

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

May 18, 1951

Washington 25, D. C.

Series HC-3 No. 3

HOUSING CHARACTERISTICS OF THE ALLENTOWN-BETHLEHEM, PA., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 97 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

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

The total number of dwelling units in 1950 was approximately 129,700, an increase of 22,800, or 21 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 67 percent in contrast to the net decrease of 16 percent in the number occupied by renters.

The gain in home ownership resulted from new construction and from the sale of existing rental homes for owner occupancy. About 79,200, or 63 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 47,500, or 46 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained fewer rooms and households consisted of fewer persons. The median number of rooms decreased from 6.0 in 1940 to 5.7 in 1950. Only 1 percent of the total were 1-room units, and 26 percent contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.2 in 1950, compared with 3.4 in 1940. One-half of the units in 1950 contained 2 or 3 persons.

¹ The Allentown-Bethlehem Standard Metropolitan Area comprises Lehigh and Northampton Counties, Pa., and Warren County, N. J.

Two-fifths (40 percent) of the units were in 1-dwelling-unit detached structures without business. More than half (55 percent) of the total were in other types of 1-dwelling-unit structures, including row houses, or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. A small proportion (5 percent) were in multi-unit structures containing 5 or more units.

Approximately 7 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$31. One-fourth of the units were renting for \$20 or less, and one-fourth were renting for \$43 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,700. One-fourth were estimated to sell for less than \$5,500, and one-fourth were estimated at \$11,000 or more.

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

Table 1.—OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE ALLENTOWN-BETHLEHEM STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	129,700	100
Occupied dwelling units.....	129,600	97
Owner occupied.....	79,200	61
Renter occupied.....	46,400	36
Vacant dwelling units.....	4,100	3
Nonseasonal not dilapidated, for rent or sale.....	1,300	1
POPULATION		
Total population.....	438,000	...
Population in dwelling units.....	429,000	...

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this re-

port may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 21,000 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 100 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000.....	300	40,000.....	2,200
2,500.....	500	50,000.....	2,500
5,000.....	800	70,000.....	3,000
10,000.....	1,100	90,000.....	3,500
20,000.....	1,500	110,000.....	3,800
30,000.....	1,900	125,000.....	4,200

To illustrate, there were an estimated 46,400 renter-occupied dwelling units in the metropolitan area. The sampling variability is about 2,400. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 44,000 and 48,800.

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

If the estimated 1950 percentage is:	And if the size of the base is:		
	40,000	70,000	125,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	1	1	1
10 or 90	2	1	1
25 or 75	2	2	1
50	3	2	1

To illustrate, of the estimated 45,400 renter-occupied dwelling units reporting on condition and plumbing facilities, 11 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 9 percent and 13 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE ALLENTOWN-BETHLEHEM STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	125,600	100	102,767	100	22
Owner occupied.....	79,200	63	47,457	46	67
Renter occupied.....	46,400	37	55,310	54	-16

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE ALLENTOWN-BETHLEHEM STANDARD METROPOLITAN AREA:
1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	129,700	...	106,871	...	21
Number reporting.....	127,900	100	105,828	100	...
1 room.....	1,300	1	997	1	30
2 rooms.....	4,600	4	2,581	2	78
3 rooms.....	11,300	9	6,210	6	82
4 rooms.....	18,100	14	11,381	11	59
5 rooms.....	20,700	16	14,082	13	47
6 rooms.....	37,700	29	36,156	34	4
7 rooms or more.....	34,100	26	34,421	33	-1
Median number of rooms.....	5.7	...	6.0	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE ALLENTOWN-BETHLEHEM STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	125,600	100	102,767	100	22
1 person.....	8,600	7	5,646	5	52
2 persons.....	34,300	27	24,481	24	40
3 persons.....	30,500	24	23,792	23	28
4 persons.....	24,500	20	19,105	19	28
5 persons.....	13,900	11	12,483	12	11
6 persons.....	6,800	5	7,555	7	-10
7 persons or more.....	7,000	6	9,705	9	-28
Median number of persons.....	3.2	...	3.4	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE ALLENTOWN-BETHLEHEM STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	125,600	...	102,767	...
Number reporting.....	124,200	100	101,915	100
1.00 or less.....	114,300	92	91,616	90
1.01 to 1.50.....	7,400	6	7,771	8
1.51 or more.....	2,500	2	2,528	2

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE ALLENTOWN-BETHLEHEM STANDARD METROPOLITAN AREA:
1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	129,700	100	106,871	100
1 to 4 dwelling unit.....	123,400	95	103,558	97
1 dwelling unit detached without business..	51,800	40	45,727	43
1 dwelling unit attached without business..	16,500	13	(1)	(1)
Other 1 to 4 dwelling unit.....	55,100	42	(1)	(1)
5 to 9 dwelling unit.....	4,700	4	2,392	2
10 dwelling unit or more.....	1,600	1	921	1

¹ 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE ALLENTOWN-BETHLEHEM STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	129,700	...
Number reporting condition and plumbing facilities.....	127,000	100
Not dilapidated, with private toilet and bath, and hot running water.....	91,500	72
Not dilapidated, with private toilet and bath, and only cold running water.....	2,000	2
Not dilapidated, with running water, lacking private toilet or bath.....	22,500	18
Dilapidated or no running water.....	10,900	9
Renter occupied.....	46,400	...
Number reporting condition and plumbing facilities.....	45,400	100
Not dilapidated, with private toilet and bath, and hot running water.....	27,900	61
Not dilapidated; with private toilet and bath, and only cold running water.....	1,100	2
Not dilapidated, with running water, lacking private toilet or bath.....	11,200	25
Dilapidated or no running water.....	5,200	11

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE ALLENTOWN-BETHLEHEM STANDARD METROPOLITAN AREA: 1950

Contract monthly rent	Number	Per-cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	41,100	100
Under \$10.....	1,000	2
\$10 to \$14.....	3,000	7
\$15 to \$19.....	5,300	13
\$20 to \$29.....	10,000	24
\$30 to \$39.....	9,000	22
\$40 to \$49.....	6,300	15
\$50 to \$59.....	3,200	8
\$60 to \$74.....	1,800	4
\$75 to \$99.....	900	2
\$100 or more.....	700	1
Median rent.....	\$31	...

¹ Excludes seasonal and dilapidated vacant units.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE ALLENTOWN-BETHLEHEM STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per-cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	61,500	100
Under \$3,000.....	2,900	5
\$3,000 to \$4,999.....	9,000	15
\$5,000 to \$7,499.....	17,700	29
\$7,500 to \$9,999.....	14,000	23
\$10,000 to \$14,999.....	12,300	20
\$15,000 to \$19,999.....	3,000	5
\$20,000 or more.....	2,600	4
Median value.....	\$7,655	...

¹ Excludes seasonal and dilapidated vacant units.

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HOUSING CHARACTERISTICS OF THE ATLANTA, GA., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

Home ownership is substantially greater in the Atlanta Standard Metropolitan Area,¹ dwelling units average more rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce. Data are shown for the total standard metropolitan area, which includes Atlanta city, and for Atlanta city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 191,100, an increase of 50,500, or 36 percent, since

¹ The Atlanta Standard Metropolitan Area comprises Cobb, De Kalb, and Fulton Counties, Ga.

1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Dwelling units in Atlanta city alone increased at a slower rate; the number increased to 95,400 by 1950, a gain of 10,600 dwelling units, or 13 percent, since 1940.

During the same period, there was a gain of 43 percent in the number of dwelling units occupied by white households in the metropolitan area in contrast to a gain of 18 percent in the number occupied by nonwhite households. Units occupied by nonwhites represented approximately the same proportion of the total occupied dwelling units in 1950 as in 1940, the proportion being one-fourth.

Four-fifths of the nonwhite households in the metropolitan area were located in the city of Atlanta in 1950.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE ATLANTA STANDARD METROPOLITAN AREA AND ATLANTA CITY: 1950

Subject	Atlanta Standard Metropolitan Area		Atlanta city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	191,100	100	95,400	100
Occupied dwelling units.....	184,400	96	93,500	98
Owner occupied.....	92,700	49	38,400	40
Renter occupied.....	91,700	48	55,100	58
Vacant dwelling units.....	6,700	4	1,800	2
Nonseasonal not dilapidated, for rent or sale.....	3,000	2	800	1
POPULATION				
Total population.....	668,200	...	329,000	...
Population in dwelling units.....	641,000	100	307,700	100
White.....	479,900	75	184,400	60
Nonwhite.....	161,100	25	123,300	40

P R E L I M I N A R Y

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 2 percent of all dwelling units. Within the city also, the rate was low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. Much of the gain resulted from new construction and some from the sale of existing rental homes for owner occupancy. In the metropolitan area, homes occupied by their owners doubled in the 10 years; in contrast, there was practically no change in the number occupied by renters. There were nearly two and one-half times as many units occupied by nonwhite owners in 1950 as in 1940.

About 92,700, or 50 percent of all occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 45,500, or 34 percent, in 1940.

In the city also, there was a considerable gain in home ownership since 1940. Owner-occupied units increased 85 percent in contrast to the net decrease of 10 percent in renter-occupied units. About 38,400, or 41 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 20,800, or 25 percent, in 1940.

The ratio of home owners in 1950 continued to be higher among white than among nonwhite households; about six-tenths of the units with white occupants in the total metropolitan area were owner-occupied in 1950 compared with three-tenths for nonwhite.

Rooms and persons.--On the average, dwelling units contained more rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.5 in 1950 and 3.9 in 1940. Only 3 percent of the total in 1950 were 1-room units, and about one-fourth (27 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.1 in 1950, compared with 3.3 in 1940. One-half the units in 1950 contained 2 or 3 persons.

In the city, the median number of persons in 1950 was about the same as in the metropolitan area as a whole; but the median number of rooms, 3.8, was much smaller.

Although nonwhite households were about the same size as all households in the metropolitan area, they lived in much smaller dwelling units. The median number of rooms was only 3.1 compared with the 4.5 median for all households.

Dwelling units having more than 1.5 persons per room amounted to 10 percent of the total occupied dwelling units; for dwelling units occupied by nonwhite persons, the proportion was much higher, 25 percent.

Type of structure.--Nearly three-fifths (55 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. About one-third (32 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 13 percent were in multi-unit structures containing 5 or more units.

Within the city, 1-dwelling-unit detached structures were less predominant, the proportion being two-fifths (41 percent). About one-fifth (18 percent) of the units were in the larger multi-unit structures, those with 5 or more dwelling units.

Condition and plumbing facilities.--Approximately 3 out of 5 (62 percent) of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was 57 percent. Among dwelling units occupied by nonwhites in the metropolitan area, the proportion was considerably lower, 22 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$30. One-fourth of the units were renting for \$16 or less, and one-fourth were renting for \$56 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$9,100. One-fourth of the units were estimated to sell for \$5,800 or less, and one-fourth were estimated at \$13,000 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents within the city were lower than those in the metropolitan area as a whole; the median for the city was \$25. Values for owner units also were lower, the median for the city being \$8,200.

For nonwhite households in the metropolitan area, rents and values were even lower. The median rent of units occupied by nonwhite renters was \$16, and only one-fourth were renting for \$22 or more; the median value of nonwhite owner units was \$4,000, and one-fourth were estimated at \$6,300 or more.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which

do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 5,200 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 120 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
5,000....	1,700	1,300	85,000..	3,300	3,900
10,000....	2,300	1,900	150,000..	3,800	...
20,000....	2,900	2,700			
40,000....	3,200	3,700	185,000..	4,100	...

To illustrate, there are an estimated 91,700 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 3,400. The chances are about 19 out of 20 that the figure obtained from the complete tabulation of the 1950 Census will be between 88,300 and 95,100.

The above figures apply to all dwelling units in the metropolitan area and in the central city, and to dwelling units occupied by nonwhites in the metropolitan area. For dwelling units occupied by nonwhites in the central city, the sampling variability is about one and one-half times the figures shown.

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

If the estimated 1950 percentage is:	And if the size of the base is:									
	Metropolitan area					Central city				
	10,000	30,000	70,000	85,000	185,000	6,000	25,000	50,000	95,000	
Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:										
2 or 98	3	2	1	1	1	2	1	1	1	
5 or 95	5	3	2	2	1	4	2	2	1	
10 or 90	7	4	3	2	2	6	3	2	2	
25 or 75	10	6	4	4	2	9	5	4	3	
50	12	7	5	4	3	11	6	5	4	

To illustrate, of the estimated 88,300 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 30 percent were dilapidated or had no running water. The sampling variability is about 4 percent. The chances are about 19 out of 20 that the percentage obtained from the complete tabulation of the 1950 Census will be between 26 percent and 34 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE ATLANTA STANDARD METROPOLITAN AREA AND ATLANTA CITY: 1950 AND 1940

Color and tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
ATLANTA STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	184,400	100	135,448	100	36
White.....	140,400	76	98,238	73	43
Nonwhite.....	44,000	24	37,210	27	18
Owner occupied.....	92,700	50	45,488	34	104
White.....	79,800	43	40,038	30	99
Nonwhite.....	12,800	7	5,450	4	135
Renter occupied.....	91,700	50	89,960	66	2
White.....	60,600	33	58,200	43	4
Nonwhite.....	31,200	17	31,760	23	-2
ATLANTA CITY					
Occupied dwelling units.....	93,500	100	82,000	100	14
White.....	58,500	63	53,658	65	9
Nonwhite.....	35,000	37	28,342	35	23
Owner occupied.....	38,400	41	20,769	25	85
White.....	29,100	31	17,215	21	69
Nonwhite.....	9,200	10	3,554	4	159
Renter occupied.....	55,100	59	61,231	75	-10
White.....	29,400	31	36,443	44	-19
Nonwhite.....	25,700	27	24,788	30	4

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Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE ATLANTA STANDARD METROPOLITAN AREA AND ATLANTA CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases or where percent is less than 1)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent.	
ATLANTA STANDARD METROPOLITAN AREA					
All dwelling units.....	191,100	...	140,627	...	36
Number reporting.....	185,900	100	138,949	100	...
1 room.....	5,500	3	7,823	6	-30
2 rooms.....	18,400	10	18,778	14	-2
3 rooms.....	36,200	19	33,988	24	7
4 rooms.....	33,000	18	23,244	17	42
5 rooms.....	43,300	23	23,189	17	87
6 rooms.....	31,600	17	17,696	13	79
7 rooms or more.....	18,000	10	14,231	10	26
Median number of rooms.....	4.5	...	3.9	...	...
Nonwhite occupied.....	44,000	...	37,210	...	18
Number reporting.....	43,400	100	36,797	100	...
1 room.....	2,900	7	4,935	13	...
2 rooms.....	8,200	19	8,059	22	2
3 rooms.....	16,600	38	14,032	38	18
4 rooms.....	7,200	17	4,752	13	52
5 rooms.....	4,000	9	2,670	7	50
6 rooms.....	2,900	7	1,443	4	...
7 rooms or more.....	1,700	4	906	2	...
Median number of rooms.....	3.1	...	2.9	...	...
ATLANTA CITY					
All dwelling units.....	95,400	...	84,764	...	13
Number reporting.....	93,000	100	83,810	100	...
1 room.....	4,200	5	6,415	8	-35
2 rooms.....	12,900	14	12,858	15	...
3 rooms.....	25,000	27	22,872	27	9
4 rooms.....	14,300	15	12,297	15	16
5 rooms.....	15,500	17	11,571	14	34
6 rooms.....	11,900	13	9,861	12	21
7 rooms or more.....	9,200	10	7,936	9	16
Median number of rooms.....	3.8	...	3.5	...	...
Nonwhite occupied.....	35,000	...	28,342	...	23
Number reporting.....	34,400	100	28,018	100	...
1 room.....	2,600	8	4,233	15	...
2 rooms.....	6,300	18	5,792	21	9
3 rooms.....	13,800	40	10,751	38	28
4 rooms.....	4,800	14	3,177	11	51
5 rooms.....	3,500	10	2,046	7	71
6 rooms.....	2,000	6	1,211	4	...
7 rooms or more.....	1,500	4	808	3	...
Median number of rooms.....	3.1	...	2.9	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE ATLANTA STANDARD METROPOLITAN AREA AND ATLANTA CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases or where percent is less than 1)

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
ATLANTA STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	184,400	100	135,448	100	36
1 person.....	12,900	7	7,938	6	63
2 persons.....	52,400	28	35,223	26	49
3 persons.....	44,100	24	31,392	23	40
4 persons.....	34,800	19	24,570	18	42
5 persons.....	19,500	11	15,467	11	26
6 persons.....	9,900	5	9,095	7	9
7 persons or more.....	10,800	6	11,763	9	-8
Median number of persons.....	3.1	...	3.3	...	...
Nonwhite occupied.....	44,000	100	37,210	100	18
1 person.....	3,600	8	3,611	10	...
2 persons.....	13,300	30	10,191	27	31
3 persons.....	7,700	17	7,297	20	6
4 persons.....	6,300	14	5,409	15	16
5 persons.....	5,000	11	3,893	10	28
6 persons.....	3,000	7	2,543	7	...
7 persons or more.....	5,100	12	4,266	11	20
Median number of persons.....	3.2	...	3.2	...	...
ATLANTA CITY					
Occupied dwelling units.....	93,500	100	82,000	100	14
1 person.....	7,800	8	5,739	7	36
2 persons.....	29,100	31	22,720	28	28
3 persons.....	21,500	23	19,177	23	12
4 persons.....	15,500	17	14,118	17	10
5 persons.....	9,400	10	8,740	11	8
6 persons.....	4,500	5	5,038	6	-11
7 persons or more.....	5,700	6	6,468	8	-12
Median number of persons.....	3.0	...	3.2	...	...
Nonwhite occupied.....	35,000	100	28,342	100	23
1 person.....	2,800	8	2,738	10	...
2 persons.....	10,900	31	7,990	28	36
3 persons.....	6,700	19	5,818	21	15
4 persons.....	5,200	15	4,154	15	25
5 persons.....	3,700	11	2,904	10	27
6 persons.....	2,300	7	1,840	6	...
7 persons or more.....	3,400	10	2,898	10	17
Median number of persons.....	3.1	...	3.1

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Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE ATLANTA STANDARD METROPOLITAN AREA AND ATLANTA CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
ATLANTA STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	184,400	...	135,448	...
Number reporting.....	180,200	100	133,893	100
1.00 or less.....	145,600	81	95,066	71
1.01 to 1.50.....	17,500	10	18,399	14
1.51 or more.....	17,200	10	20,428	15
Nonwhite occupied.....	44,000	...	37,210	...
Number reporting.....	43,400	100	36,798	100
1.00 or less.....	26,200	60	19,403	53
1.01 to 1.50.....	6,500	15	6,034	16
1.51 or more.....	10,700	25	11,361	31
ATLANTA CITY				
Occupied dwelling units.....	93,500	...	82,000	...
Number reporting.....	91,500	100	81,121	100
1.00 or less.....	70,300	77	57,056	70
1.01 to 1.50.....	10,000	11	10,910	13
1.51 or more.....	11,200	12	13,155	16
Nonwhite occupied.....	35,000	...	28,342	...
Number reporting.....	34,400	100	28,018	100
1.00 or less.....	21,500	63	15,031	54
1.01 to 1.50.....	4,900	14	4,509	16
1.51 or more.....	8,000	23	8,478	30

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE ATLANTA STANDARD METROPOLITAN AREA AND ATLANTA CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
ATLANTA STANDARD METROPOLITAN AREA				
All dwelling units.....	191,100	100	140,627	100
1 to 4 dwelling unit.....	166,000	87	124,670	89
1 dwelling unit detached without business..	105,600	55	74,869	53
1 dwelling unit attached without business..	1,400	1	(1)	(1)
Other 1 to 4 dwelling unit.....	58,900	31	(1)	(1)
5 to 9 dwelling unit.....	9,500	5	8,001	6
10 dwelling unit or more.....	15,700	8	7,956	6
ATLANTA CITY				
All dwelling units.....	95,400	100	84,764	100
1 to 4 dwelling unit.....	78,500	82	70,257	83
1 dwelling unit detached without business..	39,500	41	31,486	37
1 dwelling unit attached without business..	500	1	(1)	(1)
Other 1 to 4 dwelling unit.....	38,500	40	(1)	(1)
5 to 9 dwelling unit.....	7,600	8	7,597	9
10 dwelling unit or more.....	9,300	10	6,910	8

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE ATLANTA STANDARD METROPOLITAN AREA AND ATLANTA CITY: 1950

Condition and plumbing facilities	Number	Percent
ATLANTA STANDARD METROPOLITAN AREA		
All dwelling units.....	191,100	...
Number reporting condition and plumbing facilities.....	183,600	100
Not dilapidated, with private toilet and bath, and hot running water...	113,600	62
Not dilapidated, with private toilet and bath, and only cold running water.....	6,800	4
Not dilapidated, with running water, lacking private toilet or bath....	23,700	13
Dilapidated or no running water.....	39,500	22
Renter occupied.....	91,700	...
Number reporting condition and plumbing facilities.....	88,300	100
Not dilapidated, with private toilet and bath, and hot running water...	42,200	48
Not dilapidated, with private toilet and bath, and only cold running water.....	3,900	4
Not dilapidated, with running water, lacking private toilet or bath....	15,500	18
Dilapidated or no running water.....	26,600	30
Nonwhite occupied.....	44,000	...
Number reporting condition and plumbing facilities.....	42,500	100
Not dilapidated, with private toilet and bath, and hot running water...	9,200	22
Not dilapidated, with private toilet and bath, and only cold running water.....	3,600	8
Not dilapidated, with running water, lacking private toilet or bath....	8,300	20
Dilapidated or no running water.....	21,400	50
ATLANTA CITY		
All dwelling units.....	95,400	...
Number reporting condition and plumbing facilities.....	91,500	100
Not dilapidated, with private toilet and bath, and hot running water...	52,000	57
Not dilapidated, with private toilet and bath, and only cold running water.....	5,400	6
Not dilapidated, with running water, lacking private toilet or bath....	16,200	18
Dilapidated or no running water.....	17,800	19
Renter occupied.....	55,100	...
Number reporting condition and plumbing facilities.....	52,800	100
Not dilapidated, with private toilet and bath, and hot running water...	21,900	41
Not dilapidated, with private toilet and bath, and only cold running water.....	3,400	6
Not dilapidated, with running water, lacking private toilet or bath....	12,400	23
Dilapidated or no running water.....	15,100	29
Nonwhite occupied.....	35,000	...
Number reporting condition and plumbing facilities.....	33,800	100
Not dilapidated, with private toilet and bath, and hot running water...	8,900	26
Not dilapidated, with private toilet and bath, and only cold running water.....	3,500	10
Not dilapidated, with running water, lacking private toilet or bath....	7,600	22
Dilapidated or no running water.....	13,800	41

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Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE ATLANTA STANDARD METROPOLITAN AREA AND ATLANTA CITY: 1950

Contract monthly rent	Atlanta Standard Metropolitan Area		Atlanta city	
	Number	Percent	Number	Percent
All urban and rural-nonfarm dwelling units.....	183,400	...	95,400	...
Renter-occupied dwelling units; and vacant ¹ units for rent.....	90,800	...	55,800	...
Number reporting ²	83,500	100	52,700	100
Under \$10.....	5,600	7	3,300	6
\$10 to \$14.....	11,200	13	9,000	17
\$15 to \$19.....	10,900	13	8,800	17
\$20 to \$29.....	13,900	17	10,400	20
\$30 to \$39.....	9,900	12	7,200	14
\$40 to \$49.....	7,500	9	5,400	10
\$50 to \$59.....	5,400	6	3,300	6
\$60 to \$74.....	5,200	6	2,300	4
\$75 to \$99.....	9,300	11	2,100	4
\$100 or more.....	4,600	6	900	2
Median rent.....	\$30	...	\$25	...
Nonwhite occupied urban and rural-nonfarm dwelling units.....	43,500	...	35,000	...
Nonwhite renter occupied.....	30,800	...	25,700	...
Number reporting ²	28,900	100	24,900	100
Under \$10.....	4,300	15	3,000	12
\$10 to \$14.....	8,400	29	7,200	29
\$15 to \$19.....	7,400	26	6,700	27
\$20 to \$29.....	6,200	21	5,500	22
\$30 to \$39.....	2,000	7	1,900	8
\$40 or more.....	600	2	600	2
Median rent.....	\$16	...	\$16	...

¹ Excludes seasonal and dilapidated vacant units.

² Excludes units occupied rent free.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE ATLANTA STANDARD METROPOLITAN AREA AND ATLANTA CITY: 1950

Value	Atlanta Standard Metropolitan Area		Atlanta city	
	Number	Percent	Number	Percent
All urban and rural-nonfarm dwelling units.....	183,400	...	95,400	...
Owner-occupied units in 1-dwelling-unit structures; and vacant ¹ units for sale only.....	72,400	...	28,700	...
Number reporting.....	68,500	100	27,600	100
Under \$2,000.....	3,100	5	700	3
\$2,000 to \$2,999.....	3,300	5	1,100	4
\$3,000 to \$4,999.....	6,600	10	3,700	13
\$5,000 to \$7,499.....	11,900	17	6,400	23
\$7,500 to \$9,999.....	13,800	20	6,200	22
\$10,000 to \$14,999.....	20,700	30	6,900	25
\$15,000 to \$19,999.....	6,400	9	1,600	6
\$20,000 or more.....	2,700	4	1,100	4
Median value.....	\$9,144	...	\$8,216	...
Nonwhite occupied urban and rural-nonfarm dwelling units.....	43,500	...	35,000	...
Nonwhite owner-occupied units in 1-dwelling-unit structures.....	9,900	...	6,700	...
Number reporting.....	9,500	100	6,400	100
Under \$2,000.....	1,800	19	300	5
\$2,000 to \$2,999.....	1,700	18	800	13
\$3,000 to \$4,999.....	2,400	25	2,000	31
\$5,000 to \$7,499.....	2,300	24	2,200	34
\$7,500 to \$9,999.....	700	7	700	11
\$10,000 or more.....	400	4	300	5
Median value.....	\$3,992	...	\$5,064	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

June 24, 1951

Washington 25, D. C.

Series HC-3, No. 5

HOUSING CHARACTERISTICS OF THE BALTIMORE, MD., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

Home ownership is substantially greater in the Baltimore Standard Metropolitan Area,¹ dwelling units average fewer rooms, and the average size of household is about the same as 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V.

Peel, Director, Bureau of the Census, Department of Commerce. Data are shown for the total standard metropolitan area, which includes Baltimore city, and for Baltimore city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 371,900, an increase of 71,700, or 24 percent, since 1940. Part of the increase was the result of new construction and part was the result of

¹ The Baltimore Standard Metropolitan Area comprises Baltimore city, Baltimore County, and Anne Arundel County, Md.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE BALTIMORE STANDARD METROPOLITAN AREA AND BALTIMORE CITY: 1950

Subject	Baltimore Standard Metropolitan Area		Baltimore city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	371,900	100	279,300	100
Occupied dwelling units.....	354,400	95	268,200	96
Owner occupied.....	194,300	52	134,200	48
Renter occupied.....	160,100	43	134,000	48
Vacant dwelling units.....	17,500	5	11,100	4
Nonseasonal not dilapidated, for rent or sale.....	7,300	2	6,300	2
POPULATION				
Total population.....	1,336,100	...	948,100	...
Population in dwelling units.....	1,275,600	...	918,700	...

PRELIMINARY

conversions which increased the number of dwelling units in existing structures.

For the same period, dwelling units in Baltimore city alone increased at a slower rate; the number increased to 279,800 by 1950, a gain of 42,900 dwelling units, or 18 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 2 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 58 percent in contrast to very little change in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 194,300, or 55 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 123,200, or 44 percent, in 1940.

In the city also, there was a gain in home ownership since 1940. Owner-occupied units increased 44 percent in contrast to practically no change in the number occupied by renters. About 134,200, or 50 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 93,000, or 41 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained fewer rooms and households consisted of about the same number of persons as in 1940. The median number of rooms decreased from 5.5 in 1940 to 5.2 in 1950. About 1 percent of the total were 1-room units, and about one-fifth (18 percent) contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.2 in 1950. One-half of the units contained 2 or 3 persons.

For the city, the distribution of dwelling units by persons in 1950 was similar to that for the metropolitan area as a whole. The distribution by number of rooms was also similar to that for the total metropolitan area.

Type of structure.--Units in 1-dwelling-unit attached structures (row houses) amounted to 34 percent of the total dwelling units in the metropolitan area. About one-fifth (20 percent) of the units were in 1-dwelling-unit detached structures without business. Only 8 percent were in multi-unit structures containing 5 or more units.

Within the city alone, row houses were more predominant than in the total metropolitan area; units in 1-dwelling-unit attached structures amounted to 41 percent of the total. Only 9 percent were in 1-dwelling-unit detached structures and 9 percent were in structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 4 out of 5 (79 percent) of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was about the same.

Rent and value.--The median monthly rent of nonfarm rental units was \$40. One-fourth of the units were renting for \$27 or less, and one-fourth were renting for \$54 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,800. One-fourth of the units were estimated to sell for \$5,600 or less, and one-fourth were estimated at \$11,300 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents within the city were about the same as in the metropolitan area as a whole. Values for owner units, however, were lower than those for the total metropolitan area; the median for the city was \$7,200.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 22,200 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 120 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
2,500....	2,100	1,800	200,000...	18,400	15,800
5,000....	3,000	2,600	250,000...	20,500	17,700
10,000....	4,200	3,600	275,000...	21,400	18,600
25,000....	6,600	5,800	300,000...	22,500	...
50,000....	9,400	8,100	350,000...	24,200	...
100,000....	13,200	11,400	370,000...	25,000	...
150,000....	16,100	13,800			

To illustrate, there were an estimated 160,100 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 16,600. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 143,500 and 176,700.

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

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	140,000	200,000	370,000	95,000	150,000	275,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	1	1	2	1	1
5 or 95	2	2	2	3	2	2
10 or 90	3	3	2	4	3	2
25 or 75	5	4	3	5	4	3
50	6	5	4	6	5	4

To illustrate, of the estimated 156,100 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 12 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 9 percent and 15 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE BALTIMORE STANDARD METROPOLITAN AREA AND BALTIMORE CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where less than 1)

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
BALTIMORE STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	354,400	100	280,230	100	26
Owner occupied.....	194,300	55	123,220	44	58
Renter occupied.....	160,100	45	157,010	56	2
BALTIMORE CITY					
Occupied dwelling units.....	268,200	100	227,582	100	18
Owner occupied.....	134,200	50	92,960	41	44
Renter occupied.....	134,000	50	134,622	59	...

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE BALTIMORE STANDARD METROPOLITAN AREA AND BALTIMORE CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
BALTIMORE STANDARD METROPOLITAN AREA					
All dwelling units.....	371,900	...	300,246	...	24
Number reporting.....	362,500	100	295,961	100	...
1 room.....	3,000	1	4,465	2	-33
2 rooms.....	20,100	6	16,033	5	25
3 rooms.....	58,900	16	47,303	17	25
4 rooms.....	59,900	17	41,696	14	44
5 rooms.....	53,300	15	36,790	12	45
6 rooms.....	100,500	28	89,367	30	12
7 rooms or more.....	66,800	18	60,307	20	11
Median number of rooms.....	5.2	...	5.5	...	...
BALTIMORE CITY					
All dwelling units.....	279,300	...	236,442	...	18
Number reporting.....	273,900	100	232,972	100	...
1 room.....	2,300	1	3,863	2	-41
2 rooms.....	16,700	6	14,187	6	18
3 rooms.....	50,000	18	41,348	18	21
4 rooms.....	48,600	18	30,157	13	61
5 rooms.....	33,100	12	23,474	10	41
6 rooms.....	78,100	29	74,624	32	5
7 rooms or more.....	45,000	16	45,319	19	-1
Median number of rooms.....	5.1	...	5.5	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE BALTIMORE STANDARD METROPOLITAN AREA AND BALTIMORE CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
BALTIMORE STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	354,400	100	280,230	100	26
1 person.....	27,500	8	20,004	7	37
2 persons.....	94,200	27	69,150	25	36
3 persons.....	82,400	23	63,439	23	30
4 persons.....	67,900	19	50,882	18	33
5 persons.....	39,200	11	32,848	12	19
6 persons.....	20,300	6	19,318	7	5
7 persons or more.....	22,900	6	24,589	9	-7
Median number of persons.....	3.2	...	3.3	...	...
BALTIMORE CITY					
Occupied dwelling units.....	268,200	100	227,582	100	18
1 person.....	22,700	8	17,744	8	28
2 persons.....	74,100	28	57,121	25	30
3 persons.....	62,300	23	51,535	23	21
4 persons.....	49,200	18	40,631	18	21
5 persons.....	27,800	10	26,014	11	7
6 persons.....	15,000	6	15,334	7	-2
7 persons or more.....	17,000	6	19,203	8	-11
Median number of persons.....	3.1	...	3.3	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE BALTIMORE STANDARD METROPOLITAN AREA AND BALTIMORE CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
BALTIMORE STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	354,400	...	280,230	...
Number reporting.....	349,800	100	276,727	100
1.00 or less.....	307,600	88	239,977	87
1.01 to 1.50.....	30,200	9	26,693	10
1.51 or more.....	12,100	3	10,057	4
BALTIMORE CITY				
Occupied dwelling units.....	268,200	...	227,582	...
Number reporting.....	264,500	100	224,698	100
1.00 or less.....	232,000	88	195,255	87
1.01 to 1.50.....	23,000	9	21,733	10
1.51 or more.....	9,600	4	7,710	3

Table 6.--TYPE OF STRUCTURE OF DWELLING UNIT, FOR THE BALTIMORE STANDARD METROPOLITAN AREA AND BALTIMORE CITY: 1950

(1940 data are not comparable for this area)

Type of structure	Baltimore Standard Metropolitan Area		Baltimore city	
	Number	Percent	Number	Percent
All dwelling units.....	371,900	100	279,300	100
1 to 4 dwelling unit.....	345,100	93	253,300	91
1 dwelling unit detached without business..	82,000	22	25,500	9
1 dwelling unit attached without business..	127,700	34	114,300	41
Other 1 to 4 dwelling unit.....	135,400	36	113,500	41
5 to 9 dwelling unit.....	16,800	5	16,500	6
10 dwelling unit or more.....	10,000	3	9,500	3

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE BALTIMORE STANDARD METROPOLITAN AREA AND BALTIMORE CITY: 1950

Condition and plumbing facilities	Number	Percent
BALTIMORE STANDARD METROPOLITAN AREA		
All dwelling units.....	371,900	...
Number reporting condition and plumbing facilities.....	360,500	100
Not dilapidated, with private toilet and bath, and hot running water..	283,500	79
Not dilapidated, with private toilet and bath, and only cold running water.....	10,400	3
Not dilapidated, with running water, lacking private toilet or bath..	38,500	11
Dilapidated or no running water.....	28,100	8
Renter occupied.....	160,100	...
Number reporting condition and plumbing facilities.....	156,100	100
Not dilapidated, with private toilet and bath, and hot running water..	105,400	68
Not dilapidated, with private toilet and bath, and only cold running water.....	5,900	4
Not dilapidated, with running water, lacking private toilet or bath..	25,400	16
Dilapidated or no running water.....	19,400	12
BALTIMORE CITY		
All dwelling units.....	279,300	...
Number reporting condition and plumbing facilities.....	271,500	100
Not dilapidated, with private toilet and bath, and hot running water..	216,500	80
Not dilapidated, with private toilet and bath, and only cold running water.....	7,800	3
Not dilapidated, with running water, lacking private toilet or bath..	28,500	10
Dilapidated or no running water.....	18,600	7
Renter occupied.....	134,000	...
Number reporting condition and plumbing facilities.....	130,400	100
Not dilapidated, with private toilet and bath, and hot running water..	89,500	69
Not dilapidated, with private toilet and bath, and only cold running water.....	5,100	4
Not dilapidated, with running water, lacking private toilet or bath..	20,800	16
Dilapidated or no running water.....	15,000	12

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Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE BALTIMORE STANDARD METROPOLITAN AREA AND BALTIMORE CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
BALTIMORE STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	152,000	100
Under \$10.....	900	1
\$10 to \$14.....	4,700	3
\$15 to \$19.....	9,400	6
\$20 to \$29.....	30,100	20
\$30 to \$39.....	28,400	19
\$40 to \$49.....	33,000	22
\$50 to \$59.....	16,900	11
\$60 to \$74.....	16,900	11
\$75 to \$99.....	9,100	6
\$100 or more.....	2,600	2
Median rent.....	\$40	...
BALTIMORE CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	130,100	100
Under \$10.....	600	...
\$10 to \$14.....	3,500	3
\$15 to \$19.....	6,900	5
\$20 to \$29.....	25,700	20
\$30 to \$39.....	25,000	19
\$40 to \$49.....	29,000	22
\$50 to \$59.....	14,200	11
\$60 to \$74.....	14,900	11
\$75 to \$99.....	8,100	6
\$100 or more.....	2,200	2
Median rent.....	\$41	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE BALTIMORE STANDARD METROPOLITAN AREA AND BALTIMORE CITY: 1950

Value of one-dwelling structures	Number	Per- cent
BALTIMORE STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	148,600	100
Under \$3,000.....	6,100	4
\$3,000 to \$4,999.....	19,400	13
\$5,000 to \$7,499.....	43,800	29
\$7,500 to \$9,999.....	33,800	23
\$10,000 to \$14,999.....	32,100	22
\$15,000 to \$19,999.....	9,400	6
\$20,000 or more.....	4,000	3
Median value.....	\$7,820	...
BALTIMORE CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	99,700	100
Under \$3,000.....	4,600	5
\$3,000 to \$4,999.....	14,500	15
\$5,000 to \$7,499.....	34,000	34
\$7,500 to \$9,999.....	24,400	24
\$10,000 to \$14,999.....	15,600	16
\$15,000 to \$19,999.....	4,300	4
\$20,000 or more.....	2,300	2
Median value.....	\$7,211	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

August 24, 1951

Washington 25, D. C.

Series HC-3, No. 6

HOUSING CHARACTERISTICS OF THE BIRMINGHAM, ALA., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

Home ownership is substantially greater in the Birmingham Standard Metropolitan Area,¹ dwelling units average more rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel,

Director, Bureau of the Census, Department of Commerce.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 161,400, an increase of 38,700, or 31 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

¹ The Birmingham Standard Metropolitan Area comprises Jefferson County, Ala.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE BIRMINGHAM STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	161,400	100
Occupied dwelling units.....	153,000	95
Owner occupied.....	76,100	47
Renter occupied.....	76,900	48
Vacant dwelling units.....	8,500	5
Nonseasonal not dilapidated, for rent or sale....	3,800	2
POPULATION		
Total population.....	555,800	...
Population in dwelling units.....	545,600	...
White.....	345,700	...
Nonwhite.....	199,800	...

P R E L I M I N A R Y

During the same period, there was a gain of 39 percent in the number of dwelling units occupied by white households in the metropolitan area in contrast to a gain of 12 percent in the number occupied by nonwhite households. Units occupied by nonwhites represented a slightly smaller proportion of the total occupied dwelling units in 1950 than in 1940, the proportion being 34 percent in 1950 and 39 percent in 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 2 percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. Much of the gain resulted from new construction and some from the sale of existing rental homes for owner occupancy.

In the metropolitan area, homes occupied by their owners increased 92 percent in contrast to practically no change in the number occupied by renters.

About 76,100, or 50 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 39,700, or 33 percent, in 1940.

The ratio of home owners in 1950 continued to be higher among white than among nonwhite households; about six-tenths of the units with white occupants and three-tenths of the units with nonwhite occupants were owner-occupied.

Rooms and persons.--On the average, dwelling units contained more rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.1 in 1950 and 3.8 in 1940. Only 2 percent of the total were 1-room units, and about one-fourth (24 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.1 in 1950, compared with 3.4 in 1940. About one-half (53 percent) of the units in 1950 contained 2 or 3 persons.

Although nonwhite households were about the same size as all households, they lived in smaller dwelling units. The median number of rooms in dwelling units occupied by nonwhites was 3.2 as compared with the 4.1 median for all dwelling units.

Dwelling units having more than 1.5 persons per room constituted 10 percent of the total occupied dwelling units; for dwelling units occupied by nonwhite persons, the proportion was considerably higher, 22 percent.

Type of structure.--About three-fifths (56 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. One-third (34 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 8 percent were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately one-half (52 percent) of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. Among dwelling units occupied by nonwhites, the proportion of such units was considerably lower, 16 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$22. One-fourth of the units were renting for \$12 or less, and one-fourth were renting for \$40 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$6,400. One-fourth of the units were estimated to sell for \$3,900 or less, and one-fourth were estimated at \$9,000 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents and values for units occupied by nonwhites were substantially lower than those for all units. The median rent of units occupied by nonwhite renters was \$13, and only one-fourth were renting for \$18 or more; the median value of nonwhite owner units was \$3,100 and only one-fourth were estimated at \$4,700 or more.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which

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do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 5,200 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 120 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
2,500.....	1,300	75,000.....	5,900
5,000.....	1,800	100,000.....	6,300
10,000.....	2,500	125,000.....	6,400
25,000.....	3,900	150,000.....	6,200
50,000.....	5,200		

To illustrate, there are an estimated 76,900 renter-occupied dwelling units in the metropolitan area. The sampling variability is about 5,900. The chances are about 19 out of 20 that the figure obtained from a complete tabulation of the 1950 Census will be between 71,000 and 82,800.

The above table indicates the sampling variability for all dwelling units and for dwelling units occupied by white households. For dwelling units occupied by nonwhite households, the sampling variability is about 1½ times the figures shown.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon

both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	15,000	35,000	55,000	75,000	150,000	160,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	3	2	2	1	1	1
5 or 95	5	3	3	2	1	1
10 or 90	6	4	3	3	2	2
25 or 75	9	6	5	4	3	3
50	11	7	6	5	3	3

To illustrate, of the estimated 75,900 renter-occupied dwelling units reporting condition and plumbing facilities, 27 percent were dilapidated or had no running water. The sampling variability is about 4 percent. The chances are about 19 out of 20 that the percentage obtained from the complete tabulation of the 1950 Census will be between 23 percent and 31 percent.

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

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

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

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TABLE 2.—NUMBER OF DWELLING UNITS, FOR THE BIRMINGHAM STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All occupied dwelling units.....	153,000	100	119,034	100	29
White.....	100,300	66	72,060	61	39
Nonwhite.....	52,700	34	46,974	39	12
Owner-occupied dwelling units.....	76,100	50	39,651	33	92
White.....	59,700	39	30,668	26	95
Nonwhite.....	16,400	11	8,983	8	83
Renter-occupied dwelling units....	76,900	50	79,383	67	-3
White.....	40,600	27	41,392	35	-2
Nonwhite.....	36,300	24	37,991	32	4

Table 3.—NUMBER OF ROOMS IN DWELLING UNITS, FOR THE BIRMINGHAM STANDARD METROPOLITAN AREA: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	161,400	...	122,744	...	31
Number reporting.....	159,800	100	121,364	100	...
1 room.....	2,900	2	3,448	3	...
2 rooms.....	18,900	12	19,970	16	-5
3 rooms.....	40,000	25	31,920	26	25
4 rooms.....	31,400	20	20,634	17	52
5 rooms.....	28,800	18	19,029	16	51
6 rooms.....	23,400	15	16,618	14	41
7 rooms or more.....	14,400	9	9,745	8	48
Median number of rooms.....	4.1	...	3.8	...	...
Nonwhite occupied dwelling units	52,600	...	46,974	...	12
Number reporting.....	52,300	100	46,574	100	...
1 room.....	1,200	2	1,785	4	...
2 rooms.....	10,000	19	12,434	27	-20
3 rooms.....	22,500	43	18,980	41	19
4 rooms.....	8,300	16	7,008	15	18
5 rooms.....	5,300	10	3,590	8	48
6 rooms.....	3,600	7	2,013	4	79
7 rooms or more.....	1,400	3	764	2	...
Median number of rooms.....	3.2	...	3.0	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE BIRMINGHAM STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	153,000	100	119,034	100	29
1 person.....	11,400	7	6,518	5	75
2 persons.....	42,300	28	28,070	24	51
3 persons.....	38,300	25	27,518	23	39
4 persons.....	28,100	18	22,225	19	26
5 persons.....	15,700	10	14,435	12	9
6 persons.....	7,100	5	8,634	7	-18
7 persons or more.....	10,100	7	11,634	10	-13
Median number of persons.....	3.1	...	3.4	...	...
Nonwhite occupied dwelling units	52,600	100	46,974	100	12
1 person.....	5,500	10	3,861	8	42
2 persons.....	14,300	27	12,200	26	17
3 persons.....	10,700	20	10,023	21	7
4 persons.....	8,000	15	7,253	15	10
5 persons.....	4,800	9	4,933	11	-3
6 persons.....	3,100	6	3,198	7	-3
7 persons or more.....	6,300	12	5,506	12	14
Median number of persons.....	3.1	...	3.2	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE BIRMINGHAM STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	153,000	...	119,034	...
Number reporting.....	151,800	100	117,891	100
1.00 or less.....	118,900	78	80,723	68
1.01 to 1.50.....	17,500	12	18,566	16
1.51 or more.....	15,500	10	18,602	16
Nonwhite occupied dwelling units.....	52,600	...	46,974	...
Number reporting.....	52,300	100	46,574	100
1.00 or less.....	33,100	63	26,067	56
1.01 to 1.50.....	8,000	15	8,605	18
1.51 or more.....	11,300	22	11,902	26

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE BIRMINGHAM STANDARD METROPOLITAN AREA: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	161,400	100	122,744	100
1 to 4 dwelling unit.....	148,500	92	116,803	95
1 dwelling unit detached without business..	93,600	58	75,586	62
1 dwelling unit attached without business..	1,600	1	(1)	(1)
Other 1 to 4 dwelling unit.....	53,400	33	(1)	(1)
5 to 9 dwelling unit.....	7,700	5	2,539	2
10 dwelling unit or more.....	5,200	3	3,402	3

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE BIRMINGHAM STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	161,400	...
Number reporting condition and plumbing facilities.....	159,200	100
Not dilapidated, with private toilet and bath, and hot running water..	83,500	52
Not dilapidated, with private toilet and bath, and only cold running water.....	9,200	6
Not dilapidated, with running water, lacking private toilet or bath..	35,400	22
Dilapidated or no running water.....	31,000	19
Renter occupied.....	76,900	...
Number reporting condition and plumbing facilities.....	75,900	100
Not dilapidated, with private toilet and bath, and hot running water..	28,700	38
Not dilapidated, with private toilet and bath, and only cold running water.....	4,700	6
Not dilapidated, with running water, lacking private toilet or bath..	22,200	29
Dilapidated or no running water.....	20,300	27
Nonwhite occupied dwelling units.....	52,600	...
Number reporting condition and plumbing facilities.....	52,000	100
Not dilapidated, with private toilet and bath, and hot running water..	8,300	16
Not dilapidated, with private toilet and bath, and only cold running water.....	4,400	8
Not dilapidated, with running water, lacking private toilet or bath..	19,700	38
Dilapidated or no running water.....	19,700	38

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Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE BIRMINGHAM STANDARD METROPOLITAN AREA: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
All urban and rural-nonfarm dwelling units.....	158,300	...
Renter-occupied dwelling units; and vacant ¹ units for rent....	79,000	...
Number reporting ²	73,800	100
Under \$10.....	9,500	13
\$10 to \$14.....	15,900	22
\$15 to \$19.....	8,400	11
\$20 to \$29.....	11,600	16
\$30 to \$39.....	9,200	12
\$40 to \$49.....	8,500	12
\$50 to \$59.....	5,700	8
\$60 to \$74.....	2,800	4
\$75 to \$99.....	2,000	3
\$100 or more.....	200	...
Median rent.....	\$22	...
Nonwhite occupied urban and rural-nonfarm dwelling units	52,400	...
Nonwhite renter occupied.....	36,200	...
Number reporting ²	34,700	100
Under \$10.....	8,300	24
\$10 to \$14.....	13,800	40
\$15 to \$19.....	5,900	17
\$20 to \$29.....	4,300	12
\$30 to \$39.....	1,500	4
\$40 or more.....	800	2
Median rent.....	\$13	...

¹ Excludes seasonal and dilapidated vacant units.

² Excludes units occupied rent free.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE BIRMINGHAM STANDARD METROPOLITAN AREA: 1950

Value	Number	Per- cent
All urban and rural-nonfarm dwelling units.....	158,300	...
Owner-occupied units in 1-dwelling-unit structures; and vacant ¹ units for sale only...	62,900	...
Number reporting.....	61,200	100
Under \$2,000.....	4,900	8
\$2,000 to \$2,999.....	5,000	8
\$3,000 to \$4,999.....	10,900	18
\$5,000 to \$7,499.....	17,100	28
\$7,500 to \$9,999.....	12,700	21
\$10,000 to \$14,999.....	6,400	10
\$15,000 to \$19,999.....	2,800	5
\$20,000 or more.....	1,400	2
Median value.....	\$6,383	...
Nonwhite occupied urban and rural-nonfarm dwelling units	52,400	...
Nonwhite owner-occupied units in 1-dwelling-unit structures.	14,400	...
Number reporting.....	13,900	100
Under \$2,000.....	3,400	24
\$2,000 to \$2,999.....	3,300	24
\$3,000 to \$4,999.....	4,300	31
\$5,000 to \$7,499.....	2,100	15
\$7,500 or more.....	800	6
Median value.....	\$3,066	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For p.m. papers)

June 14, 1951

Washington 25, D. C.

Series HC-3, No. 7

HOUSING CHARACTERISTICS OF THE BOSTON, MASS., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

Home ownership is substantially greater in the Boston Standard Metropolitan Area,¹ dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on

these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce. Data are shown for the total standard metropolitan area, which includes Boston city, and for Boston city alone.

¹ The Boston Standard Metropolitan Area comprises all of Suffolk County, Mass., and the following parts of Middlesex, Essex, Norfolk, and Plymouth Counties, Mass.: Cambridge, Everett, Malden, Medford, Melrose, Newton, Somerville, Waltham, and Woburn cities, Arlington, Ashland, Bedford, Belmont, Burlington, Concord, Framingham, Lexington, Lincoln, Natick, North Reading, Reading, Stoneham, Wakefield, Watertown, Wayland, Weston, Wilmington, and Winchester towns in Middlesex Co.; Beverly, Lynn, Peabody, and Salem cities, Danvers, Hamilton, Lynnfield, Manchester, Marblehead, Middleton, Nahant, Saugus, Swampscott, and Wenham towns in Essex County; Quincy city and Braintree, Brookline, Canton, Cohasset, Dedham, Dover, Medfield, Milton, Needham, Norwood, Randolph, Sharon, Walpole, Wellesley, Westwood, and Weymouth towns in Norfolk County; and Hingham and Hull towns in Plymouth County.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 680,700, an increase of 88,800, or 14 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

For the same period, dwelling units in Boston city alone increased at a slower rate;

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE BOSTON STANDARD METROPOLITAN AREA AND BOSTON CITY: 1950

Subject	Boston Standard Metropolitan Area		Boston city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	680,700	100	227,900	100
Occupied dwelling units.....	665,600	98	224,000	98
Owner occupied.....	291,100	43	53,400	23
Renter occupied.....	374,500	55	170,600	75
Vacant dwelling units.....	15,100	2	3,900	2
Nonseasonal not dilapidated, for rent or sale.....	6,100	1	1,700	1
POPULATION				
Total population.....	2,370,500	...	800,600	...
Population in dwelling units.....	2,270,800	...	742,000	...

PRELIMINARY

the number increased to 227,900 by 1950, a gain of 16,400 dwelling units, or 8 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--Although renters exceeded owners in 1950, one of the most significant developments in the past decade was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 49 percent since 1940 in contrast to very little change in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 291,100, or 44 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 195,000, or 35 percent, in 1940.

In the city also, there was a gain in home ownership since 1940. Owner-occupied units increased 29 percent in contrast to the net increase of 9 percent in renter-occupied units. About 53,400, or 24 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 41,200, or 21 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 5.2 in 1950. Only 1 percent of the total were 1-room units, and about one-fifth (22 percent) contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.2 in 1950, compared with 3.4 in 1940. One-half of the units in 1950 contained 2 or 3 persons.

In the city, the median number of rooms in 1950 was 4.7 and the median number of persons was 3.0, both smaller than the medians for the metropolitan area as a whole.

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Type of structure.--Thirty percent of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. About one-half (52 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. Eighteen percent were in multi-unit structures containing 5 or more units.

Within the city alone, 31 percent of the units were in multi-unit structures containing 5 or more dwelling units, and only 9 percent were in 1-dwelling-unit detached structures.

Condition and plumbing facilities.--Approximately 7 out of 8 (88 percent) of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was 83 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$37. One-fourth of the units were renting for \$27 or less and one-fourth were renting for \$49 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$10,200. One-fourth of the units were estimated to sell for \$7,600 or less, and one-fourth were estimated at \$14,400 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents within the city were about the same as those in the metropolitan area as a whole. Values for owner units, however, were lower than those for the total metropolitan area; the median for the city was \$9,000 and one-fourth of the units were estimated at \$6,100 or less.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 28,400 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 160 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
2,500....	2,200	1,200	150,000....	15,500	8,000
5,000....	3,000	1,700	200,000....	17,400	8,500
10,000....	4,200	2,500	300,000....	20,600	...
25,000....	6,600	3,800	400,000....	22,900	...
50,000....	9,300	5,200	600,000....	25,500	...
75,000....	11,200	6,100	650,000....	25,900	...
100,000....	12,900	6,900			

To illustrate, there were an estimated 374,500 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 22,300. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 352,200 and 396,800.

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

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	150,000	300,000	680,000	15,000	50,000	225,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	1	1	3	1	1
5 or 95	2	2	1	4	2	1
10 or 90	3	2	2	6	3	2
25 or 75	5	3	2	9	5	2
50	6	4	3	11	6	3

To illustrate, of the estimated 365,700 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 6 percent were dilapidated or had no running water. The sampling variability is about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 4 percent and 8 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE BOSTON STANDARD METROPOLITAN AREA AND BOSTON CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
BOSTON STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	665,600	100	558,175	100	19
Owner occupied.....	291,100	44	194,968	35	49
Renter occupied.....	374,500	56	363,207	65	3
BOSTON CITY					
Occupied dwelling units.....	224,000	100	197,393	100	13
Owner occupied.....	53,400	24	41,236	21	29
Renter occupied.....	170,600	76	156,157	79	9

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE BOSTON STANDARD METROPOLITAN AREA AND BOSTON CITY: 1950 AND 1940

Rooms	1950		1940 ¹		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
BOSTON STANDARD METROPOLITAN AREA					
All dwelling units.....	680,700	...	596,921	...	14
Number reporting.....	669,700	100	587,009	100	...
1 room.....	10,000	1	9,721	2	3
2 rooms.....	28,400	4	22,803	4	25
3 rooms.....	67,900	10	49,663	8	37
4 rooms.....	112,700	17	93,070	16	21
5 rooms.....	163,600	24	146,517	25	12
6 rooms.....	141,400	21	130,061	22	9
7 rooms or more.....	145,700	22	135,174	23	8
Median number of rooms.....	5.2	...	5.3	...	...
BOSTON CITY					
All dwelling units.....	227,900	...	211,514	...	8
Number reporting.....	223,200	100	208,420	100	...
1 room.....	7,600	3	6,201	3	23
2 rooms.....	16,500	7	12,848	6	28
3 rooms.....	31,900	14	26,394	13	21
4 rooms.....	44,600	20	41,276	20	8
5 rooms.....	57,300	26	54,513	26	5
6 rooms.....	37,800	17	37,078	18	2
7 rooms or more.....	27,600	12	30,110	14	-8
Median number of rooms.....	4.7	...	4.8	...	...

¹ The 1940 figures for the standard metropolitan area include estimated data for some of the smaller towns for which separate 1940 tabulations were not available.

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE BOSTON STANDARD METROPOLITAN AREA AND BOSTON CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940 ¹		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
BOSTON STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	665,600	100	558,175	100	19
1 person.....	57,500	9	39,904	7	44
2 persons.....	172,700	26	125,502	22	38
3 persons.....	153,100	23	122,551	22	25
4 persons.....	129,800	20	105,949	19	23
5 persons.....	79,100	12	71,196	13	11
6 persons.....	37,800	6	42,023	8	-10
7 persons or more.....	35,600	5	51,050	9	-30
Median number of persons.....	3.2	...	3.4	...	...
BOSTON CITY					
Occupied dwelling units.....	224,000	100	197,393	100	13
1 person.....	28,600	13	19,863	10	44
2 persons.....	59,900	27	44,482	23	35
3 persons.....	48,900	22	39,985	20	22
4 persons.....	38,600	17	34,815	18	11
5 persons.....	24,500	11	23,825	12	3
6 persons.....	11,700	5	14,708	7	-20
7 persons or more.....	11,800	5	19,715	10	-40
Median number of persons.....	3.0	...	3.4	...	...

¹ See footnote 1 on table 3.

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE BOSTON STANDARD METROPOLITAN AREA AND BOSTON CITY: 1950 AND 1940

Persons per room	1950		1940 ¹	
	Number	Percent	Number	Percent
BOSTON STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	665,600	...	558,175	...
Number reporting.....	655,900	100	550,296	100
1.00 or less.....	593,100	90	482,954	88
1.01 to 1.50.....	49,600	8	51,957	9
1.51 or more.....	13,200	2	15,385	3
BOSTON CITY				
Occupied dwelling units.....	224,000	...	197,393	...
Number reporting.....	219,900	100	194,799	100
1.00 or less.....	192,500	88	164,560	84
1.01 to 1.50.....	20,000	9	22,642	12
1.51 or more.....	7,500	3	7,597	4

¹ See footnote 1 on table 3.

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE BOSTON STANDARD METROPOLITAN AREA AND BOSTON CITY: 1950 AND 1940

Type of structure	1950		1940 ¹	
	Number	Percent	Number	Percent
BOSTON STANDARD METROPOLITAN AREA				
All dwelling units.....	680,700	100	596,921	100
1 to 4 dwelling unit.....	559,500	82	507,383	85
1 dwelling unit detached without business..	204,100	30	196,879	33
1 dwelling unit attached without business..	7,000	1	(²)	(²)
Other 1 to 4 dwelling unit.....	348,400	51	(²)	(²)
5 to 9 dwelling unit.....	62,600	9	43,943	7
10 dwelling unit or more.....	58,600	9	45,595	8
BOSTON CITY				
All dwelling units.....	227,900	100	211,514	100
1 to 4 dwelling unit.....	157,000	69	156,984	74
1 dwelling unit detached without business..	20,000	9	26,205	12
1 dwelling unit attached without business..	6,000	3	(²)	(²)
Other 1 to 4 dwelling unit.....	131,000	57	(²)	(²)
5 to 9 dwelling unit.....	39,000	17	25,263	12
10 dwelling unit or more.....	32,000	14	29,267	14

¹ See footnote 1 on table 3.

² Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE BOSTON STANDARD METROPOLITAN AREA AND BOSTON CITY: 1950

Condition and plumbing facilities	Number	Percent
BOSTON STANDARD METROPOLITAN AREA		
All dwelling units.....	680,700	...
Number reporting condition and plumbing facilities.....	665,800	100
Not dilapidated, with private toilet and bath, and hot running water..	582,600	88
Not dilapidated, with private toilet and bath, and only cold running water.....	12,600	2
Not dilapidated, with running water, lacking private toilet or bath..	38,100	6
Dilapidated or no running water.....	32,500	5
Renter occupied.....	374,500	...
Number reporting condition and plumbing facilities.....	365,700	100
Not dilapidated, with private toilet and bath, and hot running water..	303,700	83
Not dilapidated, with private toilet and bath, and only cold running water.....	9,500	3
Not dilapidated, with running water, lacking private toilet or bath..	30,900	8
Dilapidated or no running water.....	21,700	6
BOSTON CITY		
All dwelling units.....	227,900	...
Number reporting condition and plumbing facilities.....	221,700	100
Not dilapidated, with private toilet and bath, and hot running water..	184,100	83
Not dilapidated, with private toilet and bath, and only cold running water.....	4,200	2
Not dilapidated, with running water, lacking private toilet or bath..	18,000	8
Dilapidated or no running water.....	15,400	7
Renter occupied.....	170,600	...
Number reporting condition and plumbing facilities.....	166,300	100
Not dilapidated, with private toilet and bath, and hot running water..	134,200	81
Not dilapidated, with private toilet and bath, and only cold running water.....	3,600	2
Not dilapidated, with running water, lacking private toilet or bath..	15,300	9
Dilapidated or no running water.....	13,200	8

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE BOSTON STANDARD METROPOLITAN AREA AND BOSTON CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per-cent
BOSTON STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	360,900	100
Under \$10.....	1,000	...
\$10 to \$14.....	6,200	2
\$15 to \$19.....	17,100	5
\$20 to \$29.....	81,900	23
\$30 to \$39.....	98,500	27
\$40 to \$49.....	67,300	19
\$50 to \$59.....	40,500	11
\$60 to \$74.....	27,600	8
\$75 to \$99.....	14,400	4
\$100 or more.....	6,400	2
Median rent.....	\$37	...
BOSTON CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	165,700	100
Under \$10.....	700	...
\$10 to \$14.....	4,200	3
\$15 to \$19.....	11,400	7
\$20 to \$29.....	40,500	24
\$30 to \$39.....	45,100	27
\$40 to \$49.....	30,800	19
\$50 to \$59.....	14,300	9
\$60 to \$74.....	8,700	5
\$75 to \$99.....	6,600	4
\$100 or more.....	3,400	2
Median rent.....	\$35	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE BOSTON STANDARD METROPOLITAN AREA AND BOSTON CITY: 1950

Value of one-dwelling structures	Number	Per-cent
BOSTON STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	171,700	100
Under \$3,000.....	3,000	2
\$3,000 to \$4,999.....	7,000	4
\$5,000 to \$7,499.....	29,800	17
\$7,500 to \$9,999.....	43,200	25
\$10,000 to \$14,999.....	51,600	30
\$15,000 to \$19,999.....	16,700	10
\$20,000 or more.....	20,400	12
Median value.....	\$10,226	...
BOSTON CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	18,400	100
Under \$3,000.....	1,100	6
\$3,000 to \$4,999.....	1,800	10
\$5,000 to \$7,499.....	3,700	20
\$7,500 to \$9,999.....	4,300	23
\$10,000 to \$14,999.....	6,000	33
\$15,000 to \$19,999.....	1,000	5
\$20,000 or more.....	600	3
Median value.....	\$8,962	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

June 14, 1951

Washington 25, D. C.

Series HC-3, No. 8

HOUSING CHARACTERISTICS OF THE BUFFALO, N. Y., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

Home ownership is substantially greater in the Buffalo Standard Metropolitan Area,¹ dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce. Data are shown for the total standard metropolitan area, which includes Buffalo city, and for Buffalo city alone.

¹ The Buffalo Standard Metropolitan Area comprises Erie and Niagara Counties, N. Y.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 317,000, an increase of 52,900, or 20 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

For the same period, dwelling units in Buffalo city alone increased at a slower rate; the number increased to 166,400 by 1950, a gain of 8,600 dwelling units, or 5 percent, since 1940.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE BUFFALO STANDARD METROPOLITAN AREA AND BUFFALO CITY: 1950
(Percent not shown where less than 1)

Subject	Buffalo Standard Metropolitan Area		Buffalo city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	317,000	100	166,400	100
Occupied dwelling units.....	310,100	98	164,300	99
Owner occupied.....	176,900	56	72,700	44
Renter occupied.....	133,200	42	91,600	55
Vacant dwelling units.....	6,900	2	2,100	1
Nonseasonal not dilapidated, for rent or sale.....	1,800	1	700	...
POPULATION				
Total population.....	1,090,200	...	580,100	...
Population in dwelling units.....	1,058,600	...	554,000	...

PRELIMINARY

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 76 percent in contrast to the net decrease of 11 percent in the number occupied by renters.

The gain in home ownership resulted largely from new construction and from the sale of existing rental homes for owner occupancy. About 176,900, or 57 percent of the occupied dwelling units in the metropolitan area, were owner occupied in 1950; these figures compare with 100,800, or 40 percent, in 1940.

In the city also, the shift from renter to owner occupancy since 1940 was considerable. There was an increase of 49 percent in owner-occupied units in contrast to the net decrease of 11 percent in renter-occupied units. About 72,700, or 44 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 48,900, or 32 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 5.6 in 1950. Only 1 percent of the total were 1-room units, and about one-fifth (22 percent) contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.2 in 1950, compared with 3.4 in 1940. About one-half (51 percent) of the units in 1950 contained 2 or 3 persons.

For the city, the distribution of dwelling units by rooms in 1950 and the distribution by persons were similar to those for the metropolitan area as a whole.

Type of structure.--Forty-five percent of the units in the metropolitan area were in 1-dwelling-unit detached structures without busi-

ness. About one-half (49 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 6 percent were in multi-unit structures containing 5 or more dwelling units.

Within the city, 1-dwelling-unit detached structures were less predominant than in the total metropolitan area; such units amounted to about one-fourth of the dwelling units in the city. Nine percent were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 5 out of 6 (85 percent) of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was 88 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$34. One-fourth of the units were renting for \$24 or less, and one-fourth were renting for \$46 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$9,800. One-fourth of the units were estimated to sell for \$7,100 or less, and one-fourth were estimated at \$13,800 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents within the city were about the same as those in the metropolitan area as a whole. Values for owner units, however, were lower than those for the total metropolitan area; the median for the city was \$8,800 and one-fourth of the units were estimated at \$6,400 or less.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 24,600 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 130 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
2,500.....	1,600	1,300	100,000..	9,300	6,200
5,000.....	2,300	1,600	125,000..	10,200	6,500
10,000.....	3,200	2,300	150,000..	10,900	6,700
25,000.....	5,000	3,500	200,000..	12,000	...
50,000.....	6,900	4,800	250,000..	12,600	...
75,000.....	8,300	5,600	300,000..	12,800	...

To illustrate, there were an estimated 133,200 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 10,400. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 122,800 and 143,600.

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

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	100,000	175,000	315,000	30,000	60,000	165,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	1	1	1	2	1	1
5 or 95	2	2	1	3	2	1
10 or 90	3	2	2	4	3	2
25 or 75	4	3	2	6	4	2
50	5	4	3	7	5	3

To illustrate, of the estimated 130,500 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 10 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 7 percent and 13 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE BUFFALO STANDARD METROPOLITAN AREA AND BUFFALO CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
BUFFALO STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	310,100	100	250,886	100	24
Owner occupied.....	176,900	57	100,752	40	76
Renter occupied.....	133,200	43	150,134	60	-11
BUFFALO CITY					
Occupied dwelling units.....	164,300	100	151,937	100	8
Owner occupied.....	72,700	44	48,871	32	49
Renter occupied.....	91,600	56	103,066	68	-11

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE BUFFALO STANDARD METROPOLITAN AREA AND BUFFALO CITY: 1950 AND 1940
(Percent not shown where less than 1. Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
BUFFALO STANDARD METROPOLITAN AREA					
All dwelling units.....	317,000	...	264,062	...	20
Number reporting.....	312,500	100	261,874	100	...
1 room.....	2,200	1	2,837	1	-22
2 rooms.....	5,800	2	7,272	3	-20
3 rooms.....	24,300	8	17,376	7	40
4 rooms.....	49,400	16	34,139	13	45
5 rooms.....	65,800	21	51,748	20	27
6 rooms.....	96,500	31	81,872	31	18
7 rooms or more.....	68,500	22	66,630	25	3
Median number of rooms.....	5.6	...	5.7	...	...
BUFFALO CITY					
All dwelling units.....	166,400	...	157,780	...	5
Number reporting.....	163,900	100	156,033	100	...
1 room.....	800	...	1,976	1	...
2 rooms.....	3,500	2	4,930	3	-29
3 rooms.....	13,300	8	10,883	7	22
4 rooms.....	25,900	16	20,650	13	25
5 rooms.....	33,900	21	30,463	20	11
6 rooms.....	55,300	34	54,769	35	1
7 rooms or more.....	31,300	19	32,362	21	-3
Median number of rooms.....	5.6	...	5.7	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE BUFFALO STANDARD METROPOLITAN AREA AND BUFFALO CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
BUFFALO STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	310,100	100	250,886	100	24
1 person.....	18,900	6	13,911	6	36
2 persons.....	81,100	26	59,635	24	36
3 persons.....	76,800	25	59,270	24	30
4 persons.....	66,500	21	49,597	20	34
5 persons.....	36,300	12	31,128	12	17
6 persons.....	17,300	6	17,717	7	-2
7 persons or more.....	13,300	4	19,628	8	-32
Median number of persons.....	3.2	...	3.4	...	...
BUFFALO CITY					
Occupied dwelling units.....	164,300	100	151,937	100	8
1 person.....	12,100	7	8,983	6	35
2 persons.....	44,400	27	36,451	24	22
3 persons.....	40,700	25	36,007	24	13
4 persons.....	32,600	20	29,551	19	10
5 persons.....	17,900	11	18,789	12	-5
6 persons.....	9,200	6	10,620	7	-13
7 persons or more.....	7,300	4	11,536	8	-37
Median number of persons.....	3.1	...	3.3	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE BUFFALO STANDARD METROPOLITAN AREA AND BUFFALO CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
BUFFALO STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	310,100	...	250,886	...
Number reporting.....	307,100	100	249,047	100
1.00 or less.....	285,900	93	225,383	90
1.01 to 1.50.....	17,700	6	18,782	8
1.51 or more.....	3,600	1	4,882	2
BUFFALO CITY				
Occupied dwelling units.....	164,300	...	151,937	...
Number reporting.....	162,400	100	150,452	100
1.00 or less.....	151,200	93	136,085	90
1.01 to 1.50.....	9,300	6	11,429	8
1.51 or more.....	1,900	1	2,938	2

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE BUFFALO STANDARD METROPOLITAN AREA AND BUFFALO CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
BUFFALO STANDARD METROPOLITAN AREA				
All dwelling units.....	317,000	100	264,062	100
1 to 4 dwelling unit.....	299,000	94	247,047	94
1 dwelling unit detached without business..	143,200	45	113,601	43
1 dwelling unit attached without business..	3,500	1	(1)	(1)
Other 1 to 4 dwelling unit.....	152,400	48	(1)	(1)
5 dwelling unit or more.....	18,000	6	17,015	6
BUFFALO CITY				
All dwelling units.....	166,400	100	157,780	100
1 to 4 dwelling unit.....	152,000	91	145,362	92
1 dwelling unit detached without business..	41,300	25	44,251	28
1 dwelling unit attached without business..	3,200	2	(1)	(1)
Other 1 to 4 dwelling unit.....	107,500	65	(1)	(1)
5 dwelling unit or more.....	14,400	9	12,418	8

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE BUFFALO STANDARD METROPOLITAN AREA AND BUFFALO CITY: 1950
(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
BUFFALO STANDARD METROPOLITAN AREA		
All dwelling units.....	317,000	...
Number reporting condition and plumbing facilities.....	310,400	100
Not dilapidated, with private toilet and bath, and hot running water..	263,400	85
Not dilapidated, with private toilet and bath, and only cold running water.....	3,200	1
Not dilapidated, with running water, lacking private toilet or bath..	19,100	6
Dilapidated or no running water.....	24,700	8
Renter occupied.....	133,200	...
Number reporting condition and plumbing facilities.....	130,500	100
Not dilapidated, with private toilet and bath, and hot running water..	103,900	80
Not dilapidated, with private toilet and bath, and only cold running water.....	1,200	1
Not dilapidated, with running water, lacking private toilet or bath..	13,000	10
Dilapidated or no running water.....	12,500	10
BUFFALO CITY		
All dwelling units.....	166,400	...
Number reporting condition and plumbing facilities.....	162,500	100
Not dilapidated, with private toilet and bath, and hot running water..	142,800	88
Not dilapidated, with private toilet and bath, and only cold running water.....	600	...
Not dilapidated, with running water, lacking private toilet or bath..	10,100	6
Dilapidated or no running water.....	8,900	5
Renter occupied.....	91,600	...
Number reporting condition and plumbing facilities.....	89,500	100
Not dilapidated, with private toilet and bath, and hot running water..	74,000	83
Not dilapidated, with private toilet and bath, and only cold running water.....	500	1
Not dilapidated, with running water, lacking private toilet or bath..	8,300	9
Dilapidated or no running water.....	6,800	8

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE BUFFALO STANDARD METROPOLITAN AREA AND BUFFALO CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
BUFFALO STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	126,100	100
Under \$10.....	400	...
\$10 to \$14.....	3,100	2
\$15 to \$19.....	11,100	9
\$20 to \$29.....	35,100	28
\$30 to \$39.....	30,700	24
\$40 to \$49.....	22,500	18
\$50 to \$59.....	8,900	7
\$60 to \$74.....	7,400	6
\$75 to \$99.....	4,100	3
\$100 or more.....	2,900	2
Median rent.....	\$34	...
BUFFALO CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	88,600	100
Under \$10.....	200	...
\$10 to \$14.....	2,200	2
\$15 to \$19.....	8,600	10
\$20 to \$29.....	26,200	30
\$30 to \$39.....	21,400	24
\$40 to \$49.....	15,200	17
\$50 to \$59.....	5,600	6
\$60 to \$74.....	5,200	6
\$75 to \$99.....	2,700	3
\$100 or more.....	1,300	1
Median rent.....	\$33	...

¹ Excludes seasonal and dilapidated vacant units.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE BUFFALO STANDARD METROPOLITAN AREA AND BUFFALO CITY: 1950

Value of one-dwelling structures	Number	Per- cent
BUFFALO STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	106,100	100
Under \$3,000.....	2,000	2
\$3,000 to \$4,999.....	7,700	7
\$5,000 to \$7,499.....	19,900	19
\$7,500 to \$9,999.....	25,100	24
\$10,000 to \$14,999.....	32,000	30
\$15,000 to \$19,999.....	13,000	12
\$20,000 or more.....	6,400	6
Median value.....	\$9,786	...
BUFFALO CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	32,700	100
Under \$3,000.....	600	2
\$3,000 to \$4,999.....	2,900	9
\$5,000 to \$7,499.....	7,800	24
\$7,500 to \$9,999.....	9,600	29
\$10,000 to \$14,999.....	8,400	26
\$15,000 to \$19,999.....	1,800	6
\$20,000 or more.....	1,600	5
Median value.....	\$8,765	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. release)

June 2, 1951

Washington 25, D. C.

Series HC-3, No. 9

HOUSING CHARACTERISTICS OF THE CHARLESTON, W. VA., STANDARD
METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

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

The total number of dwelling units in 1950 was approximately 88,600, an increase of 22,000, or 33 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Even though renters exceeded home owners in 1950, one of the most significant developments during the decade was the substantial increase in home ownership. Since 1940, homes occupied by their owners increased 76 percent in contrast to the net increase of 7 percent in the number occupied by renters.

Much of the gain in home ownership resulted from new construction, and some from the sale of existing rental homes for owner occupancy. About 40,000, or 47 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 22,700, or 35 percent, in 1940.

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

On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.4 in 1950. Only 2 percent of the total were 1-room units, and 24 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.3 in 1950, compared with 3.8 in 1940. About

one-half the units in 1950 contained 2 or 3 persons.

About three-fourths (74 percent) of the units were in 1-dwelling-unit detached structures without business. Less than one-fourth (22 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 5 percent were in multi-unit structures containing 5 or more units.

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

The median monthly rent of nonfarm rental units was \$26. One-fourth of the units were renting for \$13 or less, and one-fourth were renting for \$42 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$6,900. One-fourth were estimated to sell for less than \$4,000, and one-fourth were estimated at \$11,500 or more.

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

Table 1.—OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE CHARLESTON, W. VA. STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	88,600	100
Occupied dwelling units.....	84,800	96
Owner occupied.....	40,000	45
Renter occupied.....	44,800	51
Vacant dwelling units.....	3,800	4
Nonseasonal not dilapidated, for rent or sale.....	1,300	1
POPULATION		
Total population.....	320,300	...
Population in dwelling units.....	316,700	...

¹ The Charleston, W. Va., Standard Metropolitan Area comprises Fayette and Kanawha Counties, W. Va.

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 21,300 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 90 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000.....	300	40,000.....	2,000
2,500.....	500	50,000.....	2,300
5,000.....	700	60,000.....	2,500
10,000.....	900	70,000.....	2,800
20,000.....	1,400	80,000.....	3,000
30,000.....	1,700		

To illustrate, there were an estimated 44,900 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 2,100. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 42,800 and 47,000.

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

If the estimated 1950 percentage is:	And if the size of the base is:		
	30,000	60,000	85,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	1	1	1
10 or 90	2	1	1
25 or 75	2	2	1
50	3	2	2

To illustrate, of the estimated 44,100 renter-occupied dwelling units reporting on condition and plumbing facilities, 33 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 31 percent and 35 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE CHARLESTON, W. VA., STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	84,800	100	64,726	100	31
Owner occupied.....	40,000	47	22,723	35	76
Renter occupied.....	44,900	53	42,003	65	7

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE CHARLESTON, W. VA., STANDARD METROPOLITAN AREA:
1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	88,600	...	66,634	...	33
Number reporting.....	87,000	100	65,872	100	...
1 room.....	1,700	2	2,336	4	-27
2 rooms.....	6,400	7	6,276	10	2
3 rooms.....	12,500	14	10,200	15	23
4 rooms.....	25,600	29	17,542	27	46
5 rooms.....	19,900	23	13,516	21	47
6 rooms.....	12,800	15	9,186	14	39
7 rooms or more.....	8,000	9	6,816	10	17
Median number of rooms.....	4.4	...	4.3	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE CHARLESTON, W. VA., STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	84,800	100	64,726	100	31
1 person.....	5,200	6	2,723	4	91
2 persons.....	20,300	24	12,767	20	59
3 persons.....	20,100	24	13,550	21	48
4 persons.....	16,700	20	11,921	18	40
5 persons.....	9,800	12	8,507	13	15
6 persons.....	5,300	6	5,840	9	-9
7 persons or more.....	7,400	9	9,418	15	-21
Median number of persons.....	3.3	...	3.8	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE CHARLESTON, W. VA., STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	84,800	...	64,726	...
Number reporting.....	83,600	100	64,011	100
1.00 or less.....	64,800	78	42,379	66
1.01 to 1.50.....	11,000	13	10,752	17
1.51 or more.....	7,700	9	10,880	17

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE CHARLESTON, W. VA., STANDARD METROPOLITAN AREA: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	88,600	100	66,634	100
1 to 4 dwelling unit.....	84,300	95	63,656	96
1 dwelling unit detached without business..	65,400	74	51,340	77
1 dwelling unit attached without business..	500	1	(1)	(1)
Other 1 to 4 dwelling unit.....	18,500	21	(1)	(1)
5 to 9 dwelling unit.....	2,900	3	2,057	3
10 dwelling unit or more.....	1,400	2	921	1

¹ 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE CHARLESTON, W. VA., STANDARD METROPOLITAN AREA: 1950

(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
All dwelling units.....	88,600	...
Number reporting condition and plumbing facilities.....	86,500	100
Not dilapidated, with private toilet and bath, and hot running water.....	49,400	57
Not dilapidated, with private toilet and bath, and only cold running water.....	500	1
Not dilapidated, with running water, lacking private toilet or bath.....	12,400	14
Dilapidated or no running water.....	24,200	28
Renter occupied.....	44,900	...
Number reporting condition and plumbing facilities.....	44,100	100
Not dilapidated, with private toilet and bath, and hot running water.....	22,300	51
Not dilapidated, with private toilet and bath, and only cold running water.....	100	...
Not dilapidated, with running water, lacking private toilet or bath.....	7,200	16
Dilapidated or no running water.....	14,500	33

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Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE CHARLESTON, W. VA., STANDARD METROPOLITAN AREA: 1950

Contract monthly rent	Number	Per- cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	40,900	100
Under \$10.....	5,200	13
\$10 to \$14.....	6,400	16
\$15 to \$19.....	3,800	9
\$20 to \$29.....	7,300	18
\$30 to \$39.....	6,800	17
\$40 to \$49.....	4,900	12
\$50 to \$59.....	3,300	8
\$60 to \$74.....	1,900	5
\$75 to \$99.....	900	2
\$100 or more.....	400	1
Median rent.....	\$26	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE CHARLESTON, W. VA., STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per- cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	29,800	100
Under \$3,000.....	4,900	16
\$3,000 to \$4,999.....	5,000	17
\$5,000 to \$7,499.....	6,300	21
\$7,500 to \$9,999.....	4,400	15
\$10,000 to \$14,999.....	5,500	18
\$15,000 to \$19,999.....	2,200	7
\$20,000 or more.....	1,600	5
Median value.....	\$6,934	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

June 8, 1951

Washington 25, D. C.

Series HC-3, No. 10

HOUSING CHARACTERISTICS OF THE CHICAGO, ILL., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

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

¹ The Chicago Standard Metropolitan Area comprises Cook, Du Page, Kane, Lake, and Will Counties, Ill.; and Lake County, Ind.

Data are shown for the total standard metropolitan area, which includes Chicago city, and for Chicago city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 1,620,400, an increase of 236,100, or 17 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE CHICAGO STANDARD METROPOLITAN AREA AND CHICAGO CITY: 1950

Subject	Chicago Standard Metropolitan Area		Chicago city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	1,620,400	100	1,085,600	100
Occupied dwelling units.....	1,589,400	98	1,068,900	98
Owner occupied.....	673,200	42	331,600	31
Renter occupied.....	916,200	57	737,300	68
Vacant dwelling units.....	31,000	2	16,700	2
Nonseasonal not dilapidated, for rent or sale.....	12,700	1	9,200	1
POPULATION				
Total population.....	5,494,600	...	3,621,100	...
Population in dwelling units.....	5,252,800	...	3,434,400	...

P R E L I M I N A R Y

For the same period, dwelling units in Chicago city alone increased at a slower rate; the number increased to 1,085,600 by 1950, a gain of 96,100 dwelling units, or 10 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--Although renters exceeded owners in 1950, one of the most significant developments in the past decade was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 60 percent since 1940 in contrast to very little change in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 673,200, or 42 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 420,900, or 32 percent, in 1940.

In the city also, there was a shift from renter to owner occupancy since 1940. Owner-occupied units increased 44 percent in contrast to little change in the number occupied by renters. About 331,600, or 31 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 231,000, or 24 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained fewer rooms and households consisted of fewer persons than in 1940. The median number of rooms decreased from 4.7 in 1940 to 4.5 in 1950. About 5 percent of the total were 1-room units, and about one-fourth (26 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.9 in 1950, compared with 3.2 in 1940. Over half (54 percent) of the units in 1950 contained 2 or 3 persons.

For the city, the distribution of dwelling units by rooms and the distribution by persons in 1950 were similar to those for the metropolitan area as a whole.

Type of structure.--About one-third (32 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Forty percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 28 percent were in multi-unit structures containing 5 or more units.

Within the city, 25 percent of the units were in multi-unit structures containing 10 or more dwelling units, and 15 percent were in structures containing 5 to 9 units. Units in 1-dwelling unit detached structures amounted to only 16 percent of the dwelling units in the city.

Condition and plumbing facilities.--Approximately 3 out of 4 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. The proportion of such units was about the same for the city as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$43. One-fourth of the units were renting for \$30 or less, and one-fourth were renting for \$56 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$11,400. One-fourth of the units were estimated to sell for \$8,100 or less, and one-fourth were estimated at \$14,500 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents and values for the city were about the same as those for the total metropolitan area.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

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report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 28,600 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 130 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
10,000....	9,200	7,600	400,000..	52,800	41,300
25,000....	14,600	11,800	500,000..	57,700	44,500
50,000....	20,400	16,600	750,000..	66,600	47,100
100,000....	28,500	23,100	1,000,000..	69,800	45,900
200,000....	39,400	31,500	1,250,000..	70,600	...
300,000....	47,000	37,000	1,500,000..	68,400	...

To illustrate, there were an estimated 916,200 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 68,700. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 847,500 and 984,900.

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

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	350,000	750,000	1,600,000	100,000	250,000	1,050,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	2	1	3	2	1
5 or 95	3	2	2	5	3	2
10 or 90	5	3	2	7	5	2
25 or 75	7	5	3	10	7	3
50	8	5	4	12	8	4

To illustrate, of the estimated 886,600 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 7 percent were dilapidated or had no running water. The sampling variability is about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 5 percent and 9 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE CHICAGO STANDARD METROPOLITAN AREA AND CHICAGO CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
CHICAGO STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	1,589,400	100	1,322,784	100	20
Owner occupied.....	673,200	42	420,925	32	60
Renter occupied.....	916,200	58	901,859	68	2
CHICAGO CITY					
Occupied dwelling units.....	1,068,900	100	949,744	100	13
Owner occupied.....	331,600	31	230,975	24	44
Renter occupied.....	737,300	69	718,769	76	3

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE CHICAGO STANDARD METROPOLITAN AREA AND CHICAGO CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
CHICAGO STANDARD METROPOLITAN AREA					
All dwelling units.....	1,620,400	...	1,384,268	...	17
Number reporting.....	1,601,600	100	1,374,254	100	...
1 room.....	85,700	5	73,091	5	17
2 rooms.....	130,000	8	99,129	7	31
3 rooms.....	193,400	12	133,817	10	45
4 rooms.....	384,200	24	327,190	24	17
5 rooms.....	383,200	24	342,595	25	12
6 rooms.....	294,200	18	265,252	19	11
7 rooms or more.....	131,000	8	133,180	10	-2
Median number of rooms.....	4.5	...	4.7	...	...
CHICAGO CITY					
All dwelling units.....	1,085,600	...	989,503	...	10
Number reporting.....	1,070,500	100	982,411	100	...
1 room.....	79,500	7	65,283	7	22
2 rooms.....	104,500	10	81,997	8	27
3 rooms.....	122,700	11	99,450	10	23
4 rooms.....	260,400	24	252,287	26	3
5 rooms.....	249,100	23	234,444	24	6
6 rooms.....	194,300	18	186,274	19	4
7 rooms or more.....	60,000	6	62,676	6	-4
Median number of rooms.....	4.4	...	4.5	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE CHICAGO STANDARD METROPOLITAN AREA AND CHICAGO CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where less than 1)

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
CHICAGO STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	1,589,400	100	1,322,784	100	20
1 person.....	150,100	9	94,667	7	59
2 persons.....	473,800	30	335,150	25	41
3 persons.....	384,000	24	313,084	24	23
4 persons.....	299,600	19	263,655	20	14
5 persons.....	155,400	10	155,110	12	...
6 persons.....	76,400	5	80,747	6	-5
7 persons or more.....	50,200	3	80,371	6	-38
Median number of persons.....	2.9	...	3.2	...	...
CHICAGO CITY					
Occupied dwelling units.....	1,068,900	100	949,744	100	13
1 person.....	119,400	11	77,412	8	54
2 persons.....	317,500	30	247,383	26	28
3 persons.....	254,300	24	222,444	23	14
4 persons.....	194,900	18	183,190	19	6
5 persons.....	101,000	9	107,214	11	-6
6 persons.....	47,500	4	56,036	6	-15
7 persons or more.....	34,300	3	56,065	6	-39
Median number of persons.....	2.9	...	3.2	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE CHICAGO STANDARD METROPOLITAN AREA AND CHICAGO CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
CHICAGO STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	1,589,400	...	1,322,784	...
Number reporting.....	1,573,400	100	1,314,527	100
1.00 or less.....	1,359,200	86	1,108,137	84
1.01 to 1.50.....	135,500	9	137,287	10
1.51 or more.....	78,600	5	69,103	5
CHICAGO CITY				
Occupied dwelling units.....	1,068,900	...	949,744	...
Number reporting.....	1,053,600	100	943,926	100
1.00 or less.....	899,800	85	784,566	83
1.01 to 1.50.....	91,500	9	104,203	11
1.51 or more.....	64,300	6	55,157	6

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Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE CHICAGO STANDARD METROPOLITAN AREA AND CHICAGO CITY: 1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
CHICAGO STANDARD METROPOLITAN AREA				
All dwelling units.....	1,620,400	100	1,384,268	100
1 to 4 dwelling unit.....	1,175,300	73	957,591	69
1 dwelling unit detached without business..	520,000	32	406,918	29
1 dwelling unit attached without business..	6,000	...	(1)	(1)
Other 1 to 4 dwelling unit.....	649,300	40	(1)	(1)
5 to 9 dwelling unit.....	172,100	11	172,995	12
10 dwelling unit or more.....	272,900	17	253,682	18
CHICAGO CITY				
All dwelling units.....	1,085,600	100	989,503	100
1 to 4 dwelling unit.....	657,300	61	600,111	61
1 dwelling unit detached without business..	171,900	16	158,440	16
1 dwelling unit attached without business..	4,200	...	(1)	(1)
Other 1 to 4 dwelling unit.....	481,200	44	(1)	(1)
5 to 9 dwelling unit.....	159,300	15	158,491	16
10 dwelling unit or more.....	268,900	25	230,901	23

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE CHICAGO STANDARD METROPOLITAN AREA AND CHICAGO CITY: 1950

Condition and plumbing facilities	Number	Percent
CHICAGO STANDARD METROPOLITAN AREA		
All dwelling units.....	1,620,400	...
Number reporting condition and plumbing facilities.....	1,573,500	100
Not dilapidated, with private toilet and bath, and hot running water..	1,199,800	76
Not dilapidated, with private toilet and bath, and only cold running water.....	73,600	5
Not dilapidated, with running water, lacking private toilet or bath..	199,800	13
Dilapidated or no running water.....	100,300	6
Renter occupied.....	916,200	...
Number reporting condition and plumbing facilities.....	886,600	100
Not dilapidated, with private toilet and bath, and hot running water..	620,900	70
Not dilapidated, with private toilet and bath, and only cold running water.....	47,000	5
Not dilapidated, with running water, lacking private toilet or bath..	153,200	17
Dilapidated or no running water.....	65,500	7
CHICAGO CITY		
All dwelling units.....	1,085,600	...
Number reporting condition and plumbing facilities.....	1,051,300	100
Not dilapidated, with private toilet and bath, and hot running water..	805,500	77
Not dilapidated, with private toilet and bath, and only cold running water.....	44,000	4
Not dilapidated, with running water, lacking private toilet or bath..	142,300	14
Dilapidated or no running water.....	59,500	6
Renter occupied.....	737,300	...
Number reporting condition and plumbing facilities.....	712,600	100
Not dilapidated, with private toilet and bath, and hot running water..	503,200	71
Not dilapidated, with private toilet and bath, and only cold running water.....	31,600	4
Not dilapidated, with running water, lacking private toilet or bath..	128,000	18
Dilapidated or no running water.....	49,800	7

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE CHICAGO STANDARD METROPOLITAN AREA AND CHICAGO CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
CHICAGO STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	876,100	100
Under \$10.....	4,100	...
\$10 to \$14.....	18,300	2
\$15 to \$19.....	45,100	5
\$20 to \$29.....	148,400	17
\$30 to \$39.....	164,300	19
\$40 to \$49.....	189,900	22
\$50 to \$59.....	134,800	15
\$60 to \$74.....	102,200	12
\$75 to \$99.....	45,100	5
\$100 or more.....	23,800	3
Median rent.....	\$43	...
CHICAGO CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	715,900	100
Under \$10.....	3,000	...
\$10 to \$14.....	15,700	2
\$15 to \$19.....	37,300	5
\$20 to \$29.....	111,400	16
\$30 to \$39.....	122,400	17
\$40 to \$49.....	160,900	22
\$50 to \$59.....	115,000	16
\$60 to \$74.....	91,000	13
\$75 to \$99.....	38,200	5
\$100 or more.....	20,900	3
Median rent.....	\$44	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE CHICAGO STANDARD METROPOLITAN AREA AND CHICAGO CITY: 1950

(Percent not shown where less than 1)

Value of one-dwelling structures	Number	Per- cent
CHICAGO STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	378,100	100
Under \$3,000.....	5,700	2
\$3,000 to \$4,999.....	14,400	4
\$5,000 to \$7,499.....	56,400	15
\$7,500 to \$9,999.....	69,300	18
\$10,000 to \$14,999.....	150,900	40
\$15,000 to \$19,999.....	57,500	15
\$20,000 or more.....	24,000	6
Median value.....	\$11,383	...
CHICAGO CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	140,700	100
Under \$3,000.....	700	...
\$3,000 to \$4,999.....	3,900	3
\$5,000 to \$7,499.....	16,700	12
\$7,500 to \$9,999.....	23,000	16
\$10,000 to \$14,999.....	65,100	46
\$15,000 to \$19,999.....	22,300	16
\$20,000 or more.....	9,200	7
Median value.....	\$11,951	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

June 14, 1951

Washington 25, D. C.

Series HC-3, No. 11

HOUSING CHARACTERISTICS OF THE CINCINNATI, OHIO, STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

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

¹ The Cincinnati, Ohio, Standard Metropolitan Area comprises Hamilton County, Ohio; and Campbell and Kenton Counties, Ky.

Department of Commerce. Data are shown for the total standard metropolitan area, which includes Cincinnati city, and for Cincinnati city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 289,100, an increase of 48,200, or 20 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE CINCINNATI STANDARD METROPOLITAN AREA AND CINCINNATI CITY: 1950

Subject	Cincinnati Standard Metropolitan Area		Cincinnati city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	289,100	100	164,200	100
Occupied dwelling units.....	282,400	98	160,300	98
Owner occupied.....	138,500	48	57,600	35
Renter occupied.....	143,900	50	102,700	63
Vacant dwelling units.....	6,700	2	3,900	2
Nonseasonal not dilapidated, for rent or sale.....	3,600	1	2,300	1
POPULATION				
Total population.....	903,700	...	504,300	...
Population in dwelling units.....	877,500	...	480,100	...

P R E L I M I N A R Y

For the same period, dwelling units in Cincinnati city alone increased at a slower rate; the number increased to 164,200 by 1950, a gain of 19,900 dwelling units, or 14 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 51 percent in contrast to little change in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 138,500, or 49 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 91,900, or 40 percent, in 1940.

In the city also, there was a gain in owner occupancy since 1940. Owner-occupied units increased 28 percent compared with the net increase of 13 percent in renter-occupied units. About 57,600, or 36 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 45,100, or 33 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.0 in 1950. About 3 percent of the total were 1-room units, and 21 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.8 in 1950, compared with 3.0 in 1940. Fifty-four percent of the units in 1950 contained 2 or 3 persons.

For the city, the median number of rooms in 1950 was 3.6 and the median number of persons was 2.6, both smaller than for the metropolitan area as a whole.

Type of structure.--Two-fifths (40 percent) of the units in the metropolitan area were

in 1-dwelling-unit detached structures without business. Another two-fifths (42 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 18 percent were in multi-unit structures containing 5 or more units.

Within the city, 25 percent of the units were in 1-dwelling-unit detached structures, and 28 percent were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Almost three-fourths (72 percent) of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was 65 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$32. One-fourth of the units were renting for \$18 or less and one-fourth were renting for \$48 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$10,500. One-fourth of the units were estimated to sell for \$7,700 or less, and one-fourth were estimated at \$14,000 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

The rent level within the city was lower than in the metropolitan area as a whole. The median for the city was \$29, and one-fourth were renting for \$16 or less. Values for owner units, however, were higher than those for the total metropolitan area; the median for the city was \$11,500 and one-fourth of the units were estimated at \$15,200 or more.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 24,200 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 100 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
2,500....	2,100	1,600	125,000....	12,600	7,800
5,000....	2,900	2,200	150,000....	13,200	7,700
10,000....	4,200	3,100	175,000....	13,600	...
25,000....	6,500	4,800	200,000....	13,800	...
50,000....	8,800	6,300	225,000....	13,800	...
75,000....	10,500	7,300	275,000....	13,300	...
100,000....	11,600	7,700			

To illustrate, there were an estimated 143,900 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 13,100. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 130,800 and 157,000.

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

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	95,000	150,000	280,000	35,000	75,000	160,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	2	1	2	2	1
5 or 95	3	2	2	3	3	2
10 or 90	4	3	2	5	4	2
25 or 75	6	5	3	7	5	3
50	7	5	4	9	6	4

To illustrate, of the estimated 139,900 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 9 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 6 percent and 12 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE CINCINNATI STANDARD METROPOLITAN AREA AND CINCINNATI CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
CINCINNATI STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	282,400	100	227,579	100	24
Owner occupied.....	138,500	49	91,859	40	51
Renter occupied.....	143,900	51	135,720	60	6
CINCINNATI CITY					
Occupied dwelling units.....	160,300	100	135,809	100	18
Owner occupied.....	57,600	36	45,127	33	28
Renter occupied.....	102,700	64	90,682	67	13

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE CINCINNATI STANDARD METROPOLITAN AREA AND CINCINNATI CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
CINCINNATI STANDARD METROPOLITAN AREA					
All dwelling units.....	289,100	...	240,929	...	20
Number reporting.....	284,800	100	238,155	100	...
1 room.....	9,200	3	8,776	4	5
2 rooms.....	38,800	14	32,084	13	21
3 rooms.....	63,900	22	53,206	22	20
4 rooms.....	58,300	20	46,968	20	24
5 rooms.....	54,300	19	42,314	18	28
6 rooms.....	37,800	13	31,523	13	20
7 rooms or more.....	22,500	8	23,284	10	-3
Median number of rooms.....	4.0	...	4.0	...	...
CINCINNATI CITY					
All dwelling units.....	164,200	...	144,284	...	14
Number reporting.....	161,600	100	142,583	100	...
1 room.....	8,100	5	7,114	5	14
2 rooms.....	30,500	19	25,301	18	21
3 rooms.....	39,600	25	34,726	24	14
4 rooms.....	29,700	18	25,487	18	17
5 rooms.....	24,600	15	20,401	14	21
6 rooms.....	17,300	11	16,265	11	6
7 rooms or more.....	11,700	7	13,289	9	-12
Median number of rooms.....	3.6	...	3.7	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE CINCINNATI STANDARD METROPOLITAN AREA AND CINCINNATI CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
CINCINNATI STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	282,400	100	227,579	100	24
1 person.....	33,700	12	19,895	9	69
2 persons.....	88,300	31	66,462	29	33
3 persons.....	65,900	23	54,831	24	20
4 persons.....	48,200	17	39,275	17	23
5 persons.....	25,200	9	22,430	10	12
6 persons.....	10,700	4	12,016	5	-11
7 persons or more.....	10,400	4	12,670	6	-18
Median number of persons.....	2.8	...	3.0	...	...
CINCINNATI CITY					
Occupied dwelling units.....	160,300	100	135,809	100	18
1 person.....	24,400	15	14,215	10	72
2 persons.....	52,800	33	41,889	31	26
3 persons.....	35,200	22	31,989	24	10
4 persons.....	24,500	15	22,190	16	10
5 persons.....	12,200	8	12,371	9	-1
6 persons.....	5,600	3	6,479	5	-14
7 persons or more.....	5,600	3	6,676	5	-16
Median number of persons.....	2.6	...	2.9	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE CINCINNATI STANDARD METROPOLITAN AREA AND CINCINNATI CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
CINCINNATI STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	282,400	...	227,579	...
Number reporting.....	278,900	100	225,247	100
1.00 or less.....	234,300	84	180,529	80
1.01 to 1.50.....	26,800	10	26,099	12
1.51 or more.....	17,800	6	18,619	8
CINCINNATI CITY				
Occupied dwelling units.....	160,300	...	135,809	...
Number reporting.....	158,100	100	134,399	100
1.00 or less.....	128,600	81	106,117	79
1.01 to 1.50.....	15,800	10	15,539	12
1.51 or more.....	13,700	9	12,743	9

Table 6.—TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE CINCINNATI STANDARD METROPOLITAN AREA AND CINCINNATI CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent.	Number	Percent
CINCINNATI STANDARD METROPOLITAN AREA				
All dwelling units.....	289,100	100	240,929	100
1 to 4 dwelling unit.....	236,000	82	203,375	84
1 dwelling unit detached without business..	116,500	40	103,204	43
1 dwelling unit attached without business..	1,800	1	(1)	(1)
Other 1 to 4 dwelling unit.....	117,700	41	(1)	(1)
5 to 9 dwelling unit.....	37,200	13	23,484	10
10 dwelling unit or more.....	15,900	5	14,070	6
CINCINNATI CITY				
All dwelling units.....	164,200	100	144,284	100
1 to 4 dwelling unit.....	119,000	72	110,451	77
1 dwelling unit detached without business..	41,100	25	43,298	30
1 dwelling unit attached without business..	1,600	1	(1)	(1)
Other 1 to 4 dwelling unit.....	76,300	46	(1)	(1)
5 to 9 dwelling unit.....	30,700	19	20,827	14
10 dwelling unit or more.....	14,500	9	13,006	9

¹ 1940 data not available.

Table 7.—CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE CINCINNATI STANDARD METROPOLITAN AREA AND CINCINNATI CITY: 1950

Condition and plumbing facilities	Number	Percent
CINCINNATI STANDARD METROPOLITAN AREA		
All dwelling units.....	289,100	...
Number reporting condition and plumbing facilities.....	281,900	100
Not dilapidated, with private toilet and bath, and hot running water..	204,300	72
Not dilapidated, with private toilet and bath, and only cold running water.....	4,500	2
Not dilapidated, with running water, lacking private toilet or bath..	55,800	20
Dilapidated or no running water.....	17,300	6
Renter occupied.....	143,900	...
Number reporting condition and plumbing facilities.....	139,900	100
Not dilapidated, with private toilet and bath, and hot running water..	80,000	57
Not dilapidated, with private toilet and bath, and only cold running water.....	2,500	2
Not dilapidated, with running water, lacking private toilet or bath..	44,700	32
Dilapidated or no running water.....	12,700	9
CINCINNATI CITY		
All dwelling units.....	164,200	...
Number reporting condition and plumbing facilities.....	159,200	100
Not dilapidated, with private toilet and bath, and hot running water..	103,400	65
Not dilapidated, with private toilet and bath, and only cold running water.....	2,300	1
Not dilapidated, with running water, lacking private toilet or bath..	41,900	26
Dilapidated or no running water.....	11,700	7
Renter occupied.....	102,700	...
Number reporting condition and plumbing facilities.....	99,500	100
Not dilapidated, with private toilet and bath, and hot running water..	51,100	51
Not dilapidated, with private toilet and bath, and only cold running water.....	1,700	2
Not dilapidated, with running water, lacking private toilet or bath..	36,300	36
Dilapidated or no running water.....	10,300	10

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE CINCINNATI STANDARD METROPOLITAN AREA AND CINCINNATI CITY: 1950

Contract monthly rent	Number	Per-cent
CINCINNATI STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	137,800	100
Under \$10.....	5,800	4
\$10 to \$14.....	18,100	13
\$15 to \$19.....	14,800	11
\$20 to \$29.....	24,600	18
\$30 to \$39.....	22,900	17
\$40 to \$49.....	21,200	15
\$50 to \$59.....	12,000	9
\$60 to \$74.....	8,200	6
\$75 to \$99.....	6,900	5
\$100 or more.....	3,300	2
Median rent.....	\$32	...
CINCINNATI CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	99,700	100
Under \$10.....	5,200	5
\$10 to \$14.....	16,300	16
\$15 to \$19.....	11,400	11
\$20 to \$29.....	17,900	18
\$30 to \$39.....	13,900	14
\$40 to \$49.....	12,300	12
\$50 to \$59.....	8,400	8
\$60 to \$74.....	5,700	6
\$75 to \$99.....	5,600	6
\$100 or more.....	2,900	3
Median rent.....	\$29	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE CINCINNATI STANDARD METROPOLITAN AREA AND CINCINNATI CITY: 1950

Value of one-dwelling structures	Number	Per-cent
CINCINNATI STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	95,400	100
Under \$3,000.....	1,400	1
\$3,000 to \$4,999.....	4,300	5
\$5,000 to \$7,499.....	16,300	17
\$7,500 to \$9,999.....	22,200	23
\$10,000 to \$14,999.....	33,800	35
\$15,000 to \$19,999.....	10,800	11
\$20,000 or more.....	6,600	7
Median value.....	\$10,468	...
CINCINNATI CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	35,400	100
Under \$3,000.....	500	1
\$3,000 to \$4,999.....	1,200	3
\$5,000 to \$7,499.....	5,000	14
\$7,500 to \$9,999.....	7,300	21
\$10,000 to \$14,999.....	12,300	35
\$15,000 to \$19,999.....	5,900	17
\$20,000 or more.....	3,200	9
Median value.....	\$11,454	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

June 8, 1951

Washington 25, D. C.

Series HC-3, No. 12

HOUSING CHARACTERISTICS OF THE CLEVELAND, OHIO, STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

Home ownership is substantially greater in the Cleveland Standard Metropolitan Area,¹ dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce. Data are shown for the total standard metropolitan area, which

includes Cleveland city, and for Cleveland city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 430,500, an increase of 66,000, or 18 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

¹ The Cleveland Standard Metropolitan Area comprises Cuyahoga and Lake Counties, Ohio.

For the same period, dwelling units in Cleveland city alone increased at a slower

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE CLEVELAND STANDARD METROPOLITAN AREA AND CLEVELAND CITY: 1950

Subject	Cleveland Standard Metropolitan Area		Cleveland city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	430,500	100	262,900	100
Occupied dwelling units.....	421,300	98	258,800	98
Owner occupied.....	232,400	54	111,800	43
Renter occupied.....	188,900	44	147,000	56
Vacant dwelling units.....	9,200	2	4,100	2
Nonseasonal not dilapidated, for rent or sale.....	4,200	1	2,000	1
POPULATION				
Total population.....	1,465,500	...	914,000	...
Population in dwelling units.....	1,409,300	...	869,700	...

PRELIMINARY

rate; the number increased to 262,900 by 1950, a gain of 13,000 dwelling units, or 5 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 67 percent in contrast to the net decrease of 10 percent in the number occupied by renters.

The gain in home ownership resulted largely from new construction and from the sale of existing rental homes for owner occupancy. About 232,400, or 55 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 139,400, or 40 percent, in 1940.

In the city also, the shift from renter to owner occupancy since 1940 was considerable. There was an increase of 39 percent in owner-occupied units in contrast to the net decrease of 9 percent in renter-occupied units. About 111,800 or 43 percent of the occupied dwelling units in the city were owner-occupied in 1950 as compared with 80,500 or 33 percent in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 5.1 in 1950. Only 2 percent of the total were 1-room units, and one-fifth (20 percent) contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.0 in 1950, compared with 3.2 in 1940. More than half (53 percent) of the units in 1950 contained 2 or 3 persons.

For the city, the distribution of dwelling units by persons in 1950 was similar to the distribution for the entire metropolitan area. However, the distribution by rooms differed in that the city had proportionately fewer dwelling units with 6 rooms or more. The median for the city alone was 4.8 rooms.

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Type of structure.--About one-half (48 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. One-third (34 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 18 percent were in multi-unit structures containing 5 or more units.

Within the city alone, units in 1-dwelling-unit detached structures were less predominant than in the total metropolitan area; such units amounted to one-third (33 percent) of the dwelling units in the city.

Condition and plumbing facilities.--Approximately 9 out of 10 (90 percent) dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was 86 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$39. One-fourth of the units were renting for \$28 or less, and one-fourth were renting for \$51 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$13,200. One-fourth of the units were estimated to sell for \$9,400 or less, and one-fourth were estimated at \$19,400 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

The rent level within the city was lower than in the metropolitan area as a whole. The median for the city was \$35, and one-fourth were renting for \$26 or less. Values for owner units also were lower than those for the total metropolitan area; the median for the city was \$10,200 and one-fourth of the units were estimated at \$7,800 or less.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 25,800 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 125 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
2,500....	2,400	1,900	150,000....	16,000	11,200
5,000....	3,400	2,600	200,000....	17,700	11,500
10,000....	4,700	3,700	250,000....	18,500	10,900
25,000....	7,400	5,700	300,000....	18,700	...
50,000....	10,200	7,700	350,000....	18,700	...
75,000....	12,200	9,100	400,000....	18,100	...
100,000....	13,700	10,100			

To illustrate, there were an estimated 188,900 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 17,300. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 171,600 and 206,200.

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

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	100,000	200,000	430,000	50,000	100,000	250,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	1	1	2	2	1
5 or 95	3	2	2	4	3	2
10 or 90	5	3	2	5	4	2
25 or 75	7	5	3	7	5	3
50	7	5	4	8	6	4

To illustrate, of the estimated 184,600 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 8 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 5 percent and 11 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE CLEVELAND STANDARD METROPOLITAN AREA AND CLEVELAND CITY:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
CLEVELAND STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	421,300	100	350,293	100	20
Owner occupied.....	232,400	55	139,436	40	67
Renter occupied.....	188,900	45	210,857	60	-10
CLEVELAND CITY					
Occupied dwelling units.....	258,800	100	242,267	100	7
Owner occupied.....	111,800	43	80,540	33	39
Renter occupied.....	147,000	57	161,727	67	-9

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE CLEVELAND STANDARD METROPOLITAN AREA AND CLEVELAND CITY:
1950 AND 1940

(Percent change, 1940 to 1950, not shown where less than 1)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
CLEVELAND STANDARD METROPOLITAN AREA					
All dwelling units.....	430,500	...	364,534	...	18
Number reporting.....	424,200	100	361,484	100	...
1 room.....	6,600	2	9,115	3	-28
2 rooms.....	18,700	4	15,992	4	17
3 rooms.....	46,500	11	32,510	9	43
4 rooms.....	79,700	19	54,294	15	47
5 rooms.....	103,400	24	103,883	29	...
6 rooms.....	83,600	20	85,623	24	-2
7 rooms or more.....	85,700	20	60,067	17	43
Median number of rooms.....	5.1	...	5.2	...	...
CLEVELAND CITY					
All dwelling units.....	262,900	...	249,896	...	5
Number reporting.....	260,500	100	247,832	100	...
1 room.....	5,400	2	8,197	3	-34
2 rooms.....	16,500	6	13,606	5	21
3 rooms.....	29,000	11	24,479	10	18
4 rooms.....	54,800	21	43,260	17	27
5 rooms.....	75,500	29	78,161	32	-3
6 rooms.....	50,600	19	51,237	21	-1
7 rooms or more.....	28,500	11	28,892	12	-1
Median number of rooms.....	4.8	...	4.9	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE CLEVELAND STANDARD METROPOLITAN AREA AND CLEVELAND CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
CLEVELAND STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	421,300	100	350,293	100	20
1 person.....	32,900	8	22,124	6	49
2 persons.....	123,800	29	89,464	26	38
3 persons.....	101,700	24	85,376	24	19
4 persons.....	82,400	20	70,002	20	18
5 persons.....	44,500	11	40,971	12	9
6 persons.....	20,200	5	21,330	6	-5
7 persons or more.....	15,800	4	21,026	6	-25
Median number of persons.....	3.0	...	3.2	...	...
CLEVELAND CITY					
Occupied dwelling units.....	258,800	100	242,267	100	7
1 person.....	22,500	9	17,770	7	27
2 persons.....	75,700	29	61,768	25	23
3 persons.....	60,700	23	57,689	24	5
4 persons.....	48,600	19	46,444	19	5
5 persons.....	26,700	10	27,696	11	-4
6 persons.....	13,000	5	15,057	6	-14
7 persons or more.....	11,700	5	15,843	7	-26
Median number of persons.....	3.0	...	3.2	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE CLEVELAND STANDARD METROPOLITAN AREA AND CLEVELAND CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
CLEVELAND STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	421,300	...	350,293	...
Number reporting.....	416,700	100	347,893	100
1.00 or less.....	382,400	92	312,875	90
1.01 to 1.50.....	25,200	6	26,214	8
1.51 or more.....	9,100	2	8,804	3
CLEVELAND CITY				
Occupied dwelling units.....	258,800	...	242,267	...
Number reporting.....	256,700	100	240,510	100
1.00 or less.....	229,700	89	211,512	88
1.01 to 1.50.....	19,400	8	21,620	9
1.51 or more.....	7,600	3	7,378	3

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE CLEVELAND STANDARD METROPOLITAN AREA AND CLEVELAND CITY: 1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
CLEVELAND STANDARD METROPOLITAN AREA				
All dwelling units.....	430,500	100	364,534	100
1 to 4 dwelling unit.....	354,100	82	305,147	84
1 dwelling unit detached without business..	206,700	48	153,347	42
1 dwelling unit attached without business..	800	...	(1)	(1)
Other 1 to 4 dwelling unit.....	146,700	34	(1)	(1)
5 dwelling unit or more.....	76,400	18	59,387	16
CLEVELAND CITY				
All dwelling units.....	262,900	100	249,896	100
1 to 4 dwelling unit.....	209,400	80	201,645	81
1 dwelling unit detached without business..	85,700	33	77,334	31
1 dwelling unit attached without business..	500	...	(1)	(1)
Other 1 to 4 dwelling unit.....	123,200	47	(1)	(1)
5 dwelling unit or more.....	53,500	20	48,251	19

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE CLEVELAND STANDARD METROPOLITAN AREA AND CLEVELAND CITY: 1950

(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
CLEVELAND STANDARD METROPOLITAN AREA		
All dwelling units.....	430,500	...
Number reporting condition and plumbing facilities.....	421,400	100
Not dilapidated, with private toilet and bath, and hot running water..	377,900	90
Not dilapidated, with private toilet and bath, and only cold running water.....	1,700	...
Not dilapidated, with running water, lacking private toilet or bath..	22,400	5
Dilapidated or no running water.....	19,500	5
Renter occupied.....	188,900	...
Number reporting condition and plumbing facilities.....	184,600	100
Not dilapidated, with private toilet and bath, and hot running water..	151,000	82
Not dilapidated, with private toilet and bath, and only cold running water.....	900	...
Not dilapidated, with running water, lacking private toilet or bath..	17,900	10
Dilapidated or no running water.....	14,800	8
CLEVELAND CITY		
All dwelling units.....	262,900	...
Number reporting condition and plumbing facilities.....	257,600	100
Not dilapidated, with private toilet and bath, and hot running water..	220,400	86
Not dilapidated, with private toilet and bath, and only cold running water.....	900	...
Not dilapidated, with running water, lacking private toilet or bath..	19,600	8
Dilapidated or no running water.....	16,700	6
Renter occupied.....	147,000	...
Number reporting condition and plumbing facilities.....	143,800	100
Not dilapidated, with private toilet and bath, and hot running water..	112,100	78
Not dilapidated, with private toilet and bath, and only cold running water.....	600	...
Not dilapidated, with running water, lacking private toilet or bath..	17,200	12
Dilapidated or no running water.....	13,800	10

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE CLEVELAND STANDARD METROPOLITAN AREA AND CLEVELAND CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
CLEVELAND STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	179,400	100
Under \$10.....	700	...
\$10 to \$14.....	3,400	2
\$15 to \$19.....	8,500	5
\$20 to \$29.....	37,700	21
\$30 to \$39.....	43,300	24
\$40 to \$49.....	38,200	21
\$50 to \$59.....	21,200	12
\$60 to \$74.....	15,600	9
\$75 to \$99.....	7,700	4
\$100 or more.....	3,200	2
Median rent.....	\$39	...
CLEVELAND CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	141,600	100
Under \$10.....	600	...
\$10 to \$14.....	3,300	2
\$15 to \$19.....	8,200	6
\$20 to \$29.....	35,400	25
\$30 to \$39.....	39,700	28
\$40 to \$49.....	29,500	21
\$50 to \$59.....	11,800	8
\$60 to \$74.....	8,000	6
\$75 to \$99.....	4,300	3
\$100 or more.....	900	1
Median rent.....	\$35	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE CLEVELAND STANDARD METROPOLITAN AREA AND CLEVELAND CITY: 1950

(Percent not shown where less than 1)

Value of one-dwelling structures	Number	Per- cent
CLEVELAND STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	172,700	100
Under \$3,000.....	1,300	1
\$3,000 to \$4,999.....	3,700	2
\$5,000 to \$7,499.....	15,200	9
\$7,500 to \$9,999.....	28,800	17
\$10,000 to \$14,999.....	57,100	33
\$15,000 to \$19,999.....	26,500	15
\$20,000 or more.....	40,200	23
Median value.....	\$13,221	...
CLEVELAND CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	69,500	100
Under \$3,000.....	300	...
\$3,000 to \$4,999.....	2,400	3
\$5,000 to \$7,499.....	11,900	17
\$7,500 to \$9,999.....	18,600	27
\$10,000 to \$14,999.....	29,900	43
\$15,000 to \$19,999.....	5,800	8
\$20,000 or more.....	700	1
Median value.....	\$10,209	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

October 7, 1951

Washington 25, D. C.

Series HC-3, No. 13

HOUSING CHARACTERISTICS OF THE COLUMBUS, OHIO, STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

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

¹ The Columbus Standard Metropolitan Area comprises Franklin County, Ohio.

Data are shown for the total standard metropolitan area, which includes Columbus city, and for Columbus city alone.

Dwelling unit inventory.---The total number of dwelling units in the standard metropolitan area was approximately 148,700, an increase of 39,000, or 36 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE COLUMBUS STANDARD METROPOLITAN AREA AND COLUMBUS CITY: 1950

Subject	Columbus Standard Metropolitan Area		Columbus city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	148,700	100	110,000	100
Occupied dwelling units.....	144,900	97	108,000	98
Owner occupied.....	77,000	52	50,500	46
Renter occupied.....	67,900	46	57,500	52
Vacant dwelling units.....	3,800	3	2,000	2
Nonseasonal not dilapidated, for rent or sale.....	1,600	1	900	1
POPULATION				
Total population.....	503,400	...	375,900	...
Population in dwelling units.....	472,200	...	344,700	...

PRELIMINARY

For the same period, dwelling units in Columbus city alone increased at a slower rate; the number increased to 110,000 by 1950, a gain of 23,200 dwelling units, or 27 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.---One of the most significant developments in the past decade was the substantial increase in home ownership. Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy.

In the metropolitan area, homes occupied by their owners increased 71 percent in contrast to the net increase of 12 percent in the number occupied by renters. About 77,000, or 53 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 45,000, or 43 percent, in 1940.

In the city also, there was a considerable gain in owner occupancy since 1940. Owner-occupied units increased 63 percent in contrast to the net increase of 9 percent in renter-occupied units. About 50,500, or 47 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 31,000, or 37 percent, in 1940.

Rooms and persons.---On the average, dwelling units contained fewer rooms and households consisted of fewer persons than in 1940. The median number of rooms was 5.1 in 1950 and 5.5 in 1940. Three percent of the total were 1-room units, and about 40 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.9 in 1950, compared with 3.2 in 1940. More than one-half (55 percent) of the units in 1950 contained 2 or 3 persons.

For the city, the distribution of dwelling units by rooms and the distribution by persons were similar to those for the standard metropolitan area as a whole.

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Type of structure.---About three-fifths (58 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. One-third (34 percent) of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 8 percent were in multi-unit structures containing 5 or more units.

Within the city alone, one-half the units were in 1-dwelling-unit detached structures, and one-tenth were in the larger multi-unit structures.

Condition and plumbing facilities.---Approximately 8 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was about the same as for the metropolitan area as a whole.

Rent and value.---The median monthly rent of nonfarm rental units was \$37. One-fourth of the units were renting for \$26 or less, and one-fourth were renting for \$51 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$8,900. One-fourth of the units were estimated to sell for \$6,200 or less, and one-fourth were estimated at \$13,000 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents and values within the city were about the same as in the metropolitan area as a whole.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which

do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 21,500 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 110 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
1,000.....	1,000	800	50,000...	5,900	4,900
2,500.....	1,500	1,300	75,000...	6,800	5,200
5,000.....	2,100	1,800	100,000...	7,100	5,100
10,000.....	3,000	2,500	125,000...	7,100	...
25,000.....	4,500	3,800	145,000...	6,800	...

To illustrate, there were an estimated 67,900 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 6,500. The chances are about 19 out of 20 that the figure obtained from a complete tabulation of the 1950 Census will be between 61,400 and 74,400.

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

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	53,000	64,000	146,000	36,000	56,000	108,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	1	1	2	1	1
5 or 95	3	2	2	3	2	2
10 or 90	4	3	2	4	3	2
25 or 75	6	5	3	5	4	3
50	7	6	4	6	5	4

To illustrate, of the estimated 65,400 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 11 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage obtained from a complete tabulation of the 1950 Census would be between 8 percent and 14 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE COLUMBUS STANDARD METROPOLITAN AREA AND COLUMBUS CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
COLUMBUS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	144,900	100	105,742	100	37
Owner occupied.....	77,000	53	45,008	43	71
Renter occupied.....	67,900	47	60,734	57	12
COLUMBUS CITY					
Occupied dwelling units.....	108,000	100	83,597	100	29
Owner occupied.....	50,500	47	30,950	37	63
Renter occupied.....	57,500	53	52,647	63	9

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE COLUMBUS STANDARD METROPOLITAN AREA AND COLUMBUS CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
COLUMBUS STANDARD METROPOLITAN AREA					
All dwelling units.....	148,700	...	109,737	...	36
Number reporting.....	145,100	100	107,852	100	...
1 room.....	4,000	3	2,517	2	59
2 rooms.....	9,500	7	4,472	4	112
3 rooms.....	15,200	10	7,764	7	96
4 rooms.....	25,300	17	12,275	11	106
5 rooms.....	33,000	23	25,982	24	27
6 rooms.....	37,300	26	34,835	32	7
7 rooms or more.....	20,800	14	20,007	19	4
Median number of rooms.....	5.1	...	5.5	...	...
COLUMBUS CITY					
All dwelling units.....	110,000	...	86,752	...	27
Number reporting.....	107,200	100	85,342	100	...
1 room.....	3,200	3	2,160	3	48
2 rooms.....	7,900	7	3,847	5	105
3 rooms.....	12,100	11	6,287	7	92
4 rooms.....	19,800	18	9,735	11	103
5 rooms.....	26,200	24	21,559	25	22
6 rooms.....	26,300	25	28,431	33	-8
7 rooms or more.....	11,800	11	13,323	16	-11
Median number of rooms.....	4.9	...	5.5	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE COLUMBUS STANDARD METROPOLITAN AREA AND COLUMBUS CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
COLUMBUS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	144,900	100	105,742	100	37
1 person.....	12,900	9	7,147	7	80
2 persons.....	44,800	31	29,366	28	53
3 persons.....	34,300	24	25,101	24	37
4 persons.....	26,800	18	19,287	18	39
5 persons.....	13,700	9	11,763	11	16
6 persons.....	7,200	5	6,229	6	16
7 persons or more.....	5,200	4	6,849	6	-24
Median number of persons.....	2.9	...	3.2	...	...
COLUMBUS CITY					
Occupied dwelling units.....	108,000	100	83,597	100	29
1 person.....	10,700	10	5,947	7	80
2 persons.....	34,600	32	23,865	29	45
3 persons.....	25,200	23	19,837	24	27
4 persons.....	18,600	17	14,845	18	25
5 persons.....	9,800	9	8,981	11	9
6 persons.....	5,300	5	4,785	6	11
7 persons or more.....	3,700	3	5,337	6	-31
Median number of persons.....	2.8	...	3.1	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE COLUMBUS STANDARD METROPOLITAN AREA AND COLUMBUS CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
COLUMBUS STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	144,900	...	105,742	...
Number reporting.....	141,900	100	104,144	100
1.00 or less.....	126,400	89	92,843	89
1.01 to 1.50.....	10,200	7	7,331	7
1.51 or more.....	5,300	4	3,970	4
COLUMBUS CITY				
Occupied dwelling units.....	108,000	...	83,597	...
Number reporting.....	105,600	100	82,434	100
1.00 or less.....	94,000	89	73,518	89
1.01 to 1.50.....	7,700	7	5,917	7
1.51 or more.....	3,900	4	2,999	4

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE COLUMBUS STANDARD METROPOLITAN AREA AND COLUMBUS CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
COLUMBUS STANDARD METROPOLITAN AREA				
All dwelling units.....	148,700	100	109,737	100
1 to 4 dwelling unit.....	136,200	92	101,375	92
1 dwelling unit detached without business..	86,400	58	66,617	61
1 dwelling unit attached without business..	2,300	2	(1)	(1)
Other 1 to 4 dwelling unit.....	47,500	32	(1)	(1)
5 to 9 dwelling unit.....	8,000	5	4,619	4
10 dwelling unit or more.....	4,500	3	3,743	3
COLUMBUS CITY				
All dwelling units.....	110,000	100	86,752	100
1 to 4 dwelling unit.....	97,600	89	78,929	91
1 dwelling unit detached without business..	53,800	49	46,250	53
1 dwelling unit attached without business..	2,200	2	(1)	(1)
Other 1 to 4 dwelling unit.....	41,600	38	(1)	(1)
5 to 9 dwelling unit.....	7,900	7	4,465	5
10 dwelling unit or more.....	4,500	4	3,358	4

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE COLUMBUS STANDARD METROPOLITAN AREA AND COLUMBUS CITY: 1950
(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
COLUMBUS STANDARD METROPOLITAN AREA		
All dwelling units.....	148,700	...
Number reporting condition and plumbing facilities.....	143,200	100
Not dilapidated, with private toilet and bath, and hot running water..	111,100	78
Not dilapidated, with private toilet and bath, and only cold running water.....	1,000	1
Not dilapidated, with running water, lacking private toilet or bath..	18,300	13
Dilapidated or no running water.....	12,800	9
Renter occupied.....	67,900	...
Number reporting condition and plumbing facilities.....	65,400	100
Not dilapidated, with private toilet and bath, and hot running water..	45,400	69
Not dilapidated, with private toilet and bath, and only cold running water.....	300	...
Not dilapidated, with running water, lacking private toilet or bath..	12,500	19
Dilapidated or no running water.....	7,100	11
COLUMBUS CITY		
All dwelling units.....	110,000	...
Number reporting condition and plumbing facilities.....	106,100	100
Not dilapidated, with private toilet and bath, and hot running water..	85,800	81
Not dilapidated, with private toilet and bath, and only cold running water.....	500	...
Not dilapidated, with running water, lacking private toilet or bath..	14,100	13
Dilapidated or no running water.....	5,700	5
Renter occupied.....	57,500	...
Number reporting condition and plumbing facilities.....	55,500	100
Not dilapidated, with private toilet and bath, and hot running water..	39,500	71
Not dilapidated, with private toilet and bath, and only cold running water.....	200	...
Not dilapidated, with running water, lacking private toilet or bath..	11,500	21
Dilapidated or no running water.....	4,400	8

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE COLUMBUS STANDARD METROPOLITAN AREA AND COLUMBUS CITY: 1950

Contract monthly rent	Number	Per-cent
COLUMBUS STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	62,400	100
Under \$10.....	600	1
\$10 to \$14.....	1,900	3
\$15 to \$19.....	4,000	6
\$20 to \$29.....	13,300	21
\$30 to \$39.....	14,600	23
\$40 to \$49.....	11,600	19
\$50 to \$59.....	7,600	12
\$60 to \$74.....	5,400	9
\$75 to \$99.....	2,600	4
\$100 or more.....	700	1
Median rent.....	\$37	...
COLUMBUS CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	54,700	100
Under \$10.....	400	1
\$10 to \$14.....	1,400	3
\$15 to \$19.....	3,500	6
\$20 to \$29.....	11,700	21
\$30 to \$39.....	13,000	24
\$40 to \$49.....	10,000	18
\$50 to \$59.....	6,900	13
\$60 to \$74.....	4,900	9
\$75 to \$99.....	2,300	4
\$100 or more.....	600	1
Median rent.....	\$37	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE COLUMBUS STANDARD METROPOLITAN AREA AND COLUMBUS CITY: 1950

Value of one-dwelling structures	Number	Per-cent
COLUMBUS STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	52,900	100
Under \$3,000.....	2,400	5
\$3,000 to \$4,999.....	5,500	10
\$5,000 to \$7,499.....	10,900	21
\$7,500 to \$9,999.....	13,100	25
\$10,000 to \$14,999.....	12,800	24
\$15,000 to \$19,999.....	4,300	8
\$20,000 or more.....	3,900	7
Median value.....	\$8,910	...
COLUMBUS CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	35,700	100
Under \$3,000.....	1,200	3
\$3,000 to \$4,999.....	3,800	11
\$5,000 to \$7,499.....	8,300	23
\$7,500 to \$9,999.....	10,000	28
\$10,000 to \$14,999.....	9,500	27
\$15,000 to \$19,999.....	2,000	6
\$20,000 or more.....	800	2
Median value.....	\$8,588	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For p.m. papers)

June 8, 1951

Washington 25, D. C.

Series HC-3, No. 14

HOUSING CHARACTERISTICS OF THE DALLAS, TEXAS, STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

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

the total standard metropolitan area, which includes Dallas city, and for Dallas city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 197,500, an increase of 77,300, or 64 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

¹ The Dallas Standard Metropolitan Area comprises Dallas County, Texas.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE DALLAS STANDARD METROPOLITAN AREA AND DALLAS CITY: 1950

Subject	Dallas Standard Metropolitan Area		Dallas city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	197,500	100	137,400	100
Occupied dwelling units.....	186,600	94	131,100	95
Owner occupied.....	109,200	55	70,000	51
Renter occupied.....	77,400	39	61,200	45
Vacant dwelling units.....	10,900	6	6,300	5
Nonseasonal not dilapidated, for rent or sale.....	4,600	2	3,800	3
POPULATION				
Total population.....	614,800	...	434,500	...
Population in dwelling units.....	593,500	...	416,300	...

P R E L I M I N A R Y

For the same period, dwelling units in Dallas city alone increased at a slower rate; the number increased to 137,400 by 1950, a gain of 47,900 dwelling units, or 53 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 2 percent of all dwelling units. Within the city, the rate was about the same. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 145 percent in contrast to the net increase of 13 percent in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 109,200, or 59 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 44,600, or 39 percent, in 1940.

In the city also, there was a shift from renter to owner occupancy since 1940. Owner-occupied units increased 138 percent in contrast to the net increase of 12 percent in renter-occupied units. About 70,000, or 53 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 29,400 or 35 percent in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.3 in 1950. About 4 percent of the total were 1-room units, and one-fifth (20 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.9 in 1950, compared with 3.1 in 1940. Over one-half (56 percent) of the units in 1950 contained 2 or 3 persons.

For the city, the distribution of dwelling units by persons in 1950 was similar to the distribution for the entire metropolitan area. However, the distribution by rooms differed in that the city had proportionately more 5- and 6-room units; the median was 4.5 rooms.

Type of structure.--About two-thirds (67 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Twenty-six percent of the total were in other types of 1-dwelling-unit structures, including row houses, or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 8 percent were in multi-unit structures containing 5 or more units.

Within the city alone, 58 percent of the units were in 1-dwelling-unit detached structures. Units in other types of 1-dwelling-unit structures or in small multi-unit structures amounted to 33 percent of the dwelling units.

Condition and plumbing facilities.--Approximately 7 out of 10 (69 percent) of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was 79 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$44. One-fourth of the units were renting for \$29 or less, and one-fourth were renting for \$66 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,300. One-fourth of the units were estimated to sell for \$4,600 or less, and one-fourth were estimated at \$10,800 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents within the city were about the same as those in the metropolitan area as a whole. Values for owner units, however, were higher than those for the total metropolitan area; the median for the city was \$8,400 and one-fourth of the units were estimated at \$11,700 or more.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 26,300 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 110 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
2,500.....	1,500	1,300	90,000....	9,100	7,500
5,000.....	2,200	1,800	110,000....	10,000	8,300
10,000.....	3,100	2,500	130,000....	10,800	9,000
20,000.....	4,300	3,600	150,000....	11,600	...
30,000.....	5,300	4,400	170,000....	12,300	...
50,000.....	6,800	5,600	190,000....	13,000	...
70,000.....	8,000	6,700			

To illustrate, there were an estimated 77,400 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 8,400. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 69,000 and 85,800.

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

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	70,000	100,000	195,000	50,000	75,000	135,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2	1	1	2	1	1
5 or 95	3	2	2	3	2	2
10 or 90	3	3	2	3	3	2
25 or 75	5	4	3	5	4	3
50	6	5	4	6	5	4

To illustrate, of the estimated 75,600 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 18 percent were dilapidated or had no running water. The sampling variability is about 4 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 14 percent and 22 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE DALLAS STANDARD METROPOLITAN AREA AND DALLAS CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
DALLAS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	186,600	100	113,020	100	65
Owner occupied.....	109,200	59	44,604	39	145
Renter occupied.....	77,400	41	68,416	61	13
DALLAS CITY					
Occupied dwelling units.....	131,100	100	84,091	100	56
Owner occupied.....	70,000	53	29,354	35	138
Renter occupied.....	61,200	47	54,737	65	12

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE DALLAS STANDARD METROPOLITAN AREA AND DALLAS CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
DALLAS STANDARD METROPOLITAN AREA					
All dwelling units.....	197,500	...	120,164	...	64
Number reporting.....	194,500	100	119,310	100	...
1 room.....	8,500	4	7,759	7	10
2 rooms.....	21,400	11	14,789	12	45
3 rooms.....	31,700	16	20,913	18	52
4 rooms.....	43,900	23	23,747	20	85
5 rooms.....	49,300	25	26,254	22	88
6 rooms.....	21,500	11	13,567	11	58
7 rooms or more.....	18,200	9	12,281	10	48
Median number of rooms.....	4.3	...	4.2	...	...
DALLAS CITY					
All dwelling units.....	137,400	...	89,512	...	53
Number reporting.....	135,300	100	88,849	100	...
1 room.....	4,300	3	5,708	6	-25
2 rooms.....	12,500	9	10,874	12	15
3 rooms.....	21,300	16	16,539	19	29
4 rooms.....	29,600	22	18,354	21	61
5 rooms.....	41,500	31	19,759	22	110
6 rooms.....	16,600	12	9,843	11	69
7 rooms or more.....	9,400	7	7,772	9	21
Median number of rooms.....	4.5	...	4.1	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE DALLAS STANDARD METROPOLITAN AREA AND DALLAS CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
DALLAS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	186,600	100	113,020	100	65
1 person.....	15,200	8	7,793	7	95
2 persons.....	58,600	31	32,375	29	81
3 persons.....	46,600	25	27,853	25	67
4 persons.....	34,200	18	20,644	18	66
5 persons.....	17,200	9	11,421	10	51
6 persons.....	7,700	4	6,021	5	28
7 persons or more.....	7,200	4	6,913	6	4
Median number of persons.....	2.9	...	3.1	...	...
DALLAS CITY					
Occupied dwelling units.....	131,100	100	84,091	100	56
1 person.....	11,000	8	5,814	7	89
2 persons.....	42,500	32	24,730	29	72
3 persons.....	33,600	26	20,943	25	60
4 persons.....	23,900	18	14,979	18	60
5 persons.....	11,400	9	8,208	10	39
6 persons.....	4,700	4	4,364	5	8
7 persons or more.....	4,100	3	5,053	6	-19
Median number of persons.....	2.9	...	3.0	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE DALLAS STANDARD METROPOLITAN AREA AND DALLAS CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
DALLAS STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	186,600	...	113,020	...
Number reporting.....	184,200	100	112,290	100
1.00 or less.....	152,800	83	86,248	77
1.01 to 1.50.....	17,200	9	12,630	11
1.51 or more.....	14,200	8	13,412	12
DALLAS CITY				
Occupied dwelling units.....	131,100	...	84,091	...
Number reporting.....	129,400	100	83,523	100
1.00 or less.....	112,000	87	64,602	77
1.01 to 1.50.....	10,700	8	9,507	11
1.51 or more.....	6,700	5	9,414	11

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Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE DALLAS STANDARD METROPOLITAN AREA AND DALLAS CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
DALLAS STANDARD METROPOLITAN AREA				
All dwelling units.....	197,500	100	120,164	100
1 to 4 dwelling unit.....	183,500	93	110,116	92
1 dwelling unit detached without business..	131,800	67	74,317	62
1 dwelling unit attached without business..	4,500	2	(1)	(1)
Other 1 to 4 dwelling unit.....	47,300	24	(1)	(1)
5 to 9 dwelling unit.....	8,900	5	6,341	5
10 dwelling unit or more.....	5,100	3	3,707	3
DALLAS CITY				
All dwelling units.....	137,400	100	89,512	100
1 to 4 dwelling unit.....	124,100	90	79,722	89
1 dwelling unit detached without business..	79,300	58	48,319	54
1 dwelling unit attached without business..	4,100	3	(1)	(1)
Other 1 to 4 dwelling unit.....	40,800	30	(1)	(1)
5 to 9 dwelling unit.....	8,300	6	6,206	7
10 dwelling unit or more.....	5,100	4	3,584	4

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE DALLAS STANDARD METROPOLITAN AREA AND DALLAS CITY: 1950

Condition and plumbing facilities	Number	Percent
DALLAS STANDARD METROPOLITAN AREA		
All dwelling units.....	197,500	...
Number reporting condition and plumbing facilities.....	193,200	100
Not dilapidated, with private toilet and bath, and hot running water..	133,700	69
Not dilapidated, with private toilet and bath, and only cold running water.....	7,600	4
Not dilapidated, with running water, lacking private toilet or bath..	19,900	10
Dilapidated or no running water.....	32,000	17
Renter occupied.....	77,400	...
Number reporting condition and plumbing facilities.....	75,600	100
Not dilapidated, with private toilet and bath, and hot running water..	48,300	64
Not dilapidated, with private toilet and bath, and only cold running water.....	3,300	4
Not dilapidated, with running water, lacking private toilet or bath..	10,700	14
Dilapidated or no running water.....	13,300	18
DALLAS CITY		
All dwelling units.....	137,400	...
Number reporting condition and plumbing facilities.....	134,300	100
Not dilapidated, with private toilet and bath, and hot running water..	106,100	79
Not dilapidated, with private toilet and bath, and only cold running water.....	4,400	3
Not dilapidated, with running water, lacking private toilet or bath..	12,200	9
Dilapidated or no running water.....	11,500	9
Renter occupied.....	61,200	...
Number reporting condition and plumbing facilities.....	59,800	100
Not dilapidated, with private toilet and bath, and hot running water..	41,000	69
Not dilapidated, with private toilet and bath, and only cold running water.....	2,300	4
Not dilapidated, with running water, lacking private toilet or bath..	8,500	14
Dilapidated or no running water.....	8,000	13

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE DALLAS STANDARD METROPOLITAN AREA AND DALLAS CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
DALLAS STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	72,300	100
Under \$10.....	900	1
\$10 to \$14.....	2,900	4
\$15 to \$19.....	3,600	5
\$20 to \$29.....	11,100	15
\$30 to \$39.....	12,800	18
\$40 to \$49.....	10,400	14
\$50 to \$59.....	8,300	11
\$60 to \$74.....	10,100	14
\$75 to \$99.....	9,500	13
\$100 or more.....	2,700	4
Median rent.....	\$44	...
DALLAS CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	60,700	100
Under \$10.....	300	...
\$10 to \$14.....	2,100	3
\$15 to \$19.....	2,700	4
\$20 to \$29.....	8,700	14
\$30 to \$39.....	10,600	17
\$40 to \$49.....	9,000	15
\$50 to \$59.....	7,400	12
\$60 to \$74.....	9,200	15
\$75 to \$99.....	9,000	15
\$100 or more.....	1,800	3
Median rent.....	\$46	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE DALLAS STANDARD METROPOLITAN AREA AND DALLAS CITY: 1950

Value of one-dwelling structures	Number	Per- cent
DALLAS STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	86,100	100
Under \$3,000.....	10,500	12
\$3,000 to \$4,999.....	13,500	16
\$5,000 to \$7,499.....	20,200	23
\$7,500 to \$9,999.....	17,700	21
\$10,000 to \$14,999.....	15,200	18
\$15,000 to \$19,999.....	5,400	6
\$20,000 or more.....	3,500	4
Median value.....	\$7,308	...
DALLAS CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	56,700	100
Under \$3,000.....	2,400	4
\$3,000 to \$4,999.....	5,200	9
\$5,000 to \$7,499.....	14,600	26
\$7,500 to \$9,999.....	15,700	28
\$10,000 to \$14,999.....	13,400	24
\$15,000 to \$19,999.....	3,400	6
\$20,000 or more.....	2,100	4
Median value.....	\$8,429	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For p.m. papers)

May 24, 1951

Washington 25, D. C.

Series HC-3, No. 15

HOUSING CHARACTERISTICS OF THE DAYTON, OHIO, STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

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

The total number of dwelling units in 1950 was approximately 133,000, an increase of 39,100, or 42 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 81 percent in contrast to the net increase of 6 percent in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 78,900, or 61 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 43,600, or 47 percent, in 1940.

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

On the average, dwelling units contained fewer rooms, the median being 4.8 in 1950 compared with 5.3 in 1940. About 4 percent of the total were 1-room units, and 32 percent contained 6 rooms or more.

There was little change in the size of households since 1940. The median number of persons in occupied dwelling units in 1950 was 3.1, and about one-half the units contained 2 or 3 persons.

Two-thirds (65 percent) of the units were in 1-dwelling-unit detached structures without business. Twenty-seven percent were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. Only 8 percent of the total were in multi-unit structures containing 5 or more units.

Approximately 7 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$37. About one-fourth of the units were renting for less than \$30, and one-fourth were renting for more than \$50.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$9,000. One-fourth were estimated to sell for \$6,300 or less, and about one-fourth were estimated at \$13,000 or more.

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

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE DAYTON STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	133,000	100
Occupied dwelling units.....	130,300	98
Owner occupied.....	78,900	59
Renter occupied.....	51,300	39
Vacant dwelling units.....	2,800	2
Nonseasonal not dilapidated, for rent or sale.....	1,000	1
POPULATION		
Total population.....	457,300	...
Population in dwelling units.....	435,200	...

¹ The Dayton Standard Metropolitan Area comprises Greene and Montgomery Counties, Ohio.

PRELIMINARY

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 19,400 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 100 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000.....	300	50,000.....	2,300
2,500.....	500	75,000.....	2,800
5,000.....	700	100,000.....	3,300
10,000.....	1,100	125,000.....	3,600
25,000.....	1,600		

To illustrate, there were an estimated 51,300 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 2,300. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 49,000 and 53,600.

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

If the estimated 1950 percentage is:	And if the size of the base is:		
	50,000	100,000	130,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	1	1	1
10 or 90	1	1	1
25 or 75	2	1	1
50	2	2	1

To illustrate, of the estimated 50,000 renter-occupied dwelling units reporting on condition and plumbing facilities, 13 percent were dilapidated or had no running water. The sampling variability is

about 1 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 12 percent and 14 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE DAYTON STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	130,300	100	91,800	100	42
Owner occupied.....	78,900	61	43,554	47	81
Renter occupied.....	51,300	39	48,246	53	6

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE DAYTON STANDARD METROPOLITAN AREA:
1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	133,000	...	93,922	...	42
Number reporting.....	129,900	100	92,996	100	...
1 room.....	4,600	4	3,192	3	44
2 rooms.....	10,100	8	4,817	5	110
3 rooms.....	14,400	11	7,730	8	86
4 rooms.....	25,400	20	11,895	13	114
5 rooms.....	33,200	26	24,659	27	35
6 rooms.....	25,300	19	23,521	25	8
7 rooms or more.....	17,000	13	17,182	18	-1
Median number of rooms.....	4.8	...	5.3	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE DAYTON STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	130,300	100	91,800	100	42
1 person.....	9,200	7	6,153	7	50
2 persons.....	37,000	28	25,860	28	43
3 persons.....	32,200	25	22,214	24	45
4 persons.....	26,300	20	16,783	18	57
5 persons.....	14,000	11	9,824	11	43
6 persons.....	6,000	5	5,305	6	13
7 persons or more.....	5,600	4	5,661	6	-1
Median number of persons.....	3.1	...	3.1	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE DAYTON STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	130,300	...	91,800	...
Number reporting.....	127,500	100	91,024	100
1.00 or less.....	108,500	85	80,075	88
1.01 to 1.50.....	12,500	10	6,888	8
1.51 or more.....	6,600	5	4,061	4

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE DAYTON STANDARD METROPOLITAN AREA:
1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	133,000	100	93,922	100
1 to 4 dwelling unit.....	122,200	92	87,618	93
1 dwelling unit detached without business..	86,700	65	62,409	66
1 dwelling unit attached without business..	1,400	1	(1)	(1)
Other 1 to 4 dwelling unit.....	34,100	26	(1)	(1)
5 to 9 dwelling unit.....	7,300	5	3,325	4
10 dwelling unit or more.....	3,600	3	2,979	3

¹ 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE DAYTON STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	133,000	...
Number reporting condition and plumbing facilities.....	129,600	100
Not dilapidated, with private toilet and bath, and hot running water.....	91,400	71
Not dilapidated, with private toilet and bath, and only cold running water.....	1,800	1
Not dilapidated, with running water, lacking private toilet or bath.....	21,700	17
Dilapidated or no running water.....	14,800	11
Renter occupied.....	51,300	...
Number reporting condition and plumbing facilities.....	50,000	100
Not dilapidated, with private toilet and bath, and hot running water.....	30,700	61
Not dilapidated, with private toilet and bath, and only cold running water.....	700	1
Not dilapidated, with running water, lacking private toilet or bath.....	12,000	24
Dilapidated or no running water.....	6,600	13

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE DAYTON STANDARD METROPOLITAN AREA: 1950

Contract monthly rent	Number	Per- cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	47,700	100
Under \$10.....	300	1
\$10 to \$14.....	1,200	3
\$15 to \$19.....	2,300	5
\$20 to \$29.....	8,300	17
\$30 to \$39.....	15,300	32
\$40 to \$49.....	7,800	16
\$50 to \$59.....	5,100	11
\$60 to \$74.....	4,500	9
\$75 to \$99.....	2,000	4
\$100 or more.....	900	2
Median rent.....	\$37	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE DAYTON STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per- cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	60,800	100
Under \$3,000.....	2,800	5
\$3,000 to \$4,999.....	5,500	9
\$5,000 to \$7,499.....	12,600	21
\$7,500 to \$9,999.....	15,100	25
\$10,000 to \$14,999.....	16,500	27
\$15,000 to \$19,999.....	4,300	7
\$20,000 or more.....	4,000	7
Median value.....	\$9,023	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

June 14, 1951

Washington 25, D. C.

Series HC-3, No. 17

HOUSING CHARACTERISTICS OF THE DETROIT, MICH., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

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

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

¹ The Detroit Standard Metropolitan Area comprises Macomb, Oakland, and Wayne Counties, Mich.

Peel, Director, Bureau of the Census, Department of Commerce. Data are shown for the total standard metropolitan area which includes Detroit city, and for Detroit city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 840,200, an increase of 194,600, or 30 percent, since 1940. Part of the increase was the result of

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE DETROIT STANDARD METROPOLITAN AREA AND DETROIT CITY: 1950

Subject	Detroit Standard Metropolitan Area		Detroit city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	840,200	100	526,700	100
Occupied dwelling units.....	804,700	96	514,900	98
Owner occupied.....	514,900	61	288,100	55
Renter occupied.....	289,800	34	226,800	43
Vacant dwelling units.....	35,600	4	11,800	2
Nonseasonal not dilapidated, for rent or sale.....	10,000	1	6,100	1
POPULATION				
Total population.....	3,016,200	...	1,849,900	...
Population in dwelling units.....	2,913,900	...	1,780,100	...

PRELIMINARY

new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

For the same period, dwelling units in Detroit city alone increased at a slower rate; the number increased to 526,700 by 1950, a gain of 85,200 dwelling units, or 19 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments since 1940 was the substantial increase in home ownership. In the metropolitan area, homes occupied by their owners increased 83 percent in contrast to the net decrease of 13 percent in the number occupied by renters.

The gain in home ownership resulted largely from new construction and from the sale of existing rental homes for owner occupancy. About 514,900, or 64 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 281,800, or 46 percent, in 1940.

In the city also, the shift from renter to owner occupancy since 1940 was considerable. There was an increase of 73 percent in owner-occupied units in contrast to the net decrease of 12 percent in renter-occupied units. About 288,100, or 56 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 166,900, or 39 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 5.1 in 1950. One percent of the total were 1-room units, and 14 percent contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.2 in 1950, compared with 3.4 in 1940. About one-half of the units in 1950 contained 2 or 3 persons.

For the city, the median number of rooms and the median number of persons in 1950 were

about the same as those for the metropolitan area as a whole.

Type of structure.--About three-fifths (60 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Twenty-eight percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 11 percent were in multi-unit structures containing 5 or more units.

Within the city alone, about one-half (48 percent) of the units were in 1-dwelling-unit detached structures and 16 percent were in structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 9 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was about the same as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$43. One-fourth of the units were renting for \$33 or less, and one-fourth were renting for \$53 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$9,400. One-fourth of the units were estimated to sell for \$7,100 or less, and one-fourth were estimated at \$12,900 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents and values for the city alone were about the same as for the entire metropolitan area.

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

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 24,800 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 130 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

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

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

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

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

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
5,000....	3,800	2,900	300,000....	25,500	18,500
10,000....	5,300	4,200	400,000....	28,200	19,300
25,000....	8,300	6,500	500,000....	29,800	19,200
50,000....	11,600	9,100	600,000....	30,700	...
100,000....	16,100	12,400	700,000....	30,900	...
200,000....	21,800	16,300	800,000....	30,600	...

To illustrate, there were an estimated 289,800 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 25,100. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 264,700 and 314,900.

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

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	250,000	400,000	840,000	200,000	300,000	525,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	1	1	1	1	1	1
5 or 95	2	2	1	2	2	1
10 or 90	3	3	2	3	2	2
25 or 75	5	4	3	4	3	3
50	5	4	3	5	4	3

To illustrate, of the estimated 282,300 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 10 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 7 percent and 13 percent.

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

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

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

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Table 2.--TENURE OF DWELLING UNITS, FOR THE DETROIT STANDARD METROPOLITAN AREA AND DETROIT CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
DETROIT STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	804,700	100	616,510	100	31
Owner occupied.....	514,900	64	281,780	46	83
Renter occupied.....	289,800	36	334,730	54	-13
DETROIT CITY					
Occupied dwelling units.....	514,900	100	425,547	100	21
Owner occupied.....	288,100	56	166,933	39	73
Renter occupied.....	226,800	44	258,614	61	-12

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE DETROIT STANDARD METROPOLITAN AREA AND DETROIT CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
DETROIT STANDARD METROPOLITAN AREA					
All dwelling units.....	840,200	...	645,649	...	30
Number reporting.....	827,200	100	640,593	100	...
1 room.....	10,500	1	15,753	2	-33
2 rooms.....	37,200	4	36,337	6	2
3 rooms.....	74,300	9	68,364	11	9
4 rooms.....	131,100	16	86,215	13	52
5 rooms.....	271,200	33	192,901	30	41
6 rooms.....	187,300	23	139,656	22	34
7 rooms or more.....	115,500	14	101,367	16	14
Median number of rooms.....	5.1	...	5.1	...	...
DETROIT CITY					
All dwelling units.....	526,700	...	441,454	...	19
Number reporting.....	519,200	100	438,414	100	...
1 room.....	8,100	2	11,861	3	-32
2 rooms.....	31,000	6	27,709	6	12
3 rooms.....	51,800	10	49,148	11	5
4 rooms.....	67,200	13	50,224	11	34
5 rooms.....	168,800	33	137,394	31	23
6 rooms.....	123,700	24	100,146	23	24
7 rooms or more.....	68,700	13	61,932	14	11
Median number of rooms.....	5.1	...	5.1	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE DETROIT STANDARD METROPOLITAN AREA AND DETROIT CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
DETROIT STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	804,700	100	616,510	100	31
1 person.....	49,000	6	29,315	5	67
2 persons.....	222,900	28	144,958	24	54
3 persons.....	195,300	24	142,351	23	37
4 persons.....	162,800	20	126,022	20	29
5 persons.....	93,300	12	79,986	13	17
6 persons.....	44,400	6	45,080	7	-2
7 persons or more.....	37,000	5	48,798	8	-24
Median number of persons.....	3.2	...	3.4	...	...
DETROIT CITY					
Occupied dwelling units.....	514,900	100	425,547	100	21
1 person.....	35,100	7	21,776	5	61
2 persons.....	146,300	28	102,161	24	43
3 persons.....	122,200	24	98,079	23	25
4 persons.....	100,500	20	85,786	20	17
5 persons.....	58,200	11	54,149	13	7
6 persons.....	28,100	5	30,413	7	-8
7 persons or more.....	24,400	5	33,183	8	-26
Median number of persons.....	3.1	...	3.4	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE DETROIT STANDARD METROPOLITAN AREA AND DETROIT CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
DETROIT STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	804,700	...	616,510	...
Number reporting.....	796,200	100	612,597	100
1.00 or less.....	721,000	91	524,646	86
1.01 to 1.50.....	57,100	7	63,630	10
1.51 or more.....	18,100	2	24,321	4
DETROIT CITY				
Occupied dwelling units.....	514,900	...	425,547	...
Number reporting.....	508,900	100	423,024	100
1.00 or less.....	461,400	91	364,764	86
1.01 to 1.50.....	34,700	7	42,964	10
1.51 or more.....	12,700	2	15,296	4

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE DETROIT STANDARD METROPOLITAN AREA AND DETROIT CITY: 1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
DETROIT STANDARD METROPOLITAN AREA				
All dwelling units.....	840,200	100	645,649	100
1 to 4 dwelling unit.....	745,900	89	552,466	86
1 dwelling unit detached without business..	504,500	60	333,112	52
1 dwelling unit attached without business..	2,900	...	(1)	(1)
Other 1 to 4 dwelling unit.....	238,400	28	(1)	(1)
5 to 9 dwelling unit.....	23,600	3	25,313	4
10 dwelling unit or more.....	70,700	8	67,870	11
DETROIT CITY				
All dwelling units.....	526,700	100	441,454	100
1 to 4 dwelling unit.....	442,600	84	357,853	81
1 dwelling unit detached without business..	251,700	48	182,377	41
1 dwelling unit attached without business..	1,300	...	(1)	(1)
Other 1 to 4 dwelling unit.....	189,600	36	(1)	(1)
5 to 9 dwelling unit.....	21,600	4	22,068	5
10 dwelling unit or more.....	62,500	12	61,533	14

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE DETROIT STANDARD METROPOLITAN AREA AND DETROIT CITY: 1950

(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
DETROIT STANDARD METROPOLITAN AREA		
All dwelling units.....	840,200	...
Number reporting condition and plumbing facilities.....	809,500	100
Not dilapidated, with private toilet and bath, and hot running water..	718,400	89
Not dilapidated, with private toilet and bath, and only cold running water.....	10,700	1
Not dilapidated, with running water, lacking private toilet or bath..	39,000	5
Dilapidated or no running water.....	41,600	5
Renter occupied.....	289,800	...
Number reporting condition and plumbing facilities.....	282,300	100
Not dilapidated, with private toilet and bath, and hot running water..	225,900	80
Not dilapidated, with private toilet and bath, and only cold running water.....	3,200	1
Not dilapidated, with running water, lacking private toilet or bath..	25,800	9
Dilapidated or no running water.....	27,400	10
DETROIT CITY		
All dwelling units.....	526,700	...
Number reporting condition and plumbing facilities.....	515,400	100
Not dilapidated, with private toilet and bath, and hot running water..	461,000	89
Not dilapidated, with private toilet and bath, and only cold running water.....	2,300	...
Not dilapidated, with running water, lacking private toilet or bath..	23,800	5
Dilapidated or no running water.....	28,300	5
Renter occupied.....	226,800	...
Number reporting condition and plumbing facilities.....	220,800	100
Not dilapidated, with private toilet and bath, and hot running water..	177,600	80
Not dilapidated, with private toilet and bath, and only cold running water.....	1,500	1
Not dilapidated, with running water, lacking private toilet or bath..	19,200	9
Dilapidated or no running water.....	22,400	10

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE DETROIT STANDARD METROPOLITAN AREA AND DETROIT CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per-cent
DETROIT STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	274,000	100
Under \$10.....	300	...
\$10 to \$14.....	1,700	1
\$15 to \$19.....	5,900	2
\$20 to \$29.....	37,700	14
\$30 to \$39.....	62,800	23
\$40 to \$49.....	83,000	30
\$50 to \$59.....	45,200	16
\$60 to \$74.....	23,000	8
\$75 to \$99.....	10,600	4
\$100 or more.....	3,800	1
Median rent.....	\$43	...
DETROIT CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	218,200	100
Under \$10.....	100	...
\$10 to \$14.....	1,100	1
\$15 to \$19.....	4,700	2
\$20 to \$29.....	29,800	14
\$30 to \$39.....	50,700	23
\$40 to \$49.....	67,600	31
\$50 to \$59.....	36,100	17
\$60 to \$74.....	17,400	8
\$75 to \$99.....	7,600	3
\$100 or more.....	3,200	1
Median rent.....	\$43	...

¹ Excludes seasonal and dilapidated vacant units.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE DETROIT STANDARD METROPOLITAN AREA AND DETROIT CITY: 1950

Value of one-dwelling structures	Number	Per-cent
DETROIT STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	418,800	100
Under \$3,000.....	5,900	1
\$3,000 to \$4,999.....	27,600	7
\$5,000 to \$7,499.....	81,600	19
\$7,500 to \$9,999.....	122,200	29
\$10,000 to \$14,999.....	130,200	31
\$15,000 to \$19,999.....	29,700	7
\$20,000 or more.....	21,600	5
Median value.....	\$9,379	...
DETROIT CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	220,800	100
Under \$3,000.....	1,800	1
\$3,000 to \$4,999.....	11,200	5
\$5,000 to \$7,499.....	41,300	19
\$7,500 to \$9,999.....	62,000	28
\$10,000 to \$14,999.....	76,200	35
\$15,000 to \$19,999.....	19,000	9
\$20,000 or more.....	9,300	4
Median value.....	\$9,712	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

May 24, 1951

Washington 25, D. C.

Series HC-3, No. 18

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

Preliminary Data

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

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

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

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

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

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

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

3.0 in 1950, compared with 3.2 in 1940. One-half the units in 1950 contained 2 or 3 persons.

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

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

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

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

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

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

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

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

P R E L I M I N A R Y

DEFINITIONS AND EXPLANATIONS

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

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

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

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

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

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

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

SOURCE AND RELIABILITY OF DATA

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

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

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

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

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

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

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

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

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

To illustrate, of the estimated 24,900 renter-occupied dwelling units reporting on condition and plumbing facilities, 13 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 11 percent and 15 percent.

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

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

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

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

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

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

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

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

(Percent not shown where less than 1)

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

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

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

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

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

¹ 1940 data not available.

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

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

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

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

¹ Excludes seasonal and dilapidated vacant units.

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

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

¹ Excludes seasonal and dilapidated vacant units.