,294	6,164	7.5	37,806	36,804	2.7	23,535	23,688	-0.6	
2 units or more.....	79,902	71,837	8,065	11.2	56,681	57,744	-1.8	32,329	34,604	-6.6	
Mobile home or trailer.....	1,349	1,104	245	22.2	654	536	22.0	458	405	13.1	
PLUMBING FACILITIES											
With all plumbing facilities.....	164,973	(NA)	...	...	92,038	87,668	5.0	54,741	54,454	0.5
1.01 or more persons per room.....	10,089	(NA)	...	...	6,149	(NA)	...	3,293	(NA)	...
Negro occupied.....	6,488	(NA)	...	...	6,349	(NA)	...	5,811	(NA)	...
1.01 or more persons per room.....	740	(NA)	...	...	729	(NA)	...	609	(NA)	...
Lacking some or all plumbing.....	4,736	(NA)	...	...	3,103	7,416	-58.2	1,581	4,243	-62.7
Negro occupied.....	135	(NA)	...	...	122	(NA)	...	113	(NA)	...
PERSONS											
1 person.....	30,472	20,108	10,364	51.5	19,575	14,213	37.7	12,205	9,284	31.5	
2 persons.....	46,301	39,329	6,972	17.7	25,766	24,604	4.7	15,464	15,461	-	
3 and 4 persons.....	53,513	55,383	-1,870	-3.4	28,378	32,701	-13.2	16,464	19,280	-14.6	
5 persons or more.....	32,726	31,164	1,562	5.0	17,092	17,820	-4.1	9,743	10,995	-11.4	
Median.....	2.7	3.0	-0.3	-10.0	2.5	2.8	-10.7	2.5	2.8	-10.7	
PERSONS PER ROOM											
1.00 or less.....	152,721	135,348	17,373	12.8	84,526	82,493	2.5	50,519	51,133	-1.2	
1.01 or more.....	10,291	10,636	-345	-3.2	6,285	6,845	-8.2	3,357	3,887	-13.6	
VALUE											
Specified owner occupied.....	77,489	68,679	8,810	12.8	33,436	32,420	3.1	20,854	21,295	-2.1	
Less than \$10,000.....	5,526	15,165	-9,639	-63.6	3,102	7,490	-58.6	2,317	5,116	-54.7	
\$10,000 to \$14,999.....	18,668	32,807	-14,139	-43.1	10,297	17,361	-40.7	7,519	11,596	-35.2	
\$15,000 to \$19,999.....	25,725	13,271	12,454	93.8	11,920	5,376	121.7	7,066	3,278	115.6	
\$20,000 to \$24,999.....	14,580	4,086	10,494	256.8	5,302	1,391	289.6	2,651	851	211.5	
\$25,000 to \$34,999.....	8,840	...	...	...	2,165	607	256.7	1,042	338	208.3
\$35,000 or more.....	4,150	3,350	9,640	287.8	650	228	188.9	259	116	123.3	
Median.....	\$17,800	\$12,900	\$4,900	38.0	\$16,400	\$12,500	31.2	\$15,400	\$12,100	27.3	
CONTRACT RENT											
Specified renter occupied.....	66,177	(NA)	...	...	46,234	46,985	-1.6	26,331	27,371	-3.8
Less than \$40.....	2,995	(NA)	...	...	2,042	11,166	-81.7	641	4,700	-86.4
\$40 to \$59.....	13,337	(NA)	...	...	9,971	17,778	-43.9	4,429	10,970	-59.6
\$60 to \$79.....	18,115	(NA)	...	...	14,088	12,599	11.8	9,098	8,704	9.2
\$80 to \$99.....	12,423	(NA)	...	...	9,271	3,114	197.7	5,931	1,676	253.9
\$100 to \$119.....	5,988	(NA)	...	...	3,763	...	...	2,100	...	...
\$120 to \$149.....	5,496	(NA)	...	...	2,791	1,486	341.0	1,763	758	409.6
\$150 to \$199.....	3,629	(NA)	...	...	1,505	86	1,000+	878	50	1,000+
\$200 or more.....	695	(NA)	...	...	463	...	...	375	...	...
No cash rent.....	3,519	(NA)	...	...	2,340	776	201.5	706	513	37.6
Median.....	\$77	(NA)	...	...	\$74	\$53	39.6	\$76	\$56	35.7

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Chicopee central city			Holyoke central city			Outside central cities		
	1970	1960	Per- cent change	1970	1960	Per- cent change	1970	1960	Per- cent change
All housing units.....	20,383	17,747	14.9	18,458	18,640	-1.0	74,775	60,154	24.3
Vacant—seasonal and migratory.....	8	39	-75.8	14	82	-82.9	207	(NA)	...
ALL YEAR-ROUND HOUSING UNITS	20,375	17,714	15.0	18,444	18,558	-0.6	74,568	(NA)	...
POPULATION									
Population in housing units.....	63,737	58,044	9.8	48,840	50,975	-4.2	230,837	191,091	20.8
Per occupied unit (household).....	3.2	3.4	-5.9	2.9	2.9	-	3.2	3.4	-5.9
Owner.....	3.4	3.6	-5.6	3.4	3.4	-	(NA)	(NA)	...
Renter.....	2.9	3.2	-9.4	2.5	2.7	-7.4	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS									
All occupied units.....	19,824	16,886	17.4	17,111	17,432	-1.8	72,201	56,646	27.5
Owner.....	10,878	9,308	16.9	6,096	5,396	13.0	51,932	41,886	24.0
Percent owner.....	54.9	55.1	...	35.6	31.0	...	71.9	73.9	...
Renter.....	8,946	7,578	18.1	11,015	12,036	-8.5	20,269	14,760	37.3
Negro occupied (nonwhite, 1960).....	244	89	...	303	114	...	152	81	...
Owner.....	28	7	...	27	25	...	67	39	...
Percent owner.....	11.5	7.9	...	8.9	21.9	...	44.1	48.1	...
Renter.....	216	82	...	276	89	...	85	42	...
Vacant year-round units.....	551	828	-33.5	1,333	1,126	18.4	2,367	(NA)	...
For sale only.....	36	82	-56.1	53	76	-30.3	365	568	35.7
Homeowner vacancy rate.....	0.3	0.9	...	0.9	1.4	...	0.7	1.3	...
For rent.....	370	407	-9.1	1,153	920	25.3	1,106	930	18.9
Rental vacancy rate.....	4.0	5.1	...	9.5	7.1	...	5.2	5.9	...
ROOMS									
1 and 2 rooms.....	839	429	95.6	1,283	1,323	-3.0	3,279	2,009	63.2
3 rooms.....	1,474	1,197	23.1	1,875	2,013	-6.9	4,632	3,196	44.9
4 rooms.....	4,973	4,547	9.4	4,796	4,867	-1.5	12,746	11,244	13.4
5 rooms.....	7,991	7,136	11.6	5,570	5,555	0.3	20,449	17,175	19.1
6 rooms.....	3,484	3,005	15.9	2,969	2,843	4.4	16,834	13,599	23.8
7 rooms or more.....	1,644	1,433	14.7	1,951	2,039	-4.3	16,628	12,931	28.6
Median.....	4.9	4.9	-	4.7	4.7	-	5.3	5.3	-
UNITS IN STRUCTURE									
1 unit.....	9,412	8,540	10.2	4,859	4,576	6.2	50,652	45,490	11.3
2 units or more.....	10,780	9,076	18.8	13,572	14,064	-3.5	23,221	14,093	64.8
Mobile home or trailer.....	183	131	39.7	13	-	...	695	568	22.4
PLUMBING FACILITIES									
With all plumbing facilities.....	20,051	16,837	19.1	17,246	16,377	5.3	72,935	(NA)	...
1.01 or more persons per room.....	1,697	(NA)	...	1,159	(NA)	...	3,940	(NA)	...
Negro occupied.....	243	(NA)	...	295	(NA)	...	139	(NA)	...
1.01 or more persons per room.....	50	(NA)	...	70	(NA)	...	11	(NA)	...
Lacking some or all plumbing.....	324	910	-64.4	1,198	2,263	-47.1	1,633	(NA)	...
Negro occupied.....	1	(NA)	...	8	(NA)	...	13	(NA)	...
PERSONS									
1 person.....	2,879	1,463	96.8	4,491	3,466	29.6	10,897	5,895	84.9
2 persons.....	5,437	4,081	33.2	4,865	5,062	-3.9	20,535	14,725	39.5
3 and 4 persons.....	7,208	7,338	-1.8	4,706	6,083	-22.6	25,135	22,682	10.8
5 persons or more.....	4,300	4,004	7.4	3,049	2,821	8.1	15,634	13,344	17.2
Median.....	2.9	3.3	-12.1	2.3	2.6	-11.5	2.9	3.2	-9.4
PERSONS PER ROOM									
1.00 or less.....	18,113	15,160	19.5	15,894	16,200	-1.9	68,195	52,855	20.0
1.01 or more.....	1,711	1,726	-0.9	1,217	1,232	-1.2	4,006	3,791	5.7
VALUE									
Specified owner occupied.....	8,302	7,109	16.8	4,280	4,016	6.6	44,053	36,259	21.5
Less than \$10,000.....	550	1,733	-68.3	235	641	-63.3	2,424	7,675	-68.4
\$10,000 to \$14,999.....	1,976	3,975	-50.3	802	1,790	-55.2	8,371	15,446	-45.8
\$15,000 to \$19,999.....	3,437	1,205	185.2	1,417	893	58.7	13,805	7,895	74.9
\$20,000 to \$24,999.....	1,737	136	1,000+	914	374	144.4	9,278	2,725	240.5
\$25,000 to \$34,999.....	503	52	867.3	620	217	185.7	6,675	2,518	304.1
\$35,000 or more.....	99	8	1,000+	292	101	189.1	3,500	...	...
Median.....	\$17,400	\$12,000	45.0	\$18,900	\$13,900	36.0	\$19,100	\$13,400	42.5
CONTRACT RENT									
Specified renter occupied.....	8,914	7,578	17.6	10,989	12,036	-8.7	19,943	(NA)	...
Less than \$40.....	461	2,106	-78.1	940	4,360	-78.4	953	(NA)	...
\$40 to \$59.....	1,822	2,418	-24.6	3,720	4,390	-15.3	3,366	(NA)	...
\$60 to \$79.....	1,992	1,486	34.1	2,588	2,409	7.4	4,027	(NA)	...
\$80 to \$99.....	1,185	859	38.0	2,155	579	272.2	3,152	(NA)	...
\$100 to \$119.....	809	...	...	854	...	...	2,205	(NA)	...
\$120 to \$149.....	641	587	147.0	387	141	780.1	2,705	(NA)	...
\$150 to \$199.....	508	...	...	119	...	...	2,124	(NA)	...
\$200 or more.....	25	16	1,000+	63	-	...	232	(NA)	...
No cash rent.....	1,471	106	1,000+	163	157	3.8	1,179	(NA)	...
Median.....	\$74	\$53	39.6	\$66	\$46	43.5	\$87	(NA)	...

Table 5. General Housing Characteristics: 1970 and 1960—Continued

[For minimum base for derived figures (percent, median, etc.) and meaning of symbols, see text]

The State Standard Metropolitan Statistical Areas	Worcester SMSA				Inside central city			Outside central city		
	1970	1960	Change		1970	1960	Per- cent change	1970	1960	Per- cent change
			Number	Percent						
All housing units.....	108,555	101,551	7,004	6.9	58,589	58,986	-0.7	49,966	42,565	17.4
Vacant—seasonal and migratory.	682	(NA)	...	...	51	170	-70.0	631	(NA)	...
ALL YEAR-ROUND HOUSING UNITS	107,873	(NA)	...	...	58,538	58,816	-0.5	49,335	(NA)	...
POPULATION										
Population in housing units.....	329,074	314,874	14,200	4.5	166,212	176,845	-6.0	162,862	138,029	18.0
Per occupied unit (household)..	3.1	3.3	-0.2	-6.1	2.9	3.1	-6.5	3.4	3.5	-2.9
Owner.....	3.5	(NA)	...	...	3.3	3.4	-2.9	(NA)	(NA)	...
Renter.....	2.6	(NA)	...	...	2.6	2.9	-10.3	(NA)	(NA)	...
TENURE, RACE, AND VACANCY STATUS										
All occupied units.....	104,694	96,217	8,477	8.8	56,606	56,708	-0.2	48,088	39,509	21.7
Owner.....	62,657	54,962	7,695	14.0	26,107	25,154	3.8	36,550	29,808	22.6
Percent owner.....	59.8	57.1	...	...	46.1	44.4	...	76.0	75.4	...
Renter.....	42,037	41,255	782	1.9	30,499	31,554	-3.3	11,538	9,701	18.9
Negro occupied (nonwhite, 1960)..	985	697	...	...	928	630	...	57	67	...
Owner.....	232	169	...	...	189	122	...	43	47	...
Percent owner.....	23.6	24.2	...	...	20.4	19.4	...	75.4	70.1	...
Renter.....	753	528	...	...	739	508	...	14	20	...
Vacant year-round units.....	3,179	(NA)	...	...	1,932	2,108	-8.3	1,247	(NA)	...
For sale only.....	282	519	-237	-45.7	92	180	-48.9	190	339	-44.0
Homeowner vacancy rate.....	0.4	0.9	...	...	0.4	0.7	...	0.5	1.1	...
For rent.....	1,661	1,850	-189	-10.2	1,235	1,346	-8.2	426	504	-18.5
Rental vacancy rate.....	3.8	4.3	...	...	3.9	4.1	...	3.6	4.9	...
ROOMS										
1 and 2 rooms.....	3,963	4,034	-71	-1.8	3,045	3,084	-1.3	918	950	-3.4
3 rooms.....	6,759	5,701	1,058	18.6	3,981	3,152	26.3	2,778	2,549	9.0
4 rooms.....	17,483	17,247	236	1.4	9,723	9,538	1.9	7,760	7,709	0.7
5 rooms.....	30,201	29,389	812	2.8	17,349	17,745	-2.2	12,852	11,644	10.4
6 rooms.....	29,021	27,101	1,920	7.1	16,211	16,540	-2.0	12,810	10,561	21.3
7 rooms or more.....	20,446	18,061	2,385	13.2	8,229	8,926	-7.8	12,217	9,135	33.7
Median.....	5.4	5.3	0.1	1.9	5.2	5.3	-1.9	5.5	5.4	1.9
UNITS IN STRUCTURE										
1 unit.....	55,903	52,947	2,956	5.6	19,791	19,974	-0.9	36,112	32,973	9.5
2 units or more.....	51,375	48,019	3,356	7.0	38,563	38,928	-0.9	12,812	9,091	40.9
Mobile home or trailer.....	595	550	45	8.2	184	83	121.7	411	467	-12.0
PLUMBING FACILITIES										
With all plumbing facilities.....	103,067	(NA)	...	...	56,174	52,499	7.0	47,793	(NA)	...
1.01 or more persons per room	5,844	(NA)	...	...	3,086	(NA)	...	2,758	(NA)	...
Negro occupied.....	926	(NA)	...	...	872	(NA)	...	54	(NA)	...
1.01 or more persons per room	129	(NA)	...	...	127	(NA)	...	2	(NA)	...
Lacking some or all plumbing.....	3,906	(NA)	...	...	2,364	6,486	-63.6	1,542	(NA)	...
Negro occupied.....	59	(NA)	...	...	56	(NA)	...	3	(NA)	...
PERSONS										
1 person.....	18,464	12,250	6,214	50.7	12,405	8,776	41.4	6,059	3,474	74.4
2 persons.....	29,951	26,431	3,520	13.3	16,957	16,404	3.4	12,994	10,027	29.6
3 and 4 persons.....	33,961	36,293	-2,332	-6.4	17,022	20,507	-17.0	16,939	15,786	7.3
5 persons or more.....	22,318	21,243	1,075	5.1	10,222	11,021	-7.2	12,096	10,222	18.3
Median.....	2.7	3.0	-0.3	-10.0	2.4	2.8	-14.3	3.1	3.3	-6.1
PERSONS PER ROOM										
1.00 or less.....	98,663	90,001	8,662	9.6	53,432	53,383	0.1	45,231	36,618	23.5
1.01 or more.....	6,031	6,216	-185	-3.0	3,174	3,325	-4.5	2,857	2,891	-1.2
VALUE										
Specified owner occupied.....	48,645	42,924	5,721	13.3	17,893	17,547	2.0	30,752	25,377	21.2
Less than \$10,000.....	3,237	9,680	-6,443	-66.6	1,259	3,572	-64.8	1,978	6,108	-67.6
\$10,000 to \$14,999.....	9,827	21,020	-11,193	-53.2	4,068	8,791	-53.7	5,759	12,229	-52.9
\$15,000 to \$19,999.....	15,520	8,159	7,361	90.2	6,129	3,288	86.4	9,391	4,871	92.8
\$20,000 to \$24,999.....	10,229	2,237	7,992	357.3	3,433	898	282.3	6,796	1,339	407.5
\$25,000 to \$34,999.....	6,663	1,828	4,835	437.9	1,926	630	205.7	4,737	830	722.7
\$35,000 or more.....	3,169	...	...	...	1,078	368	192.9	2,091	...	...
Median.....	\$18,800	\$12,800	\$5,800	45.3	\$18,000	\$12,900	39.5	\$19,100	\$12,700	50.4
CONTRACT RENT										
Specified renter occupied.....	41,620	(NA)	...	...	30,437	31,554	-3.5	11,183	(NA)	...
Less than \$40.....	1,885	(NA)	...	...	1,130	10,346	-89.1	755	(NA)	...
\$40 to \$59.....	9,395	(NA)	...	...	7,184	13,048	-44.9	2,211	(NA)	...
\$60 to \$79.....	12,452	(NA)	...	...	9,646	5,106	88.9	2,806	(NA)	...
\$80 to \$99.....	6,529	(NA)	...	...	5,030	1,798	179.8	1,499	(NA)	...
\$100 to \$119.....	3,575	(NA)	...	...	2,494	...	...	1,081	(NA)	...
\$120 to \$149.....	3,647	(NA)	...	...	2,643	648	692.7	1,004	(NA)	...
\$150 to \$199.....	2,090	(NA)	...	...	1,227	...	...	863	(NA)	...
\$200 or more.....	454	(NA)	...	...	350	79	1,000+	104	(NA)	...
No cash rent.....	1,593	(NA)	...	...	733	529	38.6	860	(NA)	...
Median.....	\$74	(NA)	...	...	\$74	\$46	60.9	\$76	(NA)	...

Appendix

SMSA'S AND SEA'S IN THE NEW ENGLAND STATES

In the New England States, where standard metropolitan statistical areas (SMSA's) are comprised of cities and towns rather than of counties, data on births and deaths (see table 3) and age structure (see table 4) are not readily available for SMSA's. This situation favors discussion of SEA's which are comprised of counties, for which data on births and deaths and on age structure are available.

However, with the exception of Vermont, which has no metropolitan areas, and of Maine, in which each of the two SMSA's is located entirely within one county that has no other metropolitan population, the discussion of SEA's is not satisfactory. In each of the other four New England States, SMSA's are not always confined to one county and in several instances, counties include more than one SMSA. As a result, discussion of demographic trends in SEA's obscures trends in individual metropolitan areas. Thus in the reports for these four States—Connecticut, Massachusetts, New Hampshire, and Rhode Island—SMSA's are discussed in the section on metropolitan areas.

Table A-1. Population Inside and Outside SMSA's: 1970 and 1960

The State Metropolitan and Non- metropolitan Residence	Population		Change		Percent	
	1970	1960	Number	Percent	1970	1960
The State.....	5,689,170	5,148,578	540,592	10.5	100.0	100.0
Metropolitan residence ¹	4,817,915	4,441,257	376,658	8.5	84.7	86.3
Inside central cities....	1,726,627	1,785,936	-59,309	-3.3	30.3	34.7
Outside central cities...	3,091,288	2,655,321	435,967	16.4	54.3	51.6
Nonmetropolitan residence..	871,255	707,321	163,934	23.2	15.3	13.7
White.....	5,477,624	5,023,144	454,480	9.0	96.3	97.6
Metropolitan residence....	4,619,321	4,324,782	294,539	6.8	81.2	84.0
Inside central cities....	1,569,198	1,692,529	-123,331	7.3	27.6	32.9
Outside central cities...	3,050,123	2,632,253	417,870	15.9	53.6	51.1
Nonmetropolitan residence..	858,303	698,362	159,941	22.9	15.1	13.6
Negro and other races...	211,546	125,434	86,112	68.7	3.7	2.4
Metropolitan residence....	198,594	116,475	82,119	70.5	3.5	2.3
Inside central cities....	157,429	93,407	64,022	68.5	2.8	1.8
Outside central cities...	41,165	23,068	18,097	78.5	0.7	0.4
Nonmetropolitan residence..	12,952	8,959	3,993	44.6	0.2	0.2

¹Standard metropolitan statistical areas.

Table A-2. Population Inside and Outside Central Cities: 1970 and 1960

Standard Metropolitan Statistical Areas	SMSA's		Inside central cities		Outside central cities	
	1970	1960	1970	1960	1970	1960
POPULATION						
Total.....	4,817,915	4,441,257	1,726,627	1,785,936	3,091,288	2,655,321
White.....	4,619,321	4,324,782	1,569,198	1,692,529	3,050,123	2,632,253
Negro.....	167,208	104,585	140,907	86,329	26,301	18,256
Other races.....	31,386	11,890	16,522	7,078	14,864	4,812
Boston SMSA.....	2,753,700	2,595,481	641,071	697,197	2,112,629	1,898,284
White.....	2,602,741	2,508,377	524,709	628,704	2,078,032	1,879,673
Negro.....	127,035	77,792	104,707	63,165	22,328	14,627
Other races.....	23,924	9,312	11,655	5,328	12,269	3,984
Brockton SMSA.....	189,820	149,458	89,040	72,813	100,780	76,645
White.....	185,864	147,400	86,515	71,546	99,349	75,854
Negro.....	3,260	1,806	2,162	1,108	1,098	698
Other races.....	696	252	363	159	333	93
Fall River, Mass.-R.I. SMSA ¹	149,976	138,156	96,898	99,942	53,078	38,214
White.....	148,762	137,510	95,901	99,378	52,861	38,132
Negro.....	512	424	437	387	75	37
Other races.....	702	222	560	177	142	45
Fall River, Mass.-R.I. SMSA (Massachusetts part).....	137,417	128,695	96,898	99,942	40,519	28,753
White.....	136,246	128,060	95,901	99,378	40,345	28,682
Negro.....	497	420	437	387	60	33
Other races.....	674	215	560	177	114	38
Fitchburg-Leominster, SMSA.....	97,164	90,158	76,282	70,950	20,882	19,208
White.....	95,867	88,873	75,431	70,471	20,438	18,402
Negro.....	1,003	1,008	642	368	361	640
Other races.....	294	277	209	111	85	166
Lawrence-Haverhill, Mass.-N.H. SMSA ¹	232,415	197,880	113,035	117,279	119,380	80,601
White.....	230,339	197,003	111,487	116,578	118,852	80,425
Negro.....	1,328	705	1,116	594	212	111
Other races.....	748	172	432	107	316	65
Lawrence-Haverhill, Mass.-N.H. SMSA (Massachusetts part).....	205,641	184,336	113,035	117,279	92,606	67,057
White.....	203,672	183,474	111,487	116,578	92,185	66,896
Negro.....	1,307	696	1,116	594	191	102
Other races.....	662	166	432	107	230	59
Lowell SMSA.....	212,860	164,243	94,239	92,107	118,621	72,136
White.....	211,085	163,523	93,062	91,614	118,023	71,909
Negro.....	1,114	560	786	390	328	170
Other races.....	661	160	391	103	270	57

See footnotes at end of table.

Table A-2. Population Inside and Outside Central Cities: 1970 and 1960--Continued

Standard Metropolitan Statistical Areas	SMSA's		Inside central cities		Outside central cities	
	1970	1960	1970	1960	1970	1960
POPULATION--Continued						
New Bedford SMSA.....	152,642	143,176	101,777	102,477	50,865	40,699
White.....	147,765	139,024	97,414	99,144	50,351	39,880
Negro.....	3,894	3,892	3,588	3,111	306	781
Other races.....	983	260	775	222	208	38
Pittsfield SMSA.....	79,727	76,772	57,020	57,879	22,707	18,893
White.....	78,270	75,737	55,696	56,939	22,574	18,798
Negro.....	1,222	946	1,129	859	93	87
Other races.....	235	89	195	81	40	8
Providence-Pawtucket- Warwick, R.I.-Mass. SMSA ¹	910,781	821,101	339,891	357,003	570,890	464,098
White.....	884,994	805,106	320,810	344,182	564,184	460,924
Negro.....	21,083	14,435	16,604	11,846	4,479	2,589
Other races.....	4,704	1,560	2,477	975	2,227	585
Providence-Pawtucket- Warwick, R.I.-Mass. SMSA (Massachusetts part).....	121,595	89,743	-	-	121,595	89,743
White.....	120,831	89,419	-	-	120,831	89,419
Negro.....	455	242	-	-	455	242
Other races.....	309	82	-	-	309	82
Springfield-Chicopee- Holyoke, Mass.-Conn. SMSA ¹	529,922	493,999	280,693	288,705	249,229	205,294
White.....	504,017	478,503	256,494	273,875	247,523	204,628
Negro.....	24,153	14,843	23,046	14,334	1,107	509
Other races.....	1,752	653	1,153	496	599	157
Springfield-Chicopee- Holyoke, Mass.-Conn. SMSA (Massachusetts part).....	523,029	490,297	280,693	288,705	242,336	201,592
White.....	497,523	474,804	256,494	273,875	241,029	200,929
Negro.....	23,756	14,842	23,046	14,334	710	508
Other races.....	1,750	651	1,153	496	597	155
Worcester SMSA.....	344,320	328,898	176,572	186,587	167,748	142,311
White.....	339,457	326,091	172,489	184,280	166,968	141,811
Negro.....	3,665	2,381	3,294	2,013	371	368
Other races.....	1,198	426	789	294	409	132
PERCENT DISTRIBUTION						
Total.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	95.9	97.4	90.9	94.8	98.7	99.1
Negro.....	3.5	2.4	8.2	4.8	0.9	0.7
Other races.....	0.7	0.2	1.0	0.4	0.5	0.2
Boston SMSA.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	94.5	96.6	81.8	90.2	98.4	99.0
Negro.....	4.6	3.0	16.3	9.1	1.1	0.8
Other races.....	0.9	0.4	1.8	0.7	0.6	0.2

See footnotes at end of table.

Table A-2. Population Inside and Outside Central Cities: 1970 and 1960--Continued

Standard Metropolitan Statistical Areas	SMSA's		Inside central cities		Outside central cities	
	1970	1960	1970	1960	1970	1960
PERCENT DISTRIBUTION--Con						
Brockton SMSA.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	97.9	98.6	97.2	98.3	98.6	99.0
Negro.....	1.7	1.2	2.4	1.5	1.1	0.9
Other races.....	0.4	0.2	0.4	0.2	0.3	0.1
Fall River, Mass.-R.I. SMSA ¹	100.0	100.0	100.0	100.0	100.0	100.0
White.....	99.2	99.5	99.0	99.4	99.6	99.8
Negro.....	0.3	0.3	0.5	0.4	0.1	0.1
Other races.....	0.5	0.2	0.6	0.2	0.3	0.1
Fall River, Mass.-R.I. SMSA (Massachusetts part).....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	99.2	99.5	99.0	99.4	99.6	99.8
Negro.....	0.3	0.3	0.5	0.4	0.1	0.1
Other races.....	0.5	0.2	0.6	0.2	0.3	0.1
Fitchburg-Leominster SMSA.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	98.7	98.6	98.9	99.3	97.9	95.8
Negro.....	1.0	1.1	0.8	0.5	1.7	3.3
Other races.....	0.3	0.3	0.3	0.2	0.4	0.9
Lawrence-Haverhill, Mass.-N.H. SMSA ¹	100.0	100.0	100.0	100.0	100.0	100.0
White.....	99.1	99.6	98.6	99.4	99.6	99.8
Negro.....	0.6	0.4	1.0	0.5	0.2	0.1
Other races.....	0.3	0.1	0.4	0.1	0.3	0.1
Lawrence-Haverhill, Mass.-N.H. SMSA (Massachusetts pt.)..	100.0	100.0	100.0	100.0	100.0	100.0
White.....	99.1	99.5	98.6	99.4	99.6	99.8
Negro.....	0.6	0.4	1.0	0.5	0.2	0.2
Other races.....	0.3	0.1	0.4	0.1	0.3	-
Lowell SMSA.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	99.2	99.6	98.8	99.5	99.5	99.7
Negro.....	0.5	0.3	0.8	0.4	0.3	0.2
Other races.....	0.3	0.1	0.4	0.1	0.2	0.1
New Bedford SMSA.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	96.8	97.1	95.7	96.7	99.0	98.0
Negro.....	2.6	2.7	3.5	3.0	0.6	1.9
Other races.....	0.6	0.2	0.8	0.3	0.4	0.1
Pittsfield SMSA.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	98.2	98.7	97.7	98.4	99.4	99.5
Negro.....	1.5	1.2	2.0	1.5	0.4	0.5
Other races.....	0.3	0.1	0.3	0.1	0.2	~

See footnotes at end of table.

Table A-2. Population Inside and Outside Central Cities: 1970 and 1960--Continued

Standard Metropolitan Statistical Areas	SMSA's		Inside central cities		Outside central cities	
	1970	1960	1970	1960	1970	1960
PERCENT DISTRIBUTION--Con						
Providence-Pawtucket- Warwick, R.I.-Mass. SMSA ¹	100.0	100.0	100.0	100.0	100.0	100.0
White.....	97.2	98.1	94.4	96.4	98.8	99.3
Negro.....	2.3	1.8	4.9	3.3	0.8	0.6
Other races.....	0.5	0.2	0.7	0.3	0.4	0.1
Providence-Pawtucket- Warwick, R.I.-Mass. SMSA (Massachusetts part).....	100.0	100.0	-	-	100.0	100.0
White.....	99.4	99.6	-	-	99.4	99.6
Negro.....	0.4	0.3	-	-	0.4	0.3
Other races.....	0.3	0.1	-	-	0.3	0.1
Springfield-Chicopee- Holyoke, Mass.-Conn. SMSA ¹	100.0	100.0	100.0	100.0	100.0	100.0
White.....	95.1	96.9	91.4	94.9	99.3	99.7
Negro.....	4.6	3.0	8.2	5.0	0.4	0.2
Other races.....	0.3	0.1	0.4	0.2	0.2	0.1
Springfield-Chicopee- Holyoke, Mass.-Conn. SMSA (Massachusetts part).....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	95.1	96.8	91.4	94.9	99.5	99.7
Negro.....	4.5	3.0	8.2	5.0	0.3	0.3
Other races.....	0.3	0.2	0.4	0.1	0.2	-
Worcester SMSA.....	100.0	100.0	100.0	100.0	100.0	100.0
White.....	98.6	99.1	97.7	98.7	99.5	99.6
Negro.....	1.1	0.7	1.9	1.1	0.2	0.3
Other races.....	0.3	0.2	0.4	0.2	0.2	0.1

¹Entire SMSA, including portion in another State.

Table A-3. Population Change in SMSA's: 1970 and 1960

Standard Metropolitan Statistical Areas	Population		Change	
	1970	1960	Number	Percent
Boston SMSA.....	2,753,700	2,595,481	158,219	6.1
Brockton SMSA.....	189,820	149,458	40,362	27.0
Fall River, Mass.-R.I. SMSA ¹	149,976	138,156	11,820	8.6
Fall River, Mass.-R.I. SMSA (Massachusetts part).....	137,417	128,695	8,722	6.8
Fitchburg-Leominster.....	97,164	90,158	7,006	7.8
Lawrence-Haverhill, Mass.-N.H. SMSA ¹ ...	232,415	197,880	34,535	17.5
Lawrence-Haverhill, Mass.-N.H. SMSA (Massachusetts part).....	205,641	184,336	21,305	11.6
Lowell.....	212,860	164,243	48,617	29.6
New Bedford.....	152,642	143,176	9,466	6.6
Pittsfield.....	79,727	76,772	2,955	3.8
Providence-Pawtucket-Warwick, R.I.- Mass. SMSA ¹	910,781	821,101	89,680	10.9
Providence-Pawtucket-Warwick, R.I.- Mass. SMSA (Massachusetts part).....	121,595	89,743	31,852	35.5
Springfield-Chicopee-Holyoke, Mass.- Conn. SMSA ¹	529,922	493,999	35,923	7.3
Springfield-Chicopee-Holyoke, Mass.- Conn. SMSA (Massachusetts part).....	523,029	490,297	32,732	6.7
Worcester SMSA.....	344,320	328,898	15,422	4.7

¹Entire SMSA, including portion in another State.

DEFINITIONS AND EXPLANATIONS

General

PERCENTS, MEDIANS, AND SYMBOLS

Percents which round to less than 0.1 are treated as zero. A dash "-" is the symbol used to signify zero. Three dots "..." indicate that the data are being withheld to avoid disclosure of information, that the base for a median or rate is too small for it to be shown, or that the data were not comparable. A minus sign preceding a figure denotes decrease. The symbol "NA" means not available.

Medians are presented in the housing table of this report for several characteristics. Medians for rooms and persons are rounded to the nearest tenth, for value to the nearest hundred dollars, and for contract rent to the nearest dollar. The median is not shown if there are fewer than five housing units in the distribution. Similarly, population per housing unit is not shown if the base for this rate is less than five units.

USUAL PLACE OF RESIDENCE

In accordance with census practice dating back to 1790, each person enumerated in the 1970 census was counted as an inhabitant of his usual place of residence, which is generally construed to mean the place where he lives and sleeps most of the time. This place is not necessarily the same as his legal residence, voting residence, or domicile. In the vast majority of cases, however, the use of these different bases of classification would produce substantially the same statistics, although there may be appreciable differences for a few areas.

The implementation of this practice has resulted in the establishing of residence rules for certain categories of persons whose usual place of residence is not immediately clear. Furthermore, this practice means that persons were not always counted as residents of the place where they happened to be found by the census enumerators. Persons without a usual place of residence were, however, counted where they were enumerated.

As in every previous census, members of the Armed Forces living on military installations were counted as residents of the area in which the installation was located. Similarly, members of the Armed Forces not living on a military installation were counted as residents of the area in which they were living. Crews of U.S. Navy vessels were counted as residents of the home port to which the particular vessel was assigned; crews of vessels deployed to the overseas fleet were therefore not included in the population of any State or the District of

Columbia. Persons in Armed Forces families were counted where they were living on Census Day (e.g., the military installation, "offbase," or elsewhere, as the case might be).

Crews of U.S. merchant marine vessels were counted as part of the population of the U.S. port in which their vessel was berthed on Census Day; or if sailing in inland or coastal waters, either the port of departure or destination, depending on which the vessel was nearest on Census Day. Crews of all other U.S. merchant marine vessels are not included in the population of any State or the District of Columbia.

College students, as in 1950 and 1960, were counted as residents of the area in which they were living while attending college. Inmates of institutions, who ordinarily live there for considerable periods of time, were counted as residents of the area where this institution was located; on the other hand, patients in general hospitals, who ordinarily remain for short periods of time, were counted at their homes. On the night of April 6, 1970, a special enumeration was performed in missions, flophouses, detention centers, etc., and persons enumerated therein were counted as residents of the particular place.

Americans who were overseas for an extended period (in the Armed Forces, working at civilian jobs, studying in foreign universities, etc.) are not included in the population of any of the States or the District of Columbia. On the other hand, persons temporarily abroad on vacations, business trips, and the like, were counted at their usual residence.

Persons in larger hotels, motels, etc., on the night of March 31, 1970, were requested to fill out a census form for allocation back to their homes if they indicated no one was there to report them in the census. A similar approach was used for persons visiting in private residences, as well as for Americans who left the United States during March 1970 via major intercontinental air or ship carriers for temporary travel abroad.

In addition, information on persons away from their usual place of residence was obtained from other members of their families, landlords, etc. If an entire family was expected to be away during the whole period of the enumeration, information on it was obtained from neighbors. A matching process was used to eliminate duplicate reports for a person who reported for himself while away from his usual residence and who was also reported at his usual residence by someone else.

BOUNDARIES

The data shown for 1970 relate to the boundaries of the areas as existed on January 1, 1970. As nearly as

possible, 1960 data for the same areas have been adjusted to conform to the 1970 definitions. However, it was not feasible to compile 1960 information for small pieces of territory transferred from one jurisdiction to another as a result of county and city boundary changes. Where such discrepancies exist note is made in table footnotes. "Extended cities" constitute a special boundary problem discussed below.

COUNTIES

The primary divisions of the States are, in general, termed counties, but in Louisiana these divisions are known as parishes. There are no counties in Alaska. In this State, data are shown for statistical areas which are county equivalents designated as census divisions; they were developed for general statistical purposes through the cooperation of the State and the Census Bureau. In four States (Maryland, Missouri, Nevada, and Virginia), there are one or more cities which are independent of any county organization and thus constitute primary divisions of their States.

STANDARD METROPOLITAN STATISTICAL AREAS

In this report statistics are shown for standard metropolitan statistical areas (SMSA's) except in some tables for New England States where the metropolitan State economic area or nearest equivalent whole county is substituted for the SMSA.

The population living in SMSA's is designated as the metropolitan population. This population is subdivided as "inside central city or cities" and "outside central city or cities." The latter area is frequently referred to in the text of this report as "suburbs" or "suburban ring." The population living outside SMSA's constitutes the non-metropolitan population.

The Bureau of the Census recognizes approximately 250 standard metropolitan statistical areas in the 1970 census. This number includes the 231 SMSA's (including three in Puerto Rico which are not covered in this series) as defined and named in the Bureau of the Budget publication, *Standard Metropolitan Statistical Areas: 1967*, U.S. Government Printing Office, Washington, D.C. 20402. Also included are two SMSA's as defined by the Bureau of the Budget in January 1968: Biloxi-Gulfport, Miss. and Vineland-Millville-Bridgeton, N.J. In addition, a number of SMSA's are being defined on the basis of the results from the 1970 Census.

Except in New England States, a standard metropolitan statistical area is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more, or "twin cities" with a combined population of at least 50,000. In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are socially and economically integrated with the central city. In a few cities where portions of

counties outside the SMSA as defined in 1967 were annexed to the central city, the population living in those counties is not considered part of the central city. In the New England States, SMSA's consist of towns and cities instead of counties. Each SMSA must include at least one central city, and the complete title of an SMSA identifies the central city or cities. For the complete description of the criteria used in defining SMSA's, see the Bureau of the Budget publication cited above.

STATE ECONOMIC AREAS

For the New England metropolitan areas represented in some of the tables of these reports, the SMSA has been replaced by the metropolitan State economic area (SEA) (see U.S. Census of Population, 1960, *State Economic Areas*, PC(3)1A.) Where a metropolitan SEA has not been defined, the nearest equivalent county has been used. State summaries by metropolitan and nonmetropolitan residence will, therefore, be found to vary according to whether the information contained in the tables was available for SMSA's directly or for counties only. Population tables 2,3, and 4 contain metropolitan SEA totals, while Housing table 5 shows SMSA totals. Under both systems, figures for central cities are the same.

ANNEXATIONS

A problem of definition exists with respect to some of the central cities shown in these reports. This problem arises as a consequence of annexations of territory made by cities during the 1960-70 decade. Most often, detailed population and housing characteristics from the 1960 census could not be reproduced for the annexed areas. 1960 data shown for central cities in the tables of this report thus relate to those cities as defined at the time of that census, and 1970 data refer to cities as they were defined for the 1970 census.

To clarify the impact of annexation on population change for central cities, a text table has been prepared. It shows 1970 population in current boundaries and within 1960 boundaries for central cities which annexed population. Population change within a consistently defined area, that is, excluding the effect of annexation, can then be obtained.

Since 1960, two cities have annexed the entire county in which they were located: Jacksonville, Fla. (whose boundaries in 1970 are coterminous with Duval County) and Nashville, Tenn. (whose boundaries are now coterminous with Davidson County). Indianapolis, Ind. annexed all parts of Marion County except for Beech Grove, Lawrence, Speedway, and Southport, whose combined 1960 population amounted to 31,600 out of a county total of 698,000. For these three cities (Jacksonville, Nashville, and Indianapolis), 1960 data are presented in terms of their 1970 bound-

aries. Data from the 1960 census for Duval and Davidson Counties were substituted for Jacksonville and Nashville cities as they were defined at the time of the 1960 census. Indianapolis was also considered to be coterminous with Marion County as the effect of including the four places listed above was not great enough to require a special adjustment.

EXTENDED CITIES

A number of cities contain territory essentially rural in character. The classification of all the inhabitants and housing of such cities as urban would include in the urban category persons and housing units in areas primarily rural in character. The Census Bureau therefore established certain rules to identify such cities—which are designated as “extended cities”—and to separate each into its urban and rural portions. As a concomitant of this approach, when an extended city is the central city of an SMSA, most of the 1970 census reports show only the urban portion as the central city. In the present report, however, the entire (or “legal”) city is shown as the central city because the focus here is on comparisons with 1960, and this type of delineation was not made in 1960. The effect of annexation of these extended cities, which can be especially great, is shown in a text table, where appropriate.

STANDARD CONSOLIDATED AREAS

In view of the special importance of the metropolitan complexes around New York and Chicago, the Nation's two largest cities, several contiguous SMSA's and additional counties that do not appear to meet the formal integration criteria but do have strong interrelationships of other kinds have been combined into the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas, respectively. The former consists of Middlesex and Somerset Counties in New Jersey and the following SMSA's: New York, Newark, Jersey City, and Paterson-Clifton-Passaic. The latter consists of the following SMSA's: Chicago and Gary-Hammond-East Chicago.

Population

Age.—The age classification is based on the age of the person in completed years as of April 1 of the census years 1960 and 1970.

Race.—The concept of race as used by the Census Bureau does not denote clear-cut scientific definitions of biological stock. Rather it reflects self-identification by respondents. Since the 1960 and 1970 censuses obtained information on race principally through self-enumeration, the data represent essentially self-classification by people according to the race with which they identify themselves. For persons of mixed parentage who are in doubt as to their classification, the race of the person's father is used. Persons of Mexican or Puerto Rican birth

or ancestry who do not identify themselves as of a race other than white (e.g., American Indian, Negro, etc.) are classified as white. In the three-category grouping shown in this report, the “other” category consists of all races except white or Negro, i.e., American Indian, Japanese, Chinese, Filipino, Korean, Eskimo, etc.

1970 age-race data taken from the published PC(V2) Series of Advance Population Reports were available for two major population groups: “Total” and “Negro”. In presenting comparable age-race statistics for SMSA's and their component parts in the present series of reports, however, race is classified as “white” and “Negro and other races.” This is the classification employed in the 1960 census, except that “nonwhite” was the term used for “Negro and other races.” It has been kept in two tables of this series (tables 3 and 4) either because of the difficulty or inadvisability of substituting “Negro” only for the broader “nonwhite” classification. As an example of one of the difficulties encountered in making this substitution, it was found that 1960 age detail by race could not be reproduced for the Negro population of counties or county substitutes, which are the building blocks of SMSA's. Unpublished 1970 age detail for “other races” was available, however, to construct a “Negro and other races” age distribution which could then be directly compared with the 1960 race classification.

A more detailed comparison of 1960 and 1970 age-race data can be made for certain of the largest cities. The 1960 age distribution of white, Negro, and other races appears in the 1960 Census volumes for all cities of 100,000 total population or more. For each such city which did not experience boundary changes between 1960 and 1970, a comparison of age detail for the three race groups can be made. A special text table has been prepared to show age distributions of “Negro” population and “Other races” where such information may be of particular interest, as for example in cities which had over 10,000 Negroes in 1960 and in cities which had approximately equal numbers of both race groupings in 1960.

Components of Change.—The components of population change shown in table 3—births, deaths, and net migration—are estimates. As such they are subject to certain limitations unlike the census counts contained in the tables of this report. The estimates are based on reported births and deaths by place of residence, 1966 through 1968, compiled and published by the Division of Vital Statistics, National Center for Health Statistics. Since no vital statistics were readily available for 1966 and the first 3 months of 1970, they were extrapolated using a factor of 1.25 times the average of year 1967-68. Births and deaths were then summed to total for the decade. Births were corrected by color for underregistration, using factors derived from th

National Center's birth registration test of 1950. As a final step, both births and deaths were adjusted to be consistent with independent State estimates for the decade.

Vital statistics by race were not reported for counties where less than 10 percent of the total population were members of Negro and other races or which had populations of less than 10,000 belonging to these races. These counties are not included in the metropolitan-nonmetropolitan summaries for the State nor for the individual SMSA's when shown by race.

The estimate of net migration was derived as a residual by the following formula: Net Migration = Net Change — Births + Deaths. As a residual value, however, the net migration component reflects the net effect of any errors in the data used, such as differential undercount in the 1960 and 1970 censuses, boundary changes, improper allocation of births and deaths by place of residence, and many others.¹

At the county level very few significant boundary modifications are made. Many cities have annexed territory during the past decade, however, and the shifts resulting from annexation are thrown into the migration component. Special attention is given in the text to the effect of boundary changes on the net migration component for central cities.

Housing

Housing units and group quarters.—All living quarters are classified in the census as either housing units or group quarters. Usually, living quarters are in structures intended for residential use (e.g., a one-family home, apartment house, hotel or motel, boarding house, mobile home or trailer, etc.). Living quarters may also be in structures intended for nonresidential use (e.g., the rooms in a warehouse where a watchman lives), as well as in tents, caves, old railroad cars, etc.

A housing unit is a house, an apartment, a group of rooms, or a single room occupied or intended for occupancy as separate living quarters. Separate living quarters are those in which the occupants do not live and eat with any other persons in the structure and which quarters have either (1) direct access from the outside of the building or through a common hall or (2) complete kitchen facilities for the exclusive use of the occupants. The occupants may be a single family, one person living alone, two or more families living together, or any other group of related or nonrelated persons who share living arrangements (except as described in the next paragraph on group quarters). Both occupied and vacant housing units are included in the housing inven-

tory, except that mobile homes, trailers, tents, etc., are included only if they are occupied.

Group quarters are living arrangements for institutional inmates or for other groups containing five or more persons not related to the person in charge. Group quarters are located most frequently in institutions, boarding houses, military barracks, college dormitories, fraternity and sorority houses, hospitals, monasteries, convents, and ships. A house or apartment is considered group quarters if it is shared by the person in charge and five or more persons unrelated to him, or if there is no person in charge, by six or more unrelated persons. Information on the housing characteristics of group quarters is not collected in the census.

Year-round housing units.—In 1970, data on housing characteristics are limited to year-round housing units—all occupied units plus vacant units which are intended for year-round use—because it is difficult to obtain reliable information for the remaining types of units, i.e., units reported as vacant at the time of the census and intended for seasonal occupancy or held for migratory labor.

In 1960, housing characteristics were provided for all units, including vacant seasonal and vacant migratory units.

Occupied housing units.—A housing unit is classified as occupied if a person or group of persons is living in it at the time of enumeration or if the occupants are only temporarily absent, for example, on vacation. However, if the persons staying in the unit have their usual place of residence elsewhere, the unit is classified as vacant. A household consists of all persons who occupy a housing unit.

Population and persons.—"Population in housing units" is the total population less those persons living in group quarters. "Population per occupied unit" is computed by dividing the population living in housing units by the number of occupied housing units; this is also computed separately for the population in owner and in renter occupied units. The caption "Persons" refers to the number of persons occupying the housing unit; the data show the number of housing units occupied by the specified number of persons.

Race.—The classification by race used in the housing table refers to the race of the head of the household occupying the housing unit. Figures on tenure for 1970 are given separately for all households and for Negro heads of households; for 1960, the tenure figures relate to all households and to household heads of "Negro and other races" (excluding white heads of households). In the 1960 census, the term "nonwhite" was used for Negro and other races. Data on change (1960 to 1970) are shown only when the population data by race indicate that the number of Negro households in 1960

¹For a more detailed discussion of the types of errors which affect estimates of net migration derived in this manner, see *Current Population Reports*, Series P-23 No. 7, pages 13 and 14.

constituted a sufficiently large proportion of household heads of Negro and other races to permit meaningful comparison.

Tenure.—A housing unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. A cooperative or condominium unit is "owner occupied" only if the owner or co-owner lives in it. All other occupied units are classified as "renter occupied," including units rented for cash rent and those occupied without payment of cash rent.

Vacant housing units.—A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere. New units not yet occupied are enumerated as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place. Vacant units are excluded if unfit for human habitation because the roof, walls, windows, or doors no longer protect the interior from the elements, or if there is positive evidence (such as a sign on the house or in the block) that the unit is to be demolished or is condemned.

Vacant housing units are classified in this report as either "seasonal and migratory" (i.e., intended for seasonal occupancy or held for migratory labor) or "year-round." The latter are units which, although vacant at the time of enumeration, are usually occupied or are intended for occupancy at any time of the year. A unit in a resort area which is usually occupied on a year-round basis is considered as a year-round unit. Units used only occasionally throughout the year are also considered year-round units.

Year-round vacant units are subdivided as follows: "For sale only," and "for rent" which also includes vacant units offered either for rent or for sale. All other year-round vacant units are included in the total and may be derived by subtracting the sum of the vacant units "for sale only" and "for rent" from the total. Other year-round vacant units include units sold or rented but not yet occupied by the new owner or renter, units held for the occasional use of the owner, and units held off the market for other reasons.

Homeowner vacancy rate.—The homeowner vacancy rate in 1970 is the number of year-round vacant units for sale as a percent of the total homeowner inventory, i.e., all owner-occupied units and year-round vacant units for sale. In 1960, the homeowner vacancy rate was based on vacant units available for sale, i.e., year-round vacant units for sale in sound or deteriorating condition.

Rental vacancy rate.—The rental vacancy rate in 1970 is the number of year-round vacant units for rent as a

percent of the total rental inventory, i.e., all renter-occupied units and all year-round vacant units for rent. In 1960, the rental vacancy rate was based on vacant units available for rent, i.e., year-round vacant units for rent in sound or deteriorating condition.

Rooms.—Rooms to be counted include whole rooms used for living purposes, such as living rooms, dining rooms, kitchens, bedrooms, finished recreation rooms, family rooms, etc. Not counted as rooms are bathrooms, porches, balconies, foyers, halls, halfrooms, kitchenettes, strip or pullman kitchens, utility rooms, unfinished attics, basements, or other space used for storage.

Data on change (1960 to 1970) are not given when the number of vacant seasonal and migratory units that are excluded from the 1970 tabulations is too large to produce meaningful comparisons.

Persons per room.—This is computed by dividing the number of persons in the unit by the number of rooms in the unit. The figures shown refer, therefore, to the number of housing units having the specified ratio of persons per room.

Units in structure.—Statistics on the number of housing units in a structure are presented in terms of one-family houses, number of units in multiunit structures, and mobile homes or trailers.

Data on change (1960 to 1970) are not given when the number of vacant seasonal and migratory units that are excluded from the 1970 tabulations is too large to produce meaningful comparisons.

Plumbing facilities.—The category "with all plumbing facilities" consists of units which have hot and cold piped water, as well as a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. "Lacking some or all plumbing" means that the unit does not have all three specified plumbing facilities (hot and cold piped water, as well as flush toilet and bathtub or shower inside the structure), or that the toilet or bathing facilities are also for the use of the occupants of other housing units.

For 1960, data on plumbing facilities were derived from information on number of bathrooms. Data for units with all plumbing facilities and with 1.01 or more persons per room are not available from the 1960 reports. Similarly, 1960 data on plumbing facilities are not available by race.

Data on change (1960 to 1970) are not given when the number of vacant seasonal and migratory units that are excluded from the 1970 tabulations is too large to produce meaningful comparisons.

Value.—Value is the respondent's estimate of how much the property (house and lot) would sell for if it were for sale. The term "specified owner occupied" means that in 1970 the value data are limited to owner occupied, one-family houses on less than ten acres, without a

commercial establishment or medical office on the property. Owner occupied cooperatives, condominiums, mobile homes, and trailers are excluded from the value tabulations.

In 1960 in rural territory, units on farms and all units on places of 10 or more acres (whether farm or nonfarm) were excluded from the value tabulations. In 1970, all units on 10 or more acres are excluded, urban as well as rural; consequently the 1970 value tabulations include farm units of less than 10 acres and exclude units in urban areas on 10 or more acres.

Contract rent.—Contract rent is the monthly rent agreed to or contracted for, even if the furnishings, utilities, or services are included. The term "specified renter occupied" means that in 1970 the contract rent data exclude one-family houses on ten acres or more. Renter units occupied without payment of cash rent are shown separately as "no cash rent" in the rent tabulations.

The 1960 rent tabulations excluded farm units and vacant units on 10 or more acres in rural areas. In 1970, all one-family houses on 10 or more acres, whether occupied or vacant and whether urban or rural, are excluded from the rent tabulations.

SOURCES OF DATA

The basic 1970 population and housing data contained in the statistical tables of this series were obtained from

the Advance Reports on Population, PC(V1) and PC(V2), and Housing, HC(V1), issued by the Bureau of the Census for individual States. Certain data on characteristics from those reports are subject to change in the 1970 census PC(1)-B Final Reports on Population and HC(1)-A Final Reports on Housing being issued for States during the spring and summer of 1971.

The PHC(2) Series also contains parallel statistics for 1960, available from published Census sources. 1960 statistics referring to SMSA's have been adjusted to conform to 1970 area definitions. Population and housing characteristics of SMSA's formed during the decade have been reconstructed as of 1960 to complete the comparison with 1970 areas. The source of information regarding criteria for establishment of new SMSA's as well as intercensal adjustments in SMSA boundaries is the Bureau of the Budget publication, *Standard Metropolitan Statistical Areas: 1967*, U.S. Government Printing Office, Washington, D.C. 20402.

Publications of the National Center for Health Statistics were used to develop components of population change. In some cases, supplementary vital statistics were obtained from State health departments.

Some unpublished data from the 1960 Census of Housing were utilized. For those SMSA's which underwent boundary changes from 1960 to 1970, it was necessary to develop a tabulated reprint of 1960 contract rent data on a county basis.