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HOUSING CHARACTERISTICS OF THE NEW YORK-NORTHEASTERN NEW JERSEY 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 New York-Northeastern New Jersey 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. Separate figures are shown for the total metropolitan area and for its two component parts: the New York portion which includes New York City, and the New Jersey portion, which includes Newark and Jersey City. Separate data for each of the three central cities are also shown.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area in 1950 was 3,819,600. The New York portion constitutes approximately three-fourths of the total metropolitan area and the New Jersey portion constitutes one-fourth. New York City makes up the greater part of the New York portion; Newark and Jersey City, however, make up only a small part of the New Jersey portion.

The 3,819,600 dwelling units in the total metropolitan area represent an increase of 397,700, or 12 percent, since 1940. Part of the gain was the result of new construction

¹ The New York-Northeastern New Jersey Standard Metropolitan Area comprises New York City and Nassau, Rockland, Suffolk, and Westchester Counties, N. Y.; and Bergen, Essex, Hudson, Middlesex, Morris, Passaic, Somerset, and Union Counties, N. J.

and part was the result of conversions which increased the number of dwelling units in existing structures. Dwelling units increased about 9 percent in the New York portion and 19 percent in the New Jersey portion.

Total dwelling units for each of the portions and the central cities are as follows:

Area	Number of dwelling units		Percent change, 1940 to 1950
	1950	1940	
New York-Northeastern New Jersey Standard Metropolitan Area...	3,819,600	3,421,913	12
New York portion.....	2,836,100	2,597,187	9
New Jersey portion.....	983,500	824,726	19
New York City.....	2,376,900	2,218,372	7
Newark.....	127,100	116,757	9
Jersey City.....	85,300	84,797	1

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. The rate was equally low in each of the central cities. An available vacant unit is one which is non-seasonal, not dilapidated, and offered for rent or sale.

Tenure.--Although renters exceeded home owners in the metropolitan area as a whole,

P R E L I M I N A R Y

one of the most significant developments in the past decade was the substantial increase in home ownership. In the total metropolitan area, homes occupied by their owners increased 56 percent since 1940 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 1,165,500, or 31 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 747,400, or 24 percent, in 1940.

Of the two portions, the gain in home ownership was faster in the New Jersey portion. By 1950, about 47 percent of the occupied dwelling units in the New Jersey portion were owner-occupied compared with 26 percent in the New York portion.

In the three cities also, there were substantial gains in owner occupancy although not as large as in the two portions. Despite the increases in home ownership, the proportions of owner-occupied units were still comparatively low.

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. Only 3 percent of the total were 1-room units, and 25 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. Half the units in 1950 contained 2 or 3 persons.

In the New York portion, the median number of persons in 1950 was 3.0, about the same as in the New Jersey portion. However, the median number of rooms in the New York portion, 4.1, was much smaller than the median of 4.8 in the New Jersey portion.

Type of structure.--Nearly half (45 percent) of the units in the total metropolitan area were in multi-unit structures containing 5 or more dwelling units. One-fifth (21 percent) were in 1-dwelling-unit detached structures without business. The remainder were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units.

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In the New York portion, one-half (53 percent) of the units were in structures containing 5 or more dwelling units and only 16 percent were in 1-dwelling-unit detached structures. In the New Jersey portion, 22 percent were in the larger structures and 35 percent were in 1-dwelling-unit detached structures.

Condition and plumbing facilities.--Approximately seven-eighths (88 percent) of the dwelling units in the total metropolitan area had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. The proportions of such units were about the same for the two portions and for New York City alone but were lower for Jersey City and Newark, 82 percent for Jersey City and 76 percent for Newark.

Rent and value.--The median monthly rent of nonfarm rental units was \$42. One-fourth of the units were renting for \$31 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 \$12,400. One-fourth of the units were estimated to sell for \$9,100 or less, and one-fourth were estimated at \$16,300 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 in the New York portion and in New York City alone were about the same; the median in each was \$42. In the New Jersey portion and its central cities, the rents were lower; the median was \$38 in the New Jersey portion and \$35 in Newark and Jersey City. The median value for owner units in each of the two portions and in New York City alone was \$12,400. For the two New Jersey cities, the values were lower; the median was \$9,800 in Newark and \$7,200 in Jersey City.

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 tabu-

lating 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 78,000 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 390 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		
	New York-Northeastern New Jersey Standard Metropolitan Area	New York portion	New York City
25,000...	21,500	24,100	17,800
50,000...	30,400	34,000	25,100
100,000...	42,700	47,600	35,200
250,000...	66,300	73,300	54,100
500,000...	90,900	98,800	72,800
750,000...	107,600	114,600	84,300
1,000,000...	119,900	124,700	91,400
1,500,000...	135,500	131,700	96,000
2,000,000...	142,100	123,100	88,500
2,500,000...	141,000	94,800	...
3,000,000...	132,100	...	...
3,500,000...	113,400	...	...

Size of estimate of 1950 data	Sampling variability of 1950 data		
	New Jersey portion	Newark	Jersey City
5,000.....	5,000	1,800	1,500
10,000.....	7,200	2,500	2,000
30,000.....	12,300	3,200	3,400
50,000.....	15,800	5,000	3,700
70,000.....	18,500	5,400	3,700
100,000.....	21,900	5,500	...
125,000.....	24,200	5,200	...
200,000.....	29,700	...	...
300,000.....	34,600	...	...
600,000.....	42,400	...	...
900,000.....	41,600	...	...

To illustrate, there were an estimated 2,575,700 renter-occupied dwelling units in the entire standard metropolitan area. The sampling variability is about 141,000. 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 2,434,700 and 2,716,700.

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:								
	New York-Northeastern New Jersey Standard Metropolitan Area			New York portion			New York City		
	750,000	2,500,000	3,750,000	430,000	2,000,000	2,750,000	200,000	1,850,000	2,350,000
	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	2	1	4	1	1
5 or 95	3	2	2	5	2	2	6	2	2
10 or 90	5	3	2	7	3	3	8	2	2
25 or 75	7	4	3	10	5	4	11	4	3
50	8	4	4	12	5	5	13	4	4

If the estimated 1950 percentage is:	And if the size of the base is:								
	New Jersey portion			Newark			Jersey City		
	300,000	500,000	950,000	10,000	90,000	125,000	7,000	65,000	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	2	1	1	4	1	1	4	1	1
5 or 95	3	2	2	6	2	2	6	2	2
10 or 90	4	3	2	8	3	2	8	2	2
25 or 75	6	4	3	11	4	3	11	4	3
50	7	5	4	13	4	4	13	4	4

To illustrate, of the estimated 2,498,400 renter-occupied dwelling units in the entire 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.

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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 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA AND NEW YORK CITY, NEWARK, AND JERSEY CITY: 1950

(Percent not shown where less than 1)

Subject	New York-Northeastern New Jersey Standard Metropolitan Area					
	Total		New York portion		New Jersey portion	
	Number	Per- cent	Number	Per- cent	Number	Per- cent
OCCUPANCY						
All dwelling units.....	3,819,600	100	2,836,100	100	983,500	100
Occupied dwelling units.....	3,741,200	98	2,784,400	98	956,800	97
Owner occupied.....	1,165,500	31	715,800	25	449,700	46
Renter occupied.....	2,575,700	67	2,068,600	73	507,100	52
Vacant dwelling units.....	78,400	2	51,700	2	26,700	3
Nonseasonal not dilapidated, for rent or sale.....	30,200	1	22,700	1	7,500	1
POPULATION						
Total population.....	12,903,500	...	9,551,100	...	3,352,400	...
Population in dwelling units.....	12,449,900	...	9,200,800	...	3,249,000	...

Subject	New York City		Newark		Jersey City	
	Number	Per- cent	Number	Per- cent	Number	Per- cent
OCCUPANCY						
All dwelling units.....	2,376,900	100	127,100	100	85,300	100
Occupied dwelling units.....	2,343,000	99	123,800	97	84,200	99
Owner occupied.....	450,100	19	29,000	23	20,200	24
Renter occupied.....	1,892,900	80	94,900	75	64,000	75
Vacant dwelling units.....	33,900	1	3,200	3	1,100	1
Nonseasonal not dilapidated, for rent or sale.....	16,900	1	700	1	400	...
POPULATION						
Total population.....	7,888,400	...	439,300	...	298,000	...
Population in dwelling units.....	7,626,500	...	422,000	...	290,800	...

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Table 2.--TENURE OF DWELLING UNITS, FOR THE NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA AND NEW YORK CITY, NEWARK, AND JERSEY CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA					
Total					
Occupied dwelling units.....	3,741,200	100	3,146,120	100	19
Owner occupied.....	1,165,500	31	747,445	24	56
Renter occupied.....	2,575,700	69	2,398,675	76	7
New York Portion					
Occupied dwelling units.....	2,784,400	100	2,367,583	100	18
Owner occupied.....	715,800	26	471,323	20	52
Renter occupied.....	2,068,600	74	1,896,260	80	9
New Jersey Portion					
Occupied dwelling units.....	956,800	100	778,537	100	23
Owner occupied.....	449,700	47	276,122	35	63
Renter occupied.....	507,100	53	502,415	65	1
NEW YORK CITY					
Occupied dwelling units.....	2,343,000	100	2,047,919	100	14
Owner occupied.....	450,100	19	323,143	16	39
Renter occupied.....	1,892,900	81	1,724,776	84	10
NEWARK					
Occupied dwelling units.....	123,800	100	112,194	100	10
Owner occupied.....	29,000	23	20,209	18	44
Renter occupied.....	94,900	77	91,985	82	3
JERSEY CITY					
Occupied dwelling units.....	84,200	100	79,684	100	6
Owner occupied.....	20,200	24	14,593	18	38
Renter occupied.....	64,000	76	65,091	82	-2

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Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA AND NEW YORK CITY, NEWARK, AND JERSEY CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA					
Total					
All dwelling units.....	3,819,600	...	3,421,913	...	11
Number reporting.....	3,768,100	100	3,365,735	100	...
1 room.....	122,200	3	83,633	2	32
2 rooms.....	233,200	6	183,577	5	27
3 rooms.....	768,300	20	696,095	21	10
4 rooms.....	985,300	26	824,598	24	19
5 rooms.....	699,800	19	633,266	19	11
6 rooms.....	581,300	15	530,822	16	10
7 rooms or more.....	378,000	10	413,744	12	-9
Median number of rooms.....	4.3	...	4.4	...	...
New York Portion					
All dwelling units.....	2,836,100	...	2,597,187	...	9
Number reporting.....	2,800,700	100	2,553,937	100	...
1 room.....	115,100	4	76,089	3	34
2 rooms.....	197,200	7	159,293	6	21
3 rooms.....	639,800	23	594,897	23	8
4 rooms.....	736,200	26	649,859	25	13
5 rooms.....	484,300	17	442,041	17	10
6 rooms.....	393,800	14	359,440	14	10
7 rooms or more.....	234,300	8	272,318	11	-11
Median number of rooms.....	4.1	...	4.2	...	...
New Jersey Portion					
All dwelling units.....	983,500	...	824,726	...	18
Number reporting.....	967,400	100	811,798	100	...
1 room.....	7,100	1	7,544	1	...
2 rooms.....	36,000	4	24,284	3	33
3 rooms.....	128,500	13	101,198	12	21
4 rooms.....	249,100	26	174,739	22	35
5 rooms.....	215,400	22	191,225	24	10
6 rooms.....	187,500	19	171,382	21	9
7 rooms or more.....	143,800	15	141,426	17	2
Median number of rooms.....	4.8	...	5.0	...	...
NEW YORK CITY					
All dwelling units.....	2,376,900	...	2,218,372	...	7
Number reporting.....	2,347,200	100	2,184,058	100	...
1 room.....	110,600	5	71,659	3	35
2 rooms.....	178,600	8	147,248	7	21
3 rooms.....	587,400	25	548,948	25	7
4 rooms.....	619,600	26	584,515	27	4
5 rooms.....	426,100	18	377,730	17	13
6 rooms.....	296,300	13	281,878	13	6
7 rooms or more.....	128,600	5	172,080	8	-23
Median number of rooms.....	4.0	...	4.1	...	...

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA AND NEW YORK CITY, NEWARK, AND JERSEY CITY: 1950 AND 1940--Con.

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
NEWARK					
All dwelling units.....	127,100	...	116,757	...	9
Number reporting.....	125,400	100	114,128	100	...
1 room.....	1,700	1	2,545	2	-33
2 rooms.....	7,200	6	5,913	5	22
3 rooms.....	23,000	18	18,414	16	25
4 rooms.....	34,900	28	27,299	24	28
5 rooms.....	31,300	25	30,778	27	2
6 rooms.....	18,000	14	17,531	15	3
7 rooms or more.....	9,300	7	11,648	10	-20
Median number of rooms.....	4.4	...	4.6	...	...
JERSEY CITY					
All dwelling units.....	85,300	...	84,797	...	1
Number reporting.....	84,400	100	83,946	100	...
1 room.....	500	1	1,004	1	-50
2 rooms.....	3,300	4	2,965	4	11
3 rooms.....	12,800	15	12,632	15	1
4 rooms.....	30,200	36	26,583	32	14
5 rooms.....	21,700	26	22,493	27	-4
6 rooms.....	9,900	12	11,227	13	-12
7 rooms or more.....	5,900	7	7,042	8	-16
Median number of rooms.....	4.3	...	4.5	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA AND NEW YORK CITY, NEWARK, AND JERSEY CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA					
Total					
Occupied dwelling units.....	3,741,200	100	3,146,120	100	19
1 person.....	392,300	10	215,134	7	82
2 persons.....	985,500	26	762,084	24	29
3 persons.....	887,600	24	737,012	23	20
4 persons.....	761,300	20	647,742	21	18
5 persons.....	395,200	11	384,551	12	3
6 persons.....	172,800	5	198,875	6	-13
7 persons or more.....	146,500	4	200,722	6	-27
Median number of persons.....	3.1	...	3.3	...	...
New York Portion					
Occupied dwelling units.....	2,784,400	100	2,367,583	100	18
1 person.....	324,400	12	176,353	7	84
2 persons.....	731,000	26	582,447	25	26
3 persons.....	646,600	23	549,715	23	18
4 persons.....	559,200	20	485,173	20	15
5 persons.....	289,400	10	284,861	12	2
6 persons.....	126,200	5	145,503	6	-13
7 persons or more.....	107,500	4	143,531	6	-25
Median number of persons.....	3.0	...	3.3	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA AND NEW YORK CITY, NEWARK, AND JERSEY CITY: 1950 AND 1940--Con.

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA--Con.					
New Jersey Portion					
Occupied dwelling units.....	956,800	100	778,537	100	23
1 person.....	67,900	7	38,781	5	75
2 persons.....	254,500	27	179,637	23	42
3 persons.....	241,000	25	187,297	24	29
4 persons.....	202,100	21	162,569	21	24
5 persons.....	105,700	11	99,690	13	6
6 persons.....	46,600	5	53,372	7	-13
7 persons or more.....	39,000	4	57,191	7	-32
Median number of persons.....	3.1	...	3.4	...	...
NEW YORK CITY					
Occupied dwelling units.....	2,343,000	100	2,047,919	100	14
1 person.....	292,000	12	158,885	8	84
2 persons.....	615,400	26	506,963	25	21
3 persons.....	536,800	23	473,947	23	13
4 persons.....	474,000	20	417,967	20	13
5 persons.....	234,300	10	244,041	12	-4
6 persons.....	103,300	4	124,310	6	-17
7 persons or more.....	87,300	4	121,806	6	-28
Median number of persons.....	3.0	...	3.3	...	...
NEWARK					
Occupied dwelling units.....	123,800	100	112,194	100	10
1 person.....	10,100	8	7,474	7	35
2 persons.....	31,800	26	26,100	23	22
3 persons.....	29,800	24	24,969	22	19
4 persons.....	26,000	21	21,856	19	19
5 persons.....	13,600	11	14,141	13	-4
6 persons.....	6,500	5	7,967	7	-18
7 persons or more.....	6,200	5	9,687	9	-36
Median number of persons.....	3.2	...	3.4	...	...
JERSEY CITY					
Occupied dwelling units.....	84,200	100	79,684	100	6
1 person.....	6,200	7	4,794	6	29
2 persons.....	21,600	26	18,612	23	16
3 persons.....	21,000	25	18,342	23	14
4 persons.....	17,800	21	15,633	20	14
5 persons.....	9,200	11	10,012	13	-8
6 persons.....	4,400	5	5,751	7	-24
7 persons or more.....	3,900	5	6,540	8	-40
Median number of persons.....	3.2	...	3.4	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA AND NEW YORK CITY, NEWARK, AND JERSEY CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA				
Total				
Occupied dwelling units.....	3,741,200	...	3,146,120	...
Number reporting.....	3,702,700	100	3,105,004	100
1.00 or less.....	3,176,000	86	2,587,472	83
1.01 to 1.50.....	391,200	11	392,244	13
1.51 or more.....	135,500	4	125,288	4
New York Portion				
Occupied dwelling units.....	2,784,400	...	2,367,583	...
Number reporting.....	2,756,000	100	2,336,123	100
1.00 or less.....	2,324,500	84	1,921,569	82
1.01 to 1.50.....	316,100	11	315,445	14
1.51 or more.....	115,400	4	99,109	4
New Jersey Portion				
Occupied dwelling units.....	956,800	...	778,537	...
Number reporting.....	946,700	100	768,881	100
1.00 or less.....	851,500	90	665,903	87
1.01 to 1.50.....	75,100	8	76,799	10
1.51 or more.....	20,100	2	26,179	3
NEW YORK CITY				
Occupied dwelling units.....	2,343,000	...	2,047,919	...
Number reporting.....	2,317,500	100	2,021,236	100
1.00 or less.....	1,931,400	83	1,639,734	81
1.01 to 1.50.....	284,100	12	290,610	14
1.51 or more.....	101,900	4	90,892	4
NEWARK				
Occupied dwelling units.....	123,800	...	112,194	...
Number reporting.....	122,400	100	110,088	100
1.00 or less.....	103,800	85	90,007	82
1.01 to 1.50.....	13,300	11	14,027	13
1.51 or more.....	5,300	4	6,054	5
JERSEY CITY				
Occupied dwelling units.....	84,200	...	79,684	...
Number reporting.....	83,500	100	78,991	100
1.00 or less.....	71,300	85	64,952	82
1.01 to 1.50.....	9,600	11	10,551	13
1.51 or more.....	2,600	3	3,488	4

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Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA AND NEW YORK CITY, NEWARK, AND JERSEY CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA				
Total				
All dwelling units.....	3,819,600	100	3,421,913	100
1 to 4 dwelling unit.....	2,091,900	55	1,854,277	54
1 dwelling unit detached without business..	786,100	21	783,710	23
1 dwelling unit attached without business..	75,000	2	(1)	(1)
Other 1 to 4 dwelling unit.....	1,230,800	32	(1)	(1)
5 to 9 dwelling unit.....	360,100	9	369,409	11
10 dwelling unit or more.....	1,367,600	36	1,198,227	35
New York Portion				
All dwelling units.....	2,836,100	100	2,597,187	100
1 to 4 dwelling unit.....	1,315,600	46	1,189,486	46
1 dwelling unit detached without business..	440,600	16	470,917	18
1 dwelling unit attached without business..	55,300	2	(1)	(1)
Other 1 to 4 dwelling unit.....	819,700	29	(1)	(1)
5 to 9 dwelling unit.....	266,700	9	291,493	11
10 dwelling unit or more.....	1,253,700	44	1,116,208	43
New Jersey Portion				
All dwelling units.....	983,500	100	824,726	100
1 to 4 dwelling unit.....	776,200	79	664,791	81
1 dwelling unit detached without business..	345,500	35	312,793	38
1 dwelling unit attached without business..	19,700	2	(1)	(1)
Other 1 to 4 dwelling unit.....	411,100	42	(1)	(1)
5 to 9 dwelling unit.....	93,500	10	77,916	9
10 dwelling unit or more.....	113,800	12	82,019	10
NEW YORK CITY				
All dwelling units.....	2,376,900	100	2,218,372	100
1 to 4 dwelling unit.....	934,700	39	862,691	39
1 dwelling unit detached without business..	173,300	7	225,326	10
1 dwelling unit attached without business..	54,900	2	(1)	(1)
Other 1 to 4 dwelling unit.....	706,600	30	(1)	(1)
5 to 9 dwelling unit.....	243,600	10	272,244	12
10 dwelling unit or more.....	1,198,600	50	1,083,437	49
NEWARK				
All dwelling units.....	127,100	100	116,757	100
1 to 4 dwelling unit.....	82,300	65	78,148	67
1 dwelling unit detached without business..	11,700	9	13,595	12
1 dwelling unit attached without business..	2,000	2	(1)	(1)
Other 1 to 4 dwelling unit.....	68,600	54	(1)	(1)
5 to 9 dwelling unit.....	25,000	20	21,242	18
10 dwelling unit or more.....	19,700	15	17,367	15
JERSEY CITY				
All dwelling units.....	85,300	100	84,797	100
1 to 4 dwelling unit.....	47,800	56	49,346	58
1 dwelling unit detached without business..	5,600	7	7,399	9
1 dwelling unit attached without business..	2,500	3	(1)	(1)
Other 1 to 4 dwelling unit.....	39,700	47	(1)	(1)
5 to 9 dwelling unit.....	20,500	24	19,727	23
10 dwelling unit or more.....	17,000	20	15,724	19

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE NEW YORK-NORTHEASTERN NEW JERSEY STANDARD METROPOLITAN AREA AND NEW YORK CITY, NEWARK, AND JERSEY CITY: 1950

Condition and plumbing facilities	New York-Northeastern New Jersey Standard Metropolitan Area					
	Total		New York portion		New Jersey portion	
	Number	Per-cent	Number	Per-cent	Number	Per-cent
All dwelling units.....	3,819,600	...	2,836,100	...	983,500	...
Number reporting condition and plumbing facilities.	3,705,200	100	2,740,500	100	964,700	100
Not dilapidated, with private toilet and bath, and hot running water.....	3,253,900	88	2,426,000	89	827,900	86
Not dilapidated, with private toilet and bath, and only cold running water.....	84,500	2	64,000	2	20,500	2
Not dilapidated, with running water, lacking private toilet or bath.....	157,800	4	100,000	4	57,800	6
Dilapidated or no running water.....	208,900	6	150,500	5	58,400	6
Renter occupied.....	2,575,700	...	2,068,600	...	507,100	...
Number reporting condition and plumbing facilities.	2,498,400	100	2,002,700	100	495,800	100
Not dilapidated, with private toilet and bath, and hot running water.....	2,111,400	85	1,719,900	86	391,500	79
Not dilapidated, with private toilet and bath, and only cold running water.....	70,000	3	54,800	3	15,200	3
Not dilapidated, with running water, lacking private toilet or bath.....	134,300	5	90,700	5	43,600	9
Dilapidated or no running water.....	182,700	7	137,200	7	45,500	9

Condition and plumbing facilities	New York City		Newark		Jersey City	
	Number	Per-cent	Number	Per-cent	Number	Per-cent
All dwelling units.....	2,376,900	...	127,100	...	85,300	...
Number reporting condition and plumbing facilities.	2,303,700	100	123,900	100	83,900	100
Not dilapidated, with private toilet and bath, and hot running water.....	2,005,100	87	94,400	76	68,500	82
Not dilapidated, with private toilet and bath, and only cold running water.....	61,500	3	3,100	3	2,900	3
Not dilapidated, with running water, lacking private toilet or bath.....	92,800	4	14,100	11	7,500	9
Dilapidated or no running water.....	144,300	6	12,400	10	5,000	6
Renter occupied.....	1,892,900	...	94,900	...	64,000	...
Number reporting condition and plumbing facilities.	1,838,300	100	92,600	100	63,200	100
Not dilapidated, with private toilet and bath, and hot running water.....	1,566,800	85	65,800	71	49,700	79
Not dilapidated, with private toilet and bath, and only cold running water.....	53,100	3	2,800	3	2,600	4
Not dilapidated, with running water, lacking private toilet or bath.....	85,000	5	12,600	14	6,700	11
Dilapidated or no running water.....	133,500	7	11,400	12	4,200	7

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

(Percent not shown where less than 1)

Contract monthly rent	New York-Northeastern New Jersey Standard Metropolitan Area						New York City		Newark		Jersey City	
	Total		New York portion		New Jersey portion		Number	Per-cent	Number	Per-cent	Number	Per-cent
	Number	Per-cent	Number	Per-cent	Number	Per-cent						
Renter-occupied dwelling units, and vacant ¹ units for rent--Number reporting.....	2,482,100	100	1,998,500	100	483,600	100	1,828,600	100	92,100	100	61,900	100
Under \$10.....	4,600	...	2,600	...	2,000	...	2,600	...	200	...	200	...
\$10 to \$14.....	31,300	1	22,700	1	8,600	2	21,900	1	2,000	2	1,000	2
\$15 to \$19.....	108,100	4	76,700	4	31,400	6	73,200	4	7,600	8	5,000	8
\$20 to \$29.....	408,800	16	299,700	15	109,100	23	285,700	16	25,300	27	16,700	27
\$30 to \$39.....	569,300	23	468,500	23	100,800	21	440,000	24	18,700	20	14,900	24
\$40 to \$49.....	533,600	21	442,100	22	91,600	19	404,500	22	17,900	19	12,700	21
\$50 to \$59.....	313,700	13	261,200	13	52,500	11	230,700	13	10,500	11	6,300	10
\$60 to \$74.....	278,200	11	238,000	12	40,100	8	203,800	11	6,600	7	3,300	5
\$75 to \$99.....	162,100	7	127,900	6	34,200	7	112,600	6	2,800	3	1,300	2
\$100 or more.....	72,600	3	59,100	3	13,500	3	53,700	3	500	1	600	1
Median rent.....	\$42	...	\$42	...	\$38	...	\$42	...	\$35	...	\$35	...

¹ Excludes seasonal and dilapidated vacant units.

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

(Percent not shown where less than 1)

Value of one-dwelling-unit structure	New York-Northeastern New Jersey Standard Metropolitan Area						New York City		Newark		Jersey City	
	Total		New York portion		New Jersey portion		Number	Per-cent	Number	Per-cent	Number	Per-cent
	Number	Per-cent	Number	Per-cent	Number	Per-cent						
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	733,100	100	429,800	100	303,300	100	207,700	100	9,000	100	6,600	100
Under \$3,000.....	4,300	1	900	...	3,300	1	700	...	100	1	200	3
\$3,000 to \$4,999.....	18,800	3	6,500	2	12,200	4	3,200	2	900	10	900	14
\$5,000 to \$7,499.....	74,900	10	42,000	10	32,900	11	15,200	7	2,200	24	2,500	38
\$7,500 to \$9,999.....	130,300	18	83,400	19	46,900	15	39,600	19	1,400	16	1,300	20
\$10,000 to \$14,999.....	283,600	39	166,900	39	116,700	38	91,900	44	2,400	27	1,200	18
\$15,000 to \$19,999.....	138,600	19	86,300	20	52,300	17	42,600	21	1,200	13	300	5
\$20,000 or more.....	82,700	11	43,700	10	39,000	13	14,400	7	700	8	100	2
Median value.....	\$12,387	...	\$12,410	...	\$12,364	...	\$12,406	...	\$9,771	...	\$7,150	...

¹ Excludes seasonal and dilapidated vacant units.

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1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

August 17, 1951

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Series HG-3, No. 34

HOUSING CHARACTERISTICS OF THE NORFOLK-PORTSMOUTH, 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 Norfolk-Portsmouth 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.

¹ The Norfolk-Portsmouth Standard Metropolitan Area comprises Norfolk, South Norfolk, and Portsmouth cities, and Norfolk and Princess Anne Counties, Va.

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 125,400, an increase of 56,000, or 81 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 NORFOLK-PORTSMOUTH STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	125,400	100
Occupied dwelling units.....	119,300	95
Owner occupied.....	53,400	43
Renter occupied.....	65,900	53
Vacant dwelling units.....	6,000	5
Nonseasonal not dilapidated, for rent or sale.....	2,300	2
POPULATION		
Total population.....	446,200	...
Population in dwelling units.....	400,900	100
White.....	299,800	75
Nonwhite.....	101,100	25

PRELIMINARY

During the decade, the number of dwelling units occupied by nonwhite households increased at a slower rate than the number occupied by white households, a gain of 24 percent for nonwhite and 108 percent for white. Although the number of nonwhite households increased, they represented a much smaller proportion of the total occupied dwelling units in 1950 than in 1940, 23 percent in 1950 and 34 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.--Although renters exceeded owners in 1950, one of the most significant developments in the past decade 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 131 percent since 1940 compared with the net increase of 52 percent in the number occupied by renters. About 53,400, or 45 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 23,100, or 35 percent, in 1940.

The ratio of home owners in 1950 continued to be higher among white than among nonwhite households. About one-half the units with white occupants were owner-occupied in 1950 compared with one-third for nonwhite.

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 4.8 in 1940 to 4.4 in 1950. Only 2 percent of the total in 1950 were 1-room units, and about one-fourth (26 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units dropped from 3.3 in 1940 to 3.1 in 1950. Over half (53 percent) the units contained 2 or 3 persons.

In dwelling units occupied by nonwhites, the median number of rooms, 3.8, was smaller than the median for all dwelling units in 1950. However, the median number of persons in nonwhite households was about the same as for all households.

Dwelling units having more than 1.5 persons per room amounted to 5 percent of the total

occupied dwelling units; for dwelling units occupied by nonwhite persons, the proportion was considerably higher, 13 percent.

Type of structure.--About one-half the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Four-tenths (38 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 one-tenth (12 percent) were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 2 out of 3 (67 percent) 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, 24 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$35. One-fourth of the units were renting for \$22 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 \$6,800. One-fourth of the units were estimated to sell for \$4,400 or less, and one-fourth were estimated at \$10,000 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 nonwhite households were substantially lower than those for all units. The median rent of units occupied by nonwhite renters was \$15, and only one-fourth were renting for \$25 or more; the median value for nonwhite owner units was \$2,300, and only one-fourth were estimated at \$4,200 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. 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, cooling 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.

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SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 3,900 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, except for nonwhite occupied 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.....	900	60,000.....	5,600
5,000.....	1,400	80,000.....	5,600
10,000.....	2,300	100,000.....	4,900
20,000.....	3,500	120,000.....	3,400
40,000.....	4,900		

To illustrate, an estimated 65,900 dwelling units were renter-occupied. The sampling variability is about 5,600. The chances are about 19 out of 20 that the figure obtained from the final tabulation of the 1950 Census will be between 60,300 and 71,500.

The figures above reflect the sampling variability of all dwelling units and those occupied by white households. For dwelling units occupied by nonwhite households, the sampling variability is somewhat higher.

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:				
	10,000	25,000	40,000	65,000	120,000
	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	1	1
5 or 95	3	2	2	2	1
10 or 90	4	4	3	3	2
25 or 75	7	6	5	4	4
50	9	7	6	5	4

To illustrate, of the estimated 64,200 renter-occupied dwelling units 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 final 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 NORFOLK-PORTSMOUTH STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All occupied dwelling units....	119,300	100	66,332	100	80
White.....	91,700	77	44,050	66	108
Nonwhite.....	27,700	23	22,282	34	24
Owner-occupied dwelling units....	53,400	45	23,100	35	131
White.....	44,500	37	17,773	27	150
Nonwhite.....	8,900	7	5,327	8	67
Renter-occupied dwelling units...	65,900	55	43,232	65	52
White.....	47,100	39	26,277	40	79
Nonwhite.....	18,800	16	16,955	26	11

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE NORFOLK-PORTSMOUTH 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.....	125,400	...	69,417	...	81
Number reporting.....	122,900	100	68,400	100	...
1 room.....	1,900	2	933	1	...
2 rooms.....	7,200	6	3,483	5	107
3 rooms.....	23,600	19	13,154	19	79
4 rooms.....	30,700	25	11,796	17	160
5 rooms.....	28,300	23	16,002	23	77
6 rooms.....	18,000	15	12,344	18	46
7 rooms or more.....	13,200	11	10,688	16	24
Median number of rooms.....	4.4	...	4.8	...	...
Nonwhite occupied dwelling units	27,700	...	22,282	..	24
Number reporting.....	27,200	100	21,988	100	...
1 room.....	600	2	442	2	...
2 rooms.....	1,900	7	1,095	5	...
3 rooms.....	9,400	35	6,948	32	35
4 rooms.....	6,000	22	4,380	20	37
5 rooms.....	4,200	15	4,512	21	-7
6 rooms.....	3,100	11	2,717	12	...
7 rooms or more.....	1,900	7	1,894	9	...
Median number of rooms.....	3.8	...	4.1	...	...

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

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	119,300	100	66,332	100	80
1 person.....	9,300	8	4,129	6	125
2 persons.....	32,900	28	16,654	25	98
3 persons.....	30,100	25	15,674	24	92
4 persons.....	23,400	20	12,301	19	90
5 persons.....	11,700	10	7,326	11	60
6 persons.....	5,800	5	4,386	7	32
7 persons or more.....	6,100	5	5,862	9	4
Median number of persons.....	3.1	...	3.3	...	...
Nonwhite occupied dwelling units	27,700	100	22,282	100	24
1 person.....	3,400	12	2,200	10	55
2 persons.....	7,600	27	5,556	25	37
3 persons.....	5,400	19	4,531	20	19
4 persons.....	4,000	14	3,325	15	20
5 persons.....	2,500	9	2,267	10	...
6 persons.....	1,600	6	1,549	7	...
7 persons or more.....	3,200	12	2,854	13	...
Median number of persons.....	3.0	...	3.2	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	119,300	...	66,332	...
Number reporting.....	117,800	100	65,518	100
1.00 or less.....	100,000	85	53,866	82
1.01 to 1.50.....	12,000	10	7,357	11
1.51 or more.....	5,800	5	4,295	7
Nonwhite occupied dwelling units.....	27,700	...	22,282	...
Number reporting.....	27,200	100	21,988	100
1.00 or less.....	19,700	72	15,858	72
1.01 to 1.50.....	4,000	15	3,240	15
1.51 or more.....	3,500	13	2,890	13

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

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	125,400	100	69,417	100
1 to 4 dwelling unit.....	110,600	88	63,407	91
1 dwelling unit detached without business..	63,400	51	38,058	55
1 dwelling unit attached without business..	3,700	3	(1)	(1)
Other 1 to 4 dwelling unit.....	43,500	35	(1)	(1)
5 to 9 dwelling unit.....	9,100	7	2,978	4
10 dwelling unit or more.....	5,700	5	3,032	4

¹ Data not available.

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

Condition and plumbing facilities	Number	Percent
All dwelling units.....	125,400	...
Number reporting condition and plumbing facilities.....	121,400	100
Not dilapidated, with private toilet and bath, and hot running water..	81,800	67
Not dilapidated, with private toilet and bath, and only cold running water.....	5,200	4
Not dilapidated, with running water, lacking private toilet or bath..	16,000	13
Dilapidated or no running water.....	18,400	15
Renter occupied.....	65,900	...
Number reporting condition and plumbing facilities.....	64,200	100
Not dilapidated, with private toilet and bath, and hot running water..	39,700	62
Not dilapidated, with private toilet and bath, and only cold running water.....	2,400	4
Not dilapidated, with running water, lacking private toilet or bath..	10,300	16
Dilapidated or no running water.....	11,800	18
Nonwhite occupied dwelling units.....	27,700	...
Number reporting condition and plumbing facilities.....	26,200	100
Not dilapidated, with private toilet and bath, and hot running water..	6,200	24
Not dilapidated, with private toilet and bath, and only cold running water.....	1,400	5
Not dilapidated, with running water, lacking private toilet or bath..	6,600	25
Dilapidated or no running water.....	11,900	45

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

Contract monthly rent	Number	Per-cent
All urban and rural-nonfarm dwelling units.....	122,700	...
Renter-occupied dwelling units; and vacant ¹ units for rent....	67,500	...
Number reporting ²	63,300	100
Under \$10.....	2,600	4
\$10 to \$14.....	7,300	12
\$15 to \$19.....	3,400	5
\$20 to \$29.....	10,600	17
\$30 to \$39.....	14,000	22
\$40 to \$49.....	9,800	15
\$50 to \$59.....	5,400	9
\$60 to \$74.....	4,800	8
\$75 to \$99.....	3,100	5
\$100 or more.....	2,400	4
Median rent.....	\$35	...
Nonwhite occupied urban and rural-nonfarm dwelling units	27,400	...
Nonwhite renter-occupied.....	18,700	...
Number reporting ²	17,600	100
Under \$10.....	2,100	12
\$10 to \$14.....	6,600	38
\$15 to \$19.....	2,300	13
\$20 to \$29.....	4,100	23
\$30 to \$39.....	1,800	10
\$40 or more.....	700	4
Median rent.....	\$15	...

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 NORFOLK-PORTSMOUTH STANDARD METROPOLITAN AREA: 1950

Value	Number	Per-cent
All urban and rural-nonfarm dwelling units.....	122,700	...
Owner-occupied units in 1-dwelling-unit structures; and vacant ¹ units for sale only...	41,500	...
Number reporting.....	40,400	100
Under \$2,000.....	4,100	10
\$2,000 to \$2,999.....	1,700	4
\$3,000 to \$4,999.....	6,100	15
\$5,000 to \$7,499.....	11,100	27
\$7,500 to \$9,999.....	7,200	18
\$10,000 to \$14,999.....	7,000	17
\$15,000 to \$19,999.....	2,000	5
\$20,000 or more.....	1,200	3
Median value.....	\$6,819	...
Nonwhite occupied urban and rural-nonfarm dwelling units	27,400	...
Nonwhite owner-occupied units in 1-dwelling-unit structures.	7,700	...
Number reporting.....	7,400	100
Under \$2,000.....	3,400	46
\$2,000 to \$2,999.....	1,000	14
\$3,000 to \$4,999.....	1,900	26
\$5,000 to \$7,499.....	900	12
\$7,500 or more.....	300	4
Median value.....	\$2,250	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

June 1, 1951

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HOUSING CHARACTERISTICS OF THE OMAHA, NEBR., 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 Omaha 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 106,400, an increase of 11,900, or 13 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 55 percent in contrast to the net decrease of 19 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 67,200, or 64 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 43,500, or 49 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 4.8 in 1950. Only 3 percent of the total were 1-room units, and about three-tenths (29 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. About one-half of the units in 1950 contained 2 or 3 persons.

Seven-tenths of the units were in 1-dwelling-unit detached structures without business. About two-tenths 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 one-tenth were in multi-unit structures containing 5 or more units.

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 median monthly rent of nonfarm rental units was \$43. One-fourth the units were renting for \$29 or less, and one-fourth were renting for \$57 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,100. About one-fourth were estimated to sell for less than \$5,000, and about one-fourth were estimated at \$10,000 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 OMAHA STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	106,400	100
Occupied dwelling units.....	104,400	98
Owner occupied.....	67,200	63
Renter occupied.....	37,200	35
Vacant dwelling units.....	2,000	2
Nonseasonal not dilapidated, for rent or sale.....	700	1
POPULATION		
Total population.....	365,400	...
Population in dwelling units.....	345,600	...

¹ The Omaha Standard Metropolitan Area comprises Douglas and Sarpy Counties, Nebr., and Pottawattamie County, Iowa.

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 18,000 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.....	600	50,000.....	3,200
2,500.....	900	60,000.....	3,600
5,000.....	1,300	70,000.....	3,800
10,000.....	1,800	80,000.....	3,600
20,000.....	2,500	90,000.....	3,400
30,000.....	2,900	100,000.....	3,200
40,000.....	3,200		

To illustrate, there were an estimated 37,200 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 3,100. 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 34,100 and 40,300.

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	50,000	105,000
	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
5 or 95	2	2	1
10 or 90	3	3	2
25 or 75	5	4	3
50	5	4	3

To illustrate, of the estimated 35,800 renter-occupied dwelling units 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 OMAHA STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	104,400	100	89,487	100	17
Owner occupied.....	67,200	64	43,454	49	55
Renter occupied.....	37,200	36	46,033	51	-19

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

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	106,400	...	94,514	...	13
Number reporting.....	103,500	100	93,544	100	...
1 room.....	2,600	3	4,907	5	-47
2 rooms.....	8,300	8	7,531	8	10
3 rooms.....	12,800	12	9,335	10	37
4 rooms.....	19,900	19	13,171	14	51
5 rooms.....	29,700	29	27,740	30	7
6 rooms.....	17,000	16	15,598	17	9
7 rooms or more.....	13,100	13	15,262	16	-14
Median number of rooms.....	4.8	...	4.9	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	104,400	100	89,487	100	17
1 person.....	9,200	9	7,098	8	30
2 persons.....	31,000	30	23,974	27	29
3 persons.....	24,100	23	20,436	23	18
4 persons.....	19,900	19	16,503	18	21
5 persons.....	10,400	10	10,153	11	2
6 persons.....	5,300	5	5,471	6	-3
7 persons or more.....	4,500	4	5,852	7	-23
Median number of persons.....	3.0	...	3.2	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	104,400	...	89,487	...
Number reporting.....	102,000	100	88,641	100
1.00 or less.....	89,200	87	75,153	85
1.01 to 1.50.....	8,800	9	8,190	9
1.51 or more.....	4,000	4	5,298	6

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

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	106,400	100	94,514	100
1 to 4 dwelling unit.....	94,500	89	82,267	87
1 dwelling unit detached without business..	74,700	70	68,129	72
1 dwelling unit attached without business..	2,200	2	(1)	(1)
Other 1 to 4 dwelling unit.....	17,700	17	(1)	(1)
5 dwelling unit or more.....	11,900	11	12,247	13

¹ 1940 data not available.

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

Condition and plumbing facilities	Number	Percent
All dwelling units.....	106,400	...
Number reporting condition and plumbing facilities.....	102,800	100
Not dilapidated, with private toilet and bath, and hot running water.....	78,500	76
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.....	12,900	13
Dilapidated or no running water.....	7,600	7
Renter occupied.....	37,200	...
Number reporting condition and plumbing facilities.....	35,800	100
Not dilapidated, with private toilet and bath, and hot running water.....	23,900	67
Not dilapidated, with private toilet and bath, and only cold running water.....	1,100	3
Not dilapidated, with running water, lacking private toilet or bath.....	7,800	22
Dilapidated or no running water.....	3,000	8

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

Contract monthly rent	Number	Per- cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	32,200	100
Under \$10.....	300	1
\$10 to \$14.....	1,100	3
\$15 to \$19.....	1,700	5
\$20 to \$29.....	5,300	16
\$30 to \$39.....	5,700	18
\$40 to \$49.....	6,600	20
\$50 to \$59.....	4,600	14
\$60 to \$74.....	3,700	11
\$75 to \$99.....	2,500	8
\$100 or more.....	900	3
Median rent.....	\$43	...

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 OMAHA 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.....	55,200	100
Under \$3,000.....	4,900	9
\$3,000 to \$4,999.....	9,500	17
\$5,000 to \$7,499.....	15,600	28
\$7,500 to \$9,999.....	10,700	19
\$10,000 to \$14,999.....	10,700	19
\$15,000 to \$19,999.....	2,700	5
\$20,000 or more.....	1,000	2
Median value.....	\$7,065	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For p.m. papers)

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HOUSING CHARACTERISTICS OF THE PHILADELPHIA, PA., 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 Philadelphia 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 Philadelphia city, and for Philadelphia city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 1,015,800, an increase of 140,300, or 16 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 Philadelphia Standard Metropolitan Area comprises Bucks, Chester, Delaware, Montgomery, and Philadelphia Counties, Pa.; and Burlington, Camden, and Gloucester Counties, N. J.

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

Subject	Philadelphia Standard Metropolitan Area		Philadelphia city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	1,015,800	100	590,800	100
Occupied dwelling units.....	985,300	97	578,400	98
Owner occupied.....	635,900	63	332,000	56
Renter occupied.....	349,300	34	246,400	42
Vacant dwelling units.....	30,500	3	12,300	2
Nonseasonal not dilapidated, for rent or sale.....	9,100	1	6,200	1
POPULATION				
Total population.....	3,672,500	...	2,071,600	...
Population in dwelling units.....	3,461,600	...	1,989,700	...

P R E L I M I N A R Y

For the same period, dwelling units in Philadelphia city alone increased at a slower rate; the number increased to 590,800 by 1950, a gain of 57,500 dwelling units, or 11 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 75 percent in contrast to the net decrease of 25 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 635,900, or 65 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 364,000, or 44 percent, in 1940.

In the city also, the shift from renter to owner occupancy since 1940 was considerable. There was an increase of 69 percent in owner-occupied units in contrast to the net decrease of 21 percent in renter-occupied units. About 332,000, or 57 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 197,000, 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 5.8 in 1950. Only 1 percent of the total were 1-room units, and about one-fourth (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. Half 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 1-, 2-, and 3-room units.

Type of structure.--Approximately one-fourth (24 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. About seven-tenths (69 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. Only 8 percent were in multi-unit structures containing 5 or more units.

Within the city, row houses were predominant. Units in 1-dwelling-unit attached structures amounted to 53 percent, and only a small proportion (3 percent) were in 1-dwelling-unit detached structures.

Condition and plumbing facilities.--Approximately 7 out of 8 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 \$37. One-fourth of the units were renting for \$26 or less and one-fourth were renting for more than \$50. 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 \$8,200. One-fourth of the units were estimated to sell for \$5,800 or less, and one-fourth were estimated at \$11,800 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 for 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 \$7,100 and one-fourth of the units were estimated at \$5,300 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.

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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 semi-detached 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 28,100 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 135 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....	4,200	3,000	400,000..	32,000	21,400
10,000....	5,800	4,400	500,000..	34,400	21,700
25,000....	9,100	6,900	600,000..	36,000	...
50,000....	12,800	9,700	700,000..	36,900	...
100,000....	17,900	13,200	800,000..	37,400	...
200,000....	24,300	17,500	900,000..	37,300	...
300,000....	28,600	20,200	1,000,000..	36,700	...

To illustrate, there were an estimated 349,300 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 30,300. 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 319,000 and 379,600.

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		
	300,000	500,000	1,000,000	200,000	300,000	500,000
	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	2	2	3	2	2
25 or 75	4	4	3	4	4	3
50	5	4	3	5	4	3

To illustrate, of the estimated 336,600 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 PHILADELPHIA STANDARD METROPOLITAN AREA AND PHILADELPHIA CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
PHILADELPHIA STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	985,300	100	831,031	100	19
Owner occupied.....	635,900	65	363,961	44	75
Renter occupied.....	349,300	35	467,070	56	-25
PHILADELPHIA CITY					
Occupied dwelling units.....	578,400	100	506,980	100	14
Owner occupied.....	332,000	57	197,017	39	69
Renter occupied.....	246,400	43	309,963	61	-21

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE PHILADELPHIA STANDARD METROPOLITAN AREA AND PHILADELPHIA 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	
PHILADELPHIA STANDARD METROPOLITAN AREA					
All dwelling units.....	1,015,800	...	875,513	...	16
Number reporting.....	988,700	100	862,618	100	...
1 room.....	11,100	1	15,456	2	-28
2 rooms.....	63,100	6	51,625	6	22
3 rooms.....	89,900	9	66,514	8	35
4 rooms.....	100,100	10	72,810	8	37
5 rooms.....	129,500	13	103,077	12	26
6 rooms.....	336,000	34	302,108	35	11
7 rooms or more.....	259,000	26	251,028	29	3
Median number of rooms.....	5.8	...	5.9	...	...
PHILADELPHIA CITY					
All dwelling units.....	590,800	...	533,332	...	11
Number reporting.....	576,100	100	525,107	100	...
1 room.....	9,900	2	12,438	2	-20
2 rooms.....	55,700	10	43,148	8	29
3 rooms.....	62,200	11	48,251	9	29
4 rooms.....	55,400	10	46,100	9	20
5 rooms.....	70,900	12	58,664	11	21
6 rooms.....	190,700	33	190,185	36	...
7 rooms or more.....	131,300	23	126,321	24	4
Median number of rooms.....	5.7	...	5.8	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
PHILADELPHIA STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	985,300	100	831,031	100	19
1 person.....	80,900	8	55,844	7	45
2 persons.....	255,800	26	193,402	23	32
3 persons.....	231,200	23	187,081	23	24
4 persons.....	196,600	20	159,148	19	24
5 persons.....	112,400	11	102,991	12	9
6 persons.....	57,100	6	60,206	7	-5
7 persons or more.....	51,300	5	72,359	9	-29
Median number of persons.....	3.2	...	3.4	...	...
PHILADELPHIA CITY					
Occupied dwelling units.....	578,400	100	506,980	100	14
1 person.....	59,700	10	39,342	8	52
2 persons.....	152,000	26	118,360	23	28
3 persons.....	130,500	23	111,969	22	17
4 persons.....	108,700	19	95,631	19	14
5 persons.....	65,300	11	62,131	12	5
6 persons.....	32,500	6	36,513	7	-11
7 persons or more.....	29,800	5	43,034	8	-31
Median number of persons.....	3.1	...	3.4	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
PHILADELPHIA STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	985,300	...	831,031	...
Number reporting.....	969,000	100	820,771	100
1.00 or less.....	892,000	92	734,116	89
1.01 to 1.50.....	56,000	6	64,499	8
1.51 or more.....	21,100	2	22,156	3
PHILADELPHIA CITY				
Occupied dwelling units.....	578,400	...	506,980	...
Number reporting.....	565,700	100	500,331	100
1.00 or less.....	512,400	91	441,298	88
1.01 to 1.50.....	37,300	7	43,439	9
1.51 or more.....	16,100	3	15,594	3

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

(1940 data are not comparable for this area)

Type of structure	Philadelphia Standard Metropolitan Area		Philadelphia city	
	Number	Percent	Number	Percent
All dwelling units.....	1,015,800	100	590,800	100
1 to 4 dwelling unit.....	936,800	92	520,300	88
1 dwelling unit detached without business..	241,700	24	18,200	3
1 dwelling unit attached without business..	364,300	36	314,800	53
Other 1 to 4 dwelling unit.....	330,800	33	187,300	32
5 dwelling unit or more.....	79,000	8	70,400	12

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

Condition and plumbing facilities	Number	Percent
PHILADELPHIA STANDARD METROPOLITAN AREA		
All dwelling units.....	1,015,800	...
Number reporting condition and plumbing facilities.....	982,600	100
Not dilapidated, with private toilet and bath, and hot running water..	849,200	86
Not dilapidated, with private toilet and bath, and only cold running water.....	11,400	1
Not dilapidated, with running water, lacking private toilet or bath..	70,300	7
Dilapidated or no running water.....	51,700	5
Renter occupied.....	349,300	...
Number reporting condition and plumbing facilities.....	336,600	100
Not dilapidated, with private toilet and bath, and hot running water..	246,800	73
Not dilapidated, with private toilet and bath, and only cold running water.....	7,400	2
Not dilapidated, with running water, lacking private toilet or bath..	48,500	14
Dilapidated or no running water.....	33,900	10
PHILADELPHIA CITY		
All dwelling units.....	590,800	...
Number reporting condition and plumbing facilities.....	570,300	100
Not dilapidated, with private toilet and bath, and hot running water..	491,900	86
Not dilapidated, with private toilet and bath, and only cold running water.....	5,200	1
Not dilapidated, with running water, lacking private toilet or bath..	44,700	8
Dilapidated or no running water.....	28,600	5
Renter occupied.....	246,400	...
Number reporting condition and plumbing facilities.....	235,300	100
Not dilapidated, with private toilet and bath, and hot running water..	172,400	73
Not dilapidated, with private toilet and bath, and only cold running water.....	4,000	2
Not dilapidated, with running water, lacking private toilet or bath..	35,900	15
Dilapidated or no running water.....	23,000	10

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

(Percent not shown where less than 1)

Contract monthly rent	Number	Per-cent
PHILADELPHIA STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent--Number reporting.....	322,500	100
Under \$10.....	2,000	1
\$10 to \$14.....	10,400	3
\$15 to \$19.....	17,400	5
\$20 to \$29.....	74,000	23
\$30 to \$39.....	72,800	23
\$40 to \$49.....	60,200	19
\$50 to \$59.....	34,100	11
\$60 to \$74.....	25,400	8
\$75 to \$99.....	17,200	5
\$100 or more.....	9,000	3
Median rent.....	\$37	...
PHILADELPHIA CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent--Number reporting.....	234,800	100
Under \$10.....	800	...
\$10 to \$14.....	6,400	3
\$15 to \$19.....	13,000	6
\$20 to \$29.....	60,400	26
\$30 to \$39.....	54,000	23
\$40 to \$49.....	43,800	19
\$50 to \$59.....	22,100	9
\$60 to \$74.....	15,000	6
\$75 to \$99.....	12,500	5
\$100 or more.....	6,600	3
Median rent.....	\$36	...

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 PHILADELPHIA STANDARD METROPOLITAN AREA AND PHILADELPHIA CITY: 1950

Value of one-dwelling structures	Number	Per-cent
PHILADELPHIA STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	533,900	100
Under \$3,000.....	17,700	3
\$3,000 to \$4,999.....	65,400	12
\$5,000 to \$7,499.....	144,400	27
\$7,500 to \$9,999.....	133,100	25
\$10,000 to \$14,999.....	106,500	20
\$15,000 to \$19,999.....	40,500	8
\$20,000 or more.....	26,300	5
Median value.....	\$8,191	...
PHILADELPHIA CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	279,100	100
Under \$3,000.....	10,500	4
\$3,000 to \$4,999.....	47,700	17
\$5,000 to \$7,499.....	95,400	34
\$7,500 to \$9,999.....	77,100	28
\$10,000 to \$14,999.....	33,500	12
\$15,000 to \$19,999.....	9,600	3
\$20,000 or more.....	5,200	2
Median value.....	\$7,082	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For p.m. papers)

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Series HC-3, No. 37

HOUSING CHARACTERISTICS OF THE PITTSBURGH, PA., 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 Pittsburgh 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.

¹ The Pittsburgh Standard Metropolitan Area comprises Allegheny, Beaver, Washington, and Westmoreland Counties, Pa.

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

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 620,500, an increase of 82,700, 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.

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

Subject	Pittsburgh Standard Metropolitan Area		Pittsburgh city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	620,500	100	190,000	100
Occupied dwelling units.....	607,000	98	187,400	99
Owner occupied.....	345,400	56	82,800	44
Renter occupied.....	261,600	42	104,600	55
Vacant dwelling units.....	13,500	2	2,700	1
Nonseasonal not dilapidated, for rent or sale.....	4,700	1	1,400	1
POPULATION				
Total population.....	2,213,200	...	676,800	...
Population in dwelling units.....	2,132,400	...	645,800	...

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For the same period, dwelling units in Pittsburgh city alone increased at a slower rate; the number increased to 190,000 by 1950, a gain of 10,100 dwelling units, or 6 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 62 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 345,400, or 57 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 213,400, or 41 percent, in 1940.

In the city also, the shift from renter to owner occupancy since 1940 was considerable. There was an increase of 47 percent in owner-occupied units in contrast to the net decrease of 12 percent in renter-occupied units. About 82,800, or 44 percent of the occupied dwelling units in the city were owner-occupied in 1950 as compared with 56,400, or 32 percent, in 1940.

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 4.3 in 1950 and 4.6 in 1940. Only 2 percent of the total were 1-room units, and 36 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.3 in 1950, compared with 3.5 in 1940. About one-half of the units in 1950 contained 2 or 3 persons.

In the city, the median number of rooms in 1950 was 4.4 and the median number of persons was 3.1, both smaller than the medians for the metropolitan area as a whole.

Type of structure.--About one-half (52 percent) of the units in the metropolitan area were

in 1-dwelling-unit detached structures without business. Forty-one 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. Eight percent were in multi-unit structures containing 5 or more units.

Within the city alone, 31 percent of the dwelling units were in 1-dwelling-unit detached structures; over half (56 percent) were in other types of 1-dwelling-unit structures or in small multi-unit structures.

Condition and plumbing facilities.--Approximately 7 out of 10 (69 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 about the same as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$34. One-fourth of the units were renting for \$23 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 \$8,100. One-fourth of the units were estimated to sell for \$5,400 or less, and one-fourth were estimated at \$12,300 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.

The rent level within the city was higher than in the metropolitan area as a whole. The median for the city was \$37, and one-fourth were renting for \$54 or more. Values for owner units also were higher than those for the total metropolitan area; the median for the city was \$8,600 and one-fourth of the units were estimated at \$12,900 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 nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

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

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

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

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

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

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

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 31,700 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....	2,300	1,200	150,000....	16,200	7,000
5,000....	3,200	1,800	175,000....	17,200	7,000
10,000....	4,500	2,500	200,000....	18,100	...
25,000....	7,100	3,800	300,000....	20,900	...
50,000....	9,900	5,100	400,000....	22,300	...
75,000....	12,600	6,000	500,000....	22,800	...
100,000....	13,700	6,500	600,000....	22,500	...
125,000....	15,000	6,900			

To illustrate, there were an estimated 261,600 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 19,800. 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 241,800 and 281,400.

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		
	250,000	350,000	620,000	50,000	100,000	180,000
	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	2	2	1
10 or 90	3	2	2	3	2	2
25 or 75	4	3	3	5	3	3
50	5	4	3	6	4	3

To illustrate, of the estimated 254,400 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 13 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 10 percent and 16 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 PITTSBURGH STANDARD METROPOLITAN AREA AND PITTSBURGH CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
PITTSBURGH STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	607,000	100	525,474	100	16
Owner occupied.....	345,400	57	213,404	41	62
Renter occupied.....	261,600	43	312,070	59	-16
PITTSBURGH CITY					
Occupied dwelling units.....	187,400	100	179,177	100	7
Owner occupied.....	82,800	44	90,351	32	47
Renter occupied.....	104,600	56	118,782	68	-12

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

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
PITTSBURGH STANDARD METROPOLITAN AREA					
All dwelling units.....	620,500	...	537,809	...	15
Number reporting.....	611,700	100	533,649	100	...
1 room.....	13,100	2	14,896	3	-12
2 rooms.....	44,500	7	46,698	9	-5
3 rooms.....	89,000	15	83,595	16	6
4 rooms.....	129,600	21	114,372	21	13
5 rooms.....	117,200	19	94,572	18	24
6 rooms.....	134,300	22	106,882	20	26
7 rooms or more.....	84,000	14	72,634	14	16
Median number of rooms.....	4.8	...	4.6	...	...
PITTSBURGH CITY					
All dwelling units.....	190,000	...	179,867	...	6
Number reporting.....	187,300	100	178,744	100	...
1 room.....	5,800	3	7,814	4	-26
2 rooms.....	19,600	10	19,287	11	2
3 rooms.....	33,800	18	35,773	20	-6
4 rooms.....	36,700	20	34,295	19	7
5 rooms.....	33,900	18	28,460	16	19
6 rooms.....	33,600	18	29,912	17	12
7 rooms or more.....	23,900	13	23,177	13	3
Median number of rooms.....	4.4	...	4.3	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
PITTSBURGH STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	607,000	100	525,474	100	16
1 person.....	42,000	7	30,806	6	36
2 persons.....	148,000	24	112,470	21	32
3 persons.....	148,700	24	117,691	22	26
4 persons.....	130,800	22	102,078	19	28
5 persons.....	73,100	12	67,689	13	8
6 persons.....	33,100	5	41,639	8	-21
7 persons or more.....	31,300	5	53,101	10	-41
Median number of persons.....	3.3	...	3.5	...	...
PITTSBURGH CITY					
Occupied dwelling units.....	187,400	100	175,163	100	7
1 person.....	17,300	9	12,800	7	35
2 persons.....	49,000	26	40,746	23	20
3 persons.....	43,400	23	38,853	22	12
4 persons.....	36,900	20	32,517	19	13
5 persons.....	20,600	11	21,487	12	-4
6 persons.....	10,100	5	12,852	7	-21
7 persons or more.....	10,100	5	15,908	9	-37
Median number of persons.....	3.1	...	3.4	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
PITTSBURGH STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	607,000	...	525,474	...
Number reporting.....	600,900	100	521,795	100
1.00 or less.....	510,900	85	395,045	76
1.01 to 1.50.....	64,300	11	80,386	15
1.51 or more.....	25,700	4	46,364	9
PITTSBURGH CITY				
Occupied dwelling units.....	187,400	...	175,163	...
Number reporting.....	185,000	100	174,205	100
1.00 or less.....	154,400	83	131,382	75
1.01 to 1.50.....	20,800	11	26,475	15
1.51 or more.....	9,700	5	16,348	9

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

Type of structure	1950		1940	
	Number	Percent	Number	Percent
PITTSBURGH STANDARD METROPOLITAN AREA				
All dwelling units.....	620,500	100	537,809	100
1 to 4 dwelling unit.....	573,500	92	501,360	93
1 dwelling unit detached without business..	319,800	52	272,565	51
1 dwelling unit attached without business..	35,600	6	(1)	(1)
Other 1 to 4 dwelling unit.....	218,200	35	(1)	(1)
5 to 9 dwelling unit.....	30,600	5	23,846	4
10 dwelling unit or more.....	16,300	3	12,603	2
PITTSBURGH CITY				
All dwelling units.....	190,000	100	179,867	100
1 to 4 dwelling unit.....	164,400	87	160,077	89
1 dwelling unit detached without business..	58,700	31	62,005	34
1 dwelling unit attached without business..	14,900	8	(1)	(1)
Other 1 to 4 dwelling unit.....	90,800	48	(1)	(1)
5 to 9 dwelling unit.....	12,700	7	11,642	6
10 dwelling unit or more.....	12,900	7	8,148	5

¹ 1940 data not available.

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

Condition and plumbing facilities	Number	Percent
PITTSBURGH STANDARD METROPOLITAN AREA		
All dwelling units.....	620,500	...
Number reporting condition and plumbing facilities.....	604,500	100
Not dilapidated, with private toilet and bath, and hot running water..	416,600	69
Not dilapidated, with private toilet and bath, and only cold running water.....	7,800	1
Not dilapidated, with running water, lacking private toilet or bath..	121,300	20
Dilapidated or no running water.....	58,800	10
Renter occupied.....	261,600	...
Number reporting condition and plumbing facilities.....	254,400	100
Not dilapidated, with private toilet and bath, and hot running water..	146,000	57
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..	72,900	29
Dilapidated or no running water.....	32,300	13
PITTSBURGH CITY		
All dwelling units.....	190,000	...
Number reporting condition and plumbing facilities.....	184,800	100
Not dilapidated, with private toilet and bath, and hot running water..	124,000	67
Not dilapidated, with private toilet and bath, and only cold running water.....	1,600	1
Not dilapidated, with running water, lacking private toilet or bath..	49,100	27
Dilapidated or no running water.....	10,000	5
Renter occupied.....	104,600	...
Number reporting condition and plumbing facilities.....	101,300	100
Not dilapidated, with private toilet and bath, and hot running water..	56,400	56
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..	35,700	35
Dilapidated or no running water.....	8,200	8

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

Contract monthly rent	Number	Per-cent
PITTSBURGH STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	240,300	100
Under \$10.....	4,000	2
\$10 to \$14.....	15,200	6
\$15 to \$19.....	22,100	9
\$20 to \$29.....	57,100	24
\$30 to \$39.....	50,000	21
\$40 to \$49.....	35,500	15
\$50 to \$59.....	20,900	9
\$60 to \$74.....	17,300	7
\$75 to \$99.....	12,100	5
\$100 or more.....	6,200	3
Median rent.....	\$34	...
PITTSBURGH CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	99,400	100
Under \$10.....	600	1
\$10 to \$14.....	3,300	3
\$15 to \$19.....	7,300	7
\$20 to \$29.....	23,500	24
\$30 to \$39.....	20,600	21
\$40 to \$49.....	15,100	15
\$50 to \$59.....	9,800	10
\$60 to \$74.....	8,300	8
\$75 to \$99.....	6,300	6
\$100 or more.....	4,600	5
Median rent.....	\$37	...

¹ Excludes seasonal and dilapidated vacant units.

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

Value of one-dwelling structures	Number	Per-cent
PITTSBURGH STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	261,700	100
Under \$3,000.....	15,800	6
\$3,000 to \$4,999.....	37,100	14
\$5,000 to \$7,499.....	66,000	25
\$7,500 to \$9,999.....	45,100	17
\$10,000 to \$14,999.....	68,500	26
\$15,000 to \$19,999.....	19,800	8
\$20,000 or more.....	9,300	4
Median value.....	\$8,112	...
PITTSBURGH CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	57,000	100
Under \$3,000.....	2,000	4
\$3,000 to \$4,999.....	8,100	14
\$5,000 to \$7,499.....	13,800	24
\$7,500 to \$9,999.....	10,300	18
\$10,000 to \$14,999.....	14,300	25
\$15,000 to \$19,999.....	4,800	8
\$20,000 or more.....	3,700	6
Median value.....	\$8,567	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For p.m. papers)

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HOUSING CHARACTERISTICS OF THE PORTLAND, OREG., 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 Portland 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 metro-

politan area, which includes Portland city, and for Portland city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 254,600, an increase of 80,400, or 46 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 Portland city alone increased at a slower

¹ The Portland, Oreg., Standard Metropolitan Area comprises Clackamas, Multnomah, and Washington Counties, Oreg.; and Clark County, Wash.

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

Subject	Portland Standard Metropolitan Area		Portland city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	254,600	100	134,600	100
Occupied dwelling units.....	233,500	92	129,700	96
Owner occupied.....	150,100	59	74,300	55
Renter occupied.....	83,300	33	55,400	41
Vacant dwelling units.....	21,200	8	4,900	4
Nonseasonal not dilapidated, for rent or sale.....	7,400	3	3,100	2
POPULATION				
Total population.....	705,400	...	373,700	...
Population in dwelling units.....	680,800	...	353,500	...

P R E L I M I N A R Y

rate; the number increased to 134,600 by 1950, a gain of 25,900 dwelling units, or 24 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 3 percent of all dwelling units. Within the city, the rate was about the same as in the total metropolitan area. 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 68 percent in contrast to the net increase of 16 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 150,100, or 64 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 89,400, or 55 percent, in 1940.

In the city also, there was a gain in owner occupancy since 1940. Owner-occupied units increased 51 percent in contrast to the net increase of 5 percent in renter-occupied units. About 74,300 or 57 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 49,300, or 48 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 4.7 in 1940 to 4.5 in 1950. About 5 percent of the total were 1-room units, and one-fourth (27 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.6 in 1950. Fifty-five percent of the units contained 2 or 3 persons.

For the city, the median number of rooms in 1950 was larger than for the entire metropolitan area; the median for the city was 4.7 rooms. However, the median number of persons, 2.4, was smaller than for the total metropolitan area.

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Type of structure.--About three-fourths (73 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Thirteen 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 14 percent were in multi-unit structures containing 5 or more units.

Within the city alone, 61 percent of the dwelling units were in 1-dwelling-unit detached structures, and 23 percent were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately five-sixths (83 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 90 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$38. One-fourth of the units were renting for \$30 or less, and one-fourth were renting for more than \$50. 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 \$7,500. One-fourth of the units were estimated to sell for \$5,400 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 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 \$8,200, and one-fourth of the units were estimated at \$11,600 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 useable floors are in place.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 22,400 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
1,000....	500	300	75,000...	3,900	2,900
2,500....	700	500	100,000...	4,600	3,300
5,000....	1,000	800	125,000...	5,100	3,600
10,000....	1,500	1,100	150,000...	5,600	...
25,000....	2,300	1,700	200,000...	6,400	...
50,000....	3,200	2,300	250,000...	7,100	...

To illustrate, there were an estimated 83,300 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 4,100. 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 79,200 and 87,400.

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		
	75,000	150,000	250,000	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	1	1	1
5 or 95	1	1	1	1	1	1
10 or 90	2	1	1	1	1	1
25 or 75	2	2	1	2	1	1
50	3	2	1	2	2	1

To illustrate, of the estimated 21,900 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 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 6 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 PORTLAND, OREG., STANDARD METROPOLITAN AREA AND PORTLAND CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
PORTLAND STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	233,500	100	161,443	100	45
Owner occupied.....	150,100	64	89,393	55	68
Renter occupied.....	83,300	36	72,050	45	16
PORTLAND CITY					
Occupied dwelling units.....	129,700	100	102,063	100	27
Owner occupied.....	74,300	57	49,303	48	51
Renter occupied.....	55,400	43	52,760	52	5

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

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
PORTLAND STANDARD METROPOLITAN AREA					
All dwelling units.....	254,600	...	174,190	...	46
Number reporting.....	246,800	100	171,702	100	...
1 room.....	12,500	5	11,246	7	11
2 rooms.....	24,300	10	15,962	9	52
3 rooms.....	31,700	13	20,252	12	57
4 rooms.....	52,100	21	28,386	17	84
5 rooms.....	58,600	24	41,736	24	40
6 rooms.....	34,400	14	26,112	15	32
7 rooms or more.....	33,300	13	28,008	16	19
Median number of rooms.....	4.5	...	4.7	...	...
PORTLAND CITY					
All dwelling units.....	134,600	...	108,745	...	24
Number reporting.....	133,500	100	107,177	100	...
1 room.....	5,000	4	8,049	8	-38
2 rooms.....	14,800	11	10,969	10	35
3 rooms.....	16,700	13	11,330	11	47
4 rooms.....	23,900	18	14,404	13	66
5 rooms.....	32,900	25	27,298	25	21
6 rooms.....	19,600	15	17,035	16	15
7 rooms or more.....	20,600	15	18,092	17	14
Median number of rooms.....	4.7	...	4.8	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
PORTLAND STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	233,500	100	161,443	100	45
1 person.....	33,300	14	22,773	14	46
2 persons.....	79,300	34	51,743	32	53
3 persons.....	49,300	21	37,144	23	33
4 persons.....	38,600	17	25,959	16	49
5 persons.....	18,700	8	12,938	8	45
6 persons.....	8,600	4	5,839	4	47
7 persons or more.....	5,600	2	5,047	3	11
Median number of persons.....	2.6	...	2.7	...	...
PORTLAND CITY					
Occupied dwelling units.....	129,700	100	102,063	100	27
1 person.....	20,900	16	16,054	16	30
2 persons.....	46,800	36	34,092	33	37
3 persons.....	26,400	20	23,669	23	12
4 persons.....	20,400	16	15,563	15	31
5 persons.....	9,100	7	7,282	7	25
6 persons.....	3,800	3	3,005	3	26
7 persons or more.....	2,300	2	2,398	2	4
Median number of persons.....	2.4	...	2.5	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
PORTLAND STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	233,500	...	161,443	...
Number reporting.....	230,800	100	159,372	100
1.00 or less.....	208,900	91	145,011	91
1.01 to 1.50.....	14,100	6	8,769	6
1.51 or more.....	7,800	3	5,592	4
PORTLAND CITY				
Occupied dwelling units.....	129,700	...	102,063	...
Number reporting.....	128,800	100	100,806	100
1.00 or less.....	119,400	93	94,423	94
1.01 to 1.50.....	6,100	5	4,070	4
1.51 or more.....	3,300	3	2,313	2

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

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
PORTLAND STANDARD METROPOLITAN AREA				
All dwelling units.....	254,600	100	174,190	100
1 to 4 dwelling unit.....	220,200	86	148,090	85
1 dwelling unit detached without business..	186,300	73	132,895	76
1 dwelling unit attached without business..	900	...	(1)	(1)
Other 1 to 4 dwelling unit.....	33,000	13	(1)	(1)
5 to 9 dwelling unit.....	14,300	6	6,458	4
10 dwelling unit or more.....	20,200	8	19,642	11
PORTLAND CITY				
All dwelling units.....	134,600	100	108,745	100
1 to 4 dwelling unit.....	104,900	78	84,119	77
1 dwelling unit detached without business..	82,200	61	72,278	66
1 dwelling unit attached without business..	400	...	(1)	(1)
Other 1 to 4 dwelling unit.....	22,300	17	(1)	(1)
5 to 9 dwelling unit.....	10,100	8	5,648	5
10 dwelling unit or more.....	19,600	15	18,978	17

¹ Data not available.

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

(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
PORTLAND STANDARD METROPOLITAN AREA		
All dwelling units.....	254,600	...
Number reporting condition and plumbing facilities.....	248,700	100
Not dilapidated, with private toilet and bath, and hot running water..	206,000	83
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..	23,300	9
Dilapidated or no running water.....	17,800	7
Renter occupied.....	83,300	...
Number reporting condition and plumbing facilities.....	81,900	100
Not dilapidated, with private toilet and bath, and hot running water..	62,700	77
Not dilapidated, with private toilet and bath, and only cold running water.....	400	...
Not dilapidated, with running water, lacking private toilet or bath..	13,200	16
Dilapidated or no running water.....	5,600	7
PORTLAND CITY		
All dwelling units.....	134,600	...
Number reporting condition and plumbing facilities.....	132,500	100
Not dilapidated, with private toilet and bath, and hot running water..	119,500	90
Not dilapidated, with private toilet and bath, and only cold running water.....	300	...
Not dilapidated, with running water, lacking private toilet or bath..	9,500	7
Dilapidated or no running water.....	3,200	2
Renter occupied.....	55,400	...
Number reporting condition and plumbing facilities.....	54,400	100
Not dilapidated, with private toilet and bath, and hot running water..	44,800	82
Not dilapidated, with private toilet and bath, and only cold running water.....	100	...
Not dilapidated, with running water, lacking private toilet or bath..	7,700	14
Dilapidated or no running water.....	1,800	3

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

(Percent not shown where less than 1)

Contract monthly rent	Number	Per-cent
PORTLAND STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	77,400	100
Under \$10.....	700	1
\$10 to \$14.....	1,600	2
\$15 to \$19.....	3,300	4
\$20 to \$29.....	12,700	16
\$30 to \$39.....	24,600	32
\$40 to \$49.....	13,400	17
\$50 to \$59.....	9,100	12
\$60 to \$74.....	6,300	8
\$75 to \$99.....	4,600	6
\$100 or more.....	1,100	1
Median rent.....	\$38	...
PORTLAND CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	54,700	100
Under \$10.....	100	...
\$10 to \$14.....	700	1
\$15 to \$19.....	2,000	4
\$20 to \$29.....	7,700	14
\$30 to \$39.....	17,800	33
\$40 to \$49.....	9,400	17
\$50 to \$59.....	6,900	13
\$60 to \$74.....	4,800	9
\$75 to \$99.....	4,200	8
\$100 or more.....	1,000	2
Median rent.....	\$39	...

¹ Excludes seasonal and dilapidated vacant units.

59700

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

Value of one-dwelling structures	Number	Per-cent
PORTLAND STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	120,200	100
Under \$3,000.....	6,300	5
\$3,000 to \$4,999.....	18,000	15
\$5,000 to \$7,499.....	35,100	29
\$7,500 to \$9,999.....	27,000	22
\$10,000 to \$14,999.....	23,000	19
\$15,000 to \$19,999.....	6,200	5
\$20,000 or more.....	4,600	4
Median value.....	\$7,515	...
PORTLAND CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	67,800	100
Under \$3,000.....	1,500	2
\$3,000 to \$4,999.....	6,900	10
\$5,000 to \$7,499.....	20,100	30
\$7,500 to \$9,999.....	17,100	25
\$10,000 to \$14,999.....	16,200	24
\$15,000 to \$19,999.....	4,100	6
\$20,000 or more.....	2,000	3
Median value.....	\$8,239	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For p.m. papers)

June 20, 1951

Washington 25, D. C.

Series HC-3, No. 39

HOUSING CHARACTERISTICS OF THE PROVIDENCE, R. I., 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 Providence 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. Data are shown for the total standard metropolitan area, which includes Providence city, and for Providence city alone.

¹ The Providence Standard Metropolitan Area comprises all of Bristol County, R. I., and the following parts of Providence, Washington, and Kent Counties, R. I., and Bristol, Norfolk, and Worcester Counties, Mass.: Central Falls, Cranston, Pawtucket, Providence, and Woonsocket cities, and Cumberland, East Providence, Johnston, Lincoln, North Providence, North Smithfield, and Smithfield towns in Providence County; North Kingston town in Washington County; Warwick city and East Greenwich and West Warwick towns in Kent County; Attleboro city and North Attleborough and Seekonk towns in Bristol County, Mass.; Bellingham, Franklin, Plainville, and Wrentham towns in Norfolk County; and Blackstone and Millville towns in Worcester County.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 222,600, an increase of 34,700, 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.

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

Subject	Providence Standard Metropolitan Area		Providence city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	222,600	100	73,400	100
Occupied dwelling units.....	211,900	95	71,300	97
Owner occupied.....	95,900	43	22,500	31
Renter occupied.....	116,100	52	48,800	66
Vacant dwelling units.....	10,700	5	2,100	3
Nonseasonal not dilapidated, for rent or sale.....	2,800	1	1,100	1
POPULATION				
Total population.....	737,200	...	248,600	...
Population in dwelling units.....	714,400	...	233,800	...

P R E L I M I N A R Y

For the same period, dwelling units in Providence city alone increased at a slower rate; the number increased to 73,400 by 1950, a gain of 3,700 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.--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 47 percent since 1940 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 95,900, or 45 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 65,100, or 37 percent, in 1940.

In the city also, there was a gain in home ownership since 1940. Owner-occupied units increased 20 percent in contrast to practically no change in the number occupied by renters. About 22,500, or 32 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 18,700, or 28 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 5.1 in 1940 to 4.9 in 1950. Only 1 percent of the total were 1-room units, and 35 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. About one-half (52 percent) 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.

52703

Type of structure.--Approximately one-third (34 percent) of the units in the metropolitan area 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 or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 10 percent were in multi-unit structures containing 5 or more units.

Within the city alone, only 17 percent were in 1-dwelling-unit detached structures. Two-thirds (68 percent) of the units were in other types of 1-dwelling-unit structures or in small multi-unit structures.

Condition and plumbing facilities.--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. 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 \$26. About one-fourth of the units were renting for \$19 or less and one-fourth were renting for \$36 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 \$7,500 or less, and one-fourth were estimated at \$14,100 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 \$11,400 and one-fourth of the units were estimated at \$16,200 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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 26,700 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 140 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.....	800	400	70,000...	5,900	2,800
2,500.....	1,200	700	100,000...	6,800	...
5,000.....	1,700	1,000	125,000...	7,400	...
10,000.....	2,400	1,300	150,000...	7,800	...
20,000.....	3,300	1,800	175,000...	8,200	...
30,000.....	4,000	2,200	200,000...	8,400	...
50,000.....	5,100	2,600	220,000...	8,500	...

To illustrate, there were an estimated 116,100 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 7,200. 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 108,900 and 123,300.

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		
	60,000	100,000	220,000	10,000	20,000	70,000
	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 113,700 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 PROVIDENCE STANDARD METROPOLITAN AREA AND PROVIDENCE 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	
PROVIDENCE STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	211,900	100	177,761	100	19
Owner occupied.....	95,900	45	65,140	37	47
Renter occupied.....	116,100	55	112,621	63	3
PROVIDENCE CITY					
Occupied dwelling units.....	71,300	100	67,501	100	6
Owner occupied.....	22,500	32	18,748	28	20
Renter occupied.....	48,800	68	48,753	72	...

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

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

Rooms	1950		1940 ¹		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
PROVIDENCE STANDARD METROPOLITAN AREA					
All dwelling units.....	222,600	...	187,901	...	18
Number reporting.....	220,000	100	185,788	100	...
1 room.....	2,600	1	2,728	1	-5
2 rooms.....	6,500	3	4,304	2	51
3 rooms.....	22,700	10	13,545	7	68
4 rooms.....	51,900	24	38,976	21	33
5 rooms.....	59,400	27	52,263	28	14
6 rooms.....	43,000	20	38,301	21	12
7 rooms or more.....	34,000	15	35,671	19	-5
Median number of rooms.....	4.9	...	5.1	...	...
PROVIDENCE CITY					
All dwelling units.....	73,400	...	69,735	...	5
Number reporting.....	72,500	100	69,232	100	...
1 room.....	1,500	2	1,673	2	-10
2 rooms.....	2,500	3	2,311	3	8
3 rooms.....	9,200	13	6,262	9	47
4 rooms.....	18,000	25	16,508	24	9
5 rooms.....	19,800	27	20,376	29	-3
6 rooms.....	12,300	17	12,296	18	...
7 rooms or more.....	9,200	13	9,806	14	-6
Median number of rooms.....	4.8	...	4.9	...	...

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 PROVIDENCE STANDARD METROPOLITAN AREA AND PROVIDENCE CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940 ¹		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
PROVIDENCE STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	211,900	100	177,761	100	19
1 person.....	18,800	9	12,779	7	47
2 persons.....	58,400	28	42,924	24	36
3 persons.....	51,400	24	40,449	23	27
4 persons.....	41,800	20	32,556	18	28
5 persons.....	22,100	10	21,147	12	5
6 persons.....	10,900	5	12,559	7	-13
7 persons or more.....	8,500	4	15,347	9	-45
Median number of persons.....	3.1	...	3.3	...	...
PROVIDENCE CITY					
Occupied dwelling units.....	71,300	100	67,501	100	6
1 person.....	8,400	12	6,160	9	36
2 persons.....	19,200	27	16,233	24	30
3 persons.....	16,700	23	14,599	22	14
4 persons.....	13,100	18	12,015	18	9
5 persons.....	7,400	10	7,903	12	-6
6 persons.....	3,500	5	4,796	7	-27
7 persons or more.....	3,000	4	5,795	9	-48
Median number of persons.....	3.0	...	3.3	...	...

¹ See footnote 1 on table 3.

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

Persons per room	1950		1940 ¹	
	Number	Percent	Number	Percent
PROVIDENCE STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	211,900	...	177,761	...
Number reporting.....	210,100	100	175,870	100
1.00 or less.....	190,500	91	152,074	86
1.01 to 1.50.....	15,000	7	17,431	10
1.51 or more.....	4,600	2	6,365	4
PROVIDENCE CITY				
Occupied dwelling units.....	71,300	...	67,501	...
Number reporting.....	70,700	100	67,051	100
1.00 or less.....	63,000	89	56,457	84
1.01 to 1.50.....	5,800	8	7,413	11
1.51 or more.....	1,800	3	3,181	5

¹ See footnote 1 on table 3.

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

Type of structure	1950		1940 ¹	
	Number	Percent	Number	Percent
PROVIDENCE STANDARD METROPOLITAN AREA				
All dwelling units.....	222,600	100	187,901	100
1 to 4 dwelling unit.....	199,200	89	170,788	91
1 dwelling unit detached without business..	76,200	34	66,370	35
1 dwelling unit attached without business..	2,000	1	(2)	(2)
Other 1 to 4 dwelling unit.....	121,000	54	(2)	(2)
5 to 9 dwelling unit.....	18,500	8	12,976	7
10 dwelling unit or more.....	4,900	2	4,137	2
PROVIDENCE CITY				
All dwelling units.....	73,400	100	69,735	100
1 to 4 dwelling unit.....	62,000	84	60,692	87
1 dwelling unit detached without business..	12,300	17	13,431	19
1 dwelling unit attached without business..	...	...	(2)	(2)
Other 1 to 4 dwelling unit.....	49,700	68	(2)	(2)
5 to 9 dwelling unit.....	8,200	11	6,303	9
10 dwelling unit or more.....	3,200	4	2,740	4

¹ See footnote 1 on table 3.

² Data not available.

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

Condition and plumbing facilities	Number	Percent
PROVIDENCE STANDARD METROPOLITAN AREA		
All dwelling units.....	222,600	...
Number reporting condition and plumbing facilities.....	218,100	100
Not dilapidated, with private toilet and bath, and hot running water..	133,700	61
Not dilapidated, with private toilet and bath, and only cold running water.....	48,600	22
Not dilapidated, with running water, lacking private toilet or bath..	25,100	12
Dilapidated or no running water.....	10,700	5
Renter occupied.....	116,100	...
Number reporting condition and plumbing facilities.....	113,700	100
Not dilapidated, with private toilet and bath, and hot running water..	52,500	46
Not dilapidated, with private toilet and bath, and only cold running water.....	36,200	32
Not dilapidated, with running water, lacking private toilet or bath..	18,500	16
Dilapidated or no running water.....	6,500	6
PROVIDENCE CITY		
All dwelling units.....	73,400	...
Number reporting condition and plumbing facilities.....	72,000	100
Not dilapidated, with private toilet and bath, and hot running water..	42,200	59
Not dilapidated, with private toilet and bath, and only cold running water.....	14,200	20
Not dilapidated, with running water, lacking private toilet or bath..	10,800	15
Dilapidated or no running water.....	4,700	7
Renter occupied.....	48,800	...
Number reporting condition and plumbing facilities.....	47,900	100
Not dilapidated, with private toilet and bath, and hot running water..	23,400	49
Not dilapidated, with private toilet and bath, and only cold running water.....	11,200	23
Not dilapidated, with running water, lacking private toilet or bath..	9,400	20
Dilapidated or no running water.....	4,000	8

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

Contract monthly rent	Number	Per-cent
PROVIDENCE STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	112,700	100
Under \$10.....	900	1
\$10 to \$14.....	10,200	9
\$15 to \$19.....	18,800	17
\$20 to \$29.....	43,200	38
\$30 to \$39.....	18,200	16
\$40 to \$49.....	9,800	9
\$50 to \$59.....	4,900	4
\$60 to \$74.....	4,100	4
\$75 to \$99.....	1,700	2
\$100 or more.....	900	1
Median rent.....	\$26	...
PROVIDENCE CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	48,000	100
Under \$10.....	300	1
\$10 to \$14.....	5,100	11
\$15 to \$19.....	8,800	18
\$20 to \$29.....	14,900	31
\$30 to \$39.....	7,900	16
\$40 to \$49.....	4,600	10
\$50 to \$59.....	2,500	5
\$60 to \$74.....	2,300	5
\$75 to \$99.....	1,100	2
\$100 or more.....	600	1
Median rent.....	\$26	...

¹ Excludes seasonal and dilapidated vacant units.

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

Value of one-dwelling structures	Number	Per-cent
PROVIDENCE STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	59,400	100
Under \$3,000.....	1,300	2
\$3,000 to \$4,999.....	3,400	6
\$5,000 to \$7,499.....	10,000	17
\$7,500 to \$9,999.....	12,800	22
\$10,000 to \$14,999.....	20,700	35
\$15,000 to \$19,999.....	7,100	12
\$20,000 or more.....	4,000	7
Median value.....	\$10,481	...
PROVIDENCE CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	9,700	100
Under \$3,000.....	200	2
\$3,000 to \$4,999.....	500	5
\$5,000 to \$7,499.....	1,600	16
\$7,500 to \$9,999.....	1,700	18
\$10,000 to \$14,999.....	2,900	30
\$15,000 to \$19,999.....	1,500	15
\$20,000 or more.....	1,200	12
Median value.....	\$11,416	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

July 22, 1951

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Series HC-3, No. 40

HOUSING CHARACTERISTICS OF THE RICHMOND, 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 Richmond 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.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 90,300, an increase of 19,500, or 28 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 Richmond Standard Metropolitan Area comprises Richmond city, and Chesterfield and Henrico Counties, Va.

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

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	90,300	100
Occupied dwelling units.....	87,500	97
Owner occupied.....	46,600	52
Renter occupied.....	41,000	45
Vacant dwelling units.....	2,800	3
Nonseasonal not dilapidated, for rent or sale....	1,200	1
POPULATION		
Total population.....	328,100	...
Population in dwelling units.....	310,800	100
White.....	219,300	71
Nonwhite.....	91,500	29

P R E L I M I N A R Y

The number of dwelling units occupied by nonwhite households increased at about the same rate as the number occupied by white households. About one-fourth of the dwelling units in 1950 were occupied by nonwhites.

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. 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 in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. Homes occupied by their owners increased 74 percent in contrast to practically no change in the number occupied by renters. The number of homes occupied by nonwhite owners nearly doubled from 1940 to 1950.

About 46,600, or 53 percent of all occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 26,800, or 39 percent, in 1940.

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

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 4.7 in 1950. Only 1 percent of the total were 1-room units, and almost one-third (30 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. Over half (53 percent) the units in 1950 contained 2 or 3 persons.

In dwelling units occupied by nonwhites, the median number of rooms was much smaller and the median number of persons was slightly higher than the median for all dwelling units; the median number of rooms for nonwhite households was 3.8 and the median number of persons was 3.3 in 1950.

Dwelling units having more than 1.5 persons per room amounted to 5 percent of the total

occupied dwelling units; for dwelling units occupied by nonwhite persons, the proportion was considerably higher, 16 percent.

Type of structure.--More than one-half (54 percent) of the units in the metropolitan area were 1-dwelling-unit detached structures without business. About 37 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 10 percent were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 2 out of 3 (67 percent) 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, 23 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$33. 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 \$7,700. One-fourth of the units were estimated to sell for \$5,300 or less, and one-fourth were estimated at \$11,800 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 and values for units occupied by nonwhite households were substantially lower than those for all units. The median rent of units occupied by nonwhite renters was \$14, and only one-fourth were renting for \$21 or more; the median value for nonwhite owner units was \$3,800, and only one-fourth were estimated at \$6,000 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 3,300 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.....	400	40,000.....	4,900
2,500.....	700	50,000.....	5,900
5,000.....	1,000	60,000.....	7,000
10,000.....	1,700	75,000.....	8,500
25,000.....	3,300	85,000.....	9,600
30,000.....	3,800		

To illustrate, there were an estimated 41,000 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 5,000. 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 36,000 and 46,000.

The above figures reflect the sampling variability of all dwelling units and the white occupied dwelling units. Characteristics of the nonwhite occupied dwelling units have about one and one-half times the variability shown above.

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:			
	10,000	25,000	40,000	87,500
	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	1
5 or 95	3	2	1	1
10 or 90	4	2	2	1
25 or 75	5	3	3	2
50	6	4	3	2

To illustrate, of the estimated 88,200 dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 16 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 15 percent and 17 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, BY COLOR OF OCCUPANTS, FOR THE RICHMOND STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All occupied dwelling units.....	87,500	100	68,356	100	28
White.....	64,400	74	49,965	73	29
Nonwhite.....	23,200	27	18,391	27	26
Owner-occupied dwelling units...	46,600	53	26,845	39	74
White.....	37,300	43	22,067	32	69
Nonwhite.....	9,300	11	4,778	7	95
Renter-occupied dwelling units..	41,000	47	41,511	61	-1
White.....	27,100	31	27,898	41	-3
Nonwhite.....	13,900	16	13,613	20	2

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE RICHMOND 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.....	90,300	...	70,819	...	28
Number reporting.....	89,400	100	70,287	100	...
1 room.....	900	1	1,308	2	...
2 rooms.....	5,000	6	4,437	6	13
3 rooms.....	13,300	15	13,016	19	2
4 rooms.....	20,100	22	13,545	19	48
5 rooms.....	23,000	26	13,815	20	66
6 rooms.....	12,800	14	11,010	16	16
7 rooms or more.....	14,200	16	13,156	19	8
Median number of rooms.....	4.7	...	4.7	...	...
Nonwhite occupied dwelling units	23,200	...	18,391	...	26
Number reporting.....	22,900	100	18,239	100	...
1 room.....	400	2	656	4	...
2 rooms.....	2,300	10	1,779	10	...
3 rooms.....	6,900	30	6,214	34	11
4 rooms.....	6,100	27	4,049	22	51
5 rooms.....	3,000	13	2,350	13	28
6 rooms.....	2,200	10	1,850	10	...
7 rooms or more.....	2,000	9	1,341	7	...
Median number of rooms.....	3.8	...	3.6	...	...

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:			
	10,000	25,000	40,000	87,500
	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	1
5 or 95	3	2	1	1
10 or 90	4	2	2	1
25 or 75	5	3	3	2
50	6	4	3	2

To illustrate, of the estimated 88,200 dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 16 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 15 percent and 17 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, BY COLOR OF OCCUPANTS, FOR THE RICHMOND STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All occupied dwelling units.....	87,500	100	68,356	100	28
White.....	64,400	74	49,965	73	29
Nonwhite.....	23,200	27	18,391	27	26
Owner-occupied dwelling units...	46,600	53	26,845	39	74
White.....	37,300	43	22,067	32	69
Nonwhite.....	9,300	11	4,778	7	95
Renter-occupied dwelling units..	41,000	47	41,511	61	-1
White.....	27,100	31	27,898	41	-3
Nonwhite.....	13,900	16	13,613	20	2

Table 3.—NUMBER OF ROOMS IN DWELLING UNITS, FOR THE RICHMOND 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.....	90,300	...	70,819	...	28
Number reporting.....	89,400	100	70,287	100	...
1 room.....	900	1	1,308	2	...
2 rooms.....	5,000	6	4,437	6	13
3 rooms.....	13,300	15	13,016	19	2
4 rooms.....	20,100	22	13,545	19	48
5 rooms.....	23,000	26	13,815	20	66
6 rooms.....	12,800	14	11,010	16	16
7 rooms or more.....	14,200	16	13,156	19	8
Median number of rooms.....	4.7	...	4.7	...	...
Nonwhite occupied dwelling units	23,200	...	18,391	...	26
Number reporting.....	22,900	100	18,239	100	...
1 room.....	400	2	656	4	...
2 rooms.....	2,300	10	1,779	10	...
3 rooms.....	6,900	30	6,214	34	11
4 rooms.....	6,100	27	4,049	22	51
5 rooms.....	3,000	13	2,350	13	28
6 rooms.....	2,200	10	1,850	10	...
7 rooms or more.....	2,000	9	1,341	7	...
Median number of rooms.....	3.8	...	3.6	...	...

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

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	87,500	100	68,356	100	28
1 person.....	6,300	7	4,057	6	55
2 persons.....	25,300	29	17,265	25	47
3 persons.....	21,400	24	15,767	23	36
4 persons.....	15,300	17	12,351	18	24
5 persons.....	8,700	10	7,939	12	10
6 persons.....	4,800	5	4,673	7	3
7 persons or more.....	5,600	6	6,304	9	-11
Median number of persons.....	3.1	...	3.3	...	...
Nonwhite occupied dwelling units	23,200	100	18,391	100	26
1 person.....	2,400	10	1,724	9	...
2 persons.....	5,800	25	4,743	26	22
3 persons.....	4,300	19	3,545	19	21
4 persons.....	3,400	15	2,618	14	30
5 persons.....	2,400	10	1,954	11	...
6 persons.....	1,800	8	1,314	7	...
7 persons or more.....	2,900	12	2,493	14	16
Median number of persons.....	3.3	...	3.3	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	87,500	...	68,356	...
Number reporting.....	86,900	100	67,887	100
1.00 or less.....	75,200	87	55,448	82
1.01 to 1.50.....	7,000	8	7,444	11
1.51 or more.....	4,600	5	4,995	7
Nonwhite occupied dwelling units.....	23,200	...	18,391	...
Number reporting.....	23,000	100	18,239	100
1.00 or less.....	16,200	70	12,245	67
1.01 to 1.50.....	3,100	13	2,820	15
1.51 or more.....	3,600	16	3,174	17

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

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	90,300	100	70,819	100
1 to 4 dwelling unit.....	81,500	90	64,954	92
1 dwelling unit detached without business..	48,400	54	34,009	48
1 dwelling unit attached without business..	3,400	4	(1)	(1)
Other 1 to 4 dwelling unit.....	29,800	33	(1)	(1)
5 to 9 dwelling unit.....	3,400	4	2,582	4
10 dwelling unit or more.....	5,400	6	3,283	5

¹ Data not available.

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

Condition and plumbing facilities	Number	Percent
All dwelling units.....	90,300	...
Number reporting condition and plumbing facilities.....	88,200	100
Not dilapidated, with private toilet and bath, and hot running water..	59,300	67
Not dilapidated, with private toilet and bath, and only cold running water.....	3,800	4
Not dilapidated, with running water, lacking private toilet or bath..	10,800	12
Dilapidated or no running water.....	14,200	16
Renter occupied.....	41,000	...
Number reporting condition and plumbing facilities.....	39,700	100
Not dilapidated, with private toilet and bath, and hot running water..	22,500	57
Not dilapidated, with private toilet and bath, and only cold running water.....	2,000	5
Not dilapidated, with running water, lacking private toilet or bath..	6,600	17
Dilapidated or no running water.....	8,500	21
Nonwhite occupied dwelling units.....	23,200	...
Number reporting condition and plumbing facilities.....	22,200	100
Not dilapidated, with private toilet and bath, and hot running water..	5,200	23
Not dilapidated, with private toilet and bath, and only cold running water.....	1,700	8
Not dilapidated, with running water, lacking private toilet or bath..	6,000	27
Dilapidated or no running water.....	9,200	41

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

Contract monthly rent	Number	Per- cent
All urban and rural-nonfarm dwelling units.....	87,000	...
Renter-occupied dwelling units; and vacant ¹ units for rent....	40,600	...
Number reporting ²	38,300	100
Under \$10.....	2,300	6
\$10 to \$14.....	6,100	16
\$15 to \$19.....	3,500	9
\$20 to \$29.....	5,800	15
\$30 to \$39.....	4,600	12
\$40 to \$49.....	3,700	10
\$50 to \$59.....	3,900	10
\$60 to \$74.....	4,400	11
\$75 to \$99.....	3,500	9
\$100 or more.....	400	1
Median rent.....	\$33	...
Nonwhite occupied urban and rural-nonfarm dwelling units	22,500	...
Nonwhite renter occupied.....	13,600	...
Number reporting ²	12,700	100
Under \$10.....	2,100	17
\$10 to \$14.....	4,900	39
\$15 to \$19.....	2,200	17
\$20 to \$29.....	2,000	16
\$30 to \$39.....	1,300	10
\$40 or more.....	300	2
Median rent.....	\$14	...

¹ Excludes seasonal and dilapidated vacant units.

² Excludes units occupied rent free.

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

Value of one-dwelling structures	Number	Per- cent
All urban and rural-nonfarm dwelling units.....	87,000	...
Owner-occupied units in 1-dwelling-unit structures; and vacant ¹ units for sale...	38,700	...
Number reporting.....	37,100	100
Under \$2,000.....	1,800	5
\$2,000 to \$2,999.....	2,000	5
\$3,000 to \$4,999.....	4,200	11
\$5,000 to \$7,499.....	9,800	26
\$7,500 to \$9,999.....	7,300	20
\$10,000 to \$14,999.....	7,200	19
\$15,000 to \$19,999.....	3,100	8
\$20,000 or more.....	1,700	5
Median value.....	\$7,707	...
Nonwhite occupied urban and rural-nonfarm dwelling units	22,500	...
Nonwhite owner-occupied units in 1-dwelling-unit structures.	7,700	...
Number reporting.....	7,200	100
Under \$2,000.....	1,300	18
\$2,000 to \$2,999.....	1,500	21
\$3,000 to \$4,999.....	1,900	26
\$5,000 to \$7,499.....	1,700	24
\$7,500 to \$9,999.....	600	8
\$10,000 or more.....	200	3
Median value.....	\$3,792	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

June 21, 1951

Washington 25, D. C.

Series HC-3, No. 41

HOUSING CHARACTERISTICS OF THE ROCHESTER, 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 Rochester 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 Rochester Standard Metropolitan Area comprises Monroe County, N. Y.

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

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 149,200, an increase of 21,400, 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 ROCHESTER STANDARD METROPOLITAN AREA AND ROCHESTER CITY: 1950

Subject	Rochester Standard Metropolitan Area		Rochester city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	149,200	100	101,900	100
Occupied dwelling units.....	143,300	96	100,100	98
Owner occupied.....	86,800	58	50,000	49
Renter occupied.....	56,500	38	50,100	49
Vacant dwelling units.....	5,900	4	1,800	2
Nonseasonal not dilapidated, for rent or sale.....	1,300	1	900	1
POPULATION				
Total population.....	486,600	...	332,500	...
Population in dwelling units.....	467,900	...	314,400	...

For the same period, dwelling units in Rochester city alone increased at a slower rate; the number increased to 101,900 by 1950, a gain of 8,000 dwelling units, or 9 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 54 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 86,800, or 61 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 56,500, or 47 percent, in 1940.

In the city also, the shift from renter to owner occupancy since 1940 was considerable. There was an increase of 40 percent in owner-occupied units in contrast to the net decrease of 8 percent in renter-occupied units. About 50,000, or 50 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 35,800, or 40 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 5.7 in 1940 to 5.4 in 1950. About 3 percent of the total were 1-room units, and 21 percent contained 7 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 (53 percent) of 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. However, the median number of rooms, 5.1, was smaller than for the metropolitan area as a whole.

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Type of structure.--More than one-half (55 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Thirty-one 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 alone, 1-dwelling-unit detached structures were less predominant than in the metropolitan area as a whole; such units amounted to 39 percent of the dwelling units in the city. Twenty percent were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 9 out of 10 (88 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 about the same as for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$41. One-fourth of the units were renting for \$30 or less, and one-fourth were renting for \$52 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 \$10,400. One-fourth of the units were estimated to sell for \$7,900 or less, and one-fourth were estimated at \$13,600 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 \$9,100 and one-fourth of the units were estimated at \$7,300 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 23,100 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.....	700	600	50,000...	4,400	3,300
2,500.....	1,100	900	70,000...	4,800	3,500
5,000.....	1,600	1,300	90,000...	5,100	3,300
10,000.....	2,200	1,800	100,000...	5,100	3,200
20,000.....	3,000	2,400	120,000...	5,000	...
30,000.....	3,600	2,900	140,000...	4,800	...

To illustrate, there were an estimated 56,500 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 4,500. 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 52,000 and 61,000.

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		
	50,000	75,000	145,000	30,000	50,000	100,000
	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	2	2	1
10 or 90	3	2	2	3	3	2
25 or 75	4	4	3	5	4	3
50	5	4	3	5	4	3

To illustrate, of the estimated 54,800 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 ROCHESTER STANDARD METROPOLITAN AREA AND ROCHESTER CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
ROCHESTER STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	143,300	100	121,086	100	18
Owner occupied.....	86,800	61	56,460	47	54
Renter occupied.....	56,500	39	64,626	53	-13
ROCHESTER CITY					
Occupied dwelling units.....	100,100	100	90,039	100	11
Owner occupied.....	50,000	50	35,782	40	40
Renter occupied.....	50,100	50	54,257	60	-8

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

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
ROCHESTER STANDARD METROPOLITAN AREA					
All dwelling units.....	149,200	...	127,776	...	17
Number reporting.....	146,400	100	125,001	100	...
1 room.....	4,000	3	3,239	3	23
2 rooms.....	6,700	5	4,627	4	45
3 rooms.....	15,700	11	10,337	8	52
4 rooms.....	22,900	16	13,235	11	73
5 rooms.....	25,500	17	22,399	18	14
6 rooms.....	40,800	28	36,937	30	10
7 rooms or more.....	30,900	21	34,227	27	-10
Median number of rooms.....	5.4	...	5.7	...	...
ROCHESTER CITY					
All dwelling units.....	101,900	...	93,893	...	9
Number reporting.....	99,900	100	92,216	100	...
1 room.....	3,700	4	3,047	3	21
2 rooms.....	5,800	6	4,295	5	35
3 rooms.....	13,600	14	9,114	10	49
4 rooms.....	17,200	17	10,698	12	61
5 rooms.....	15,900	16	16,430	18	-3
6 rooms.....	24,600	25	26,898	29	-9
7 rooms or more.....	19,200	19	21,734	24	-12
Median number of rooms.....	5.1	...	5.6	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
ROCHESTER STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	143,300	100	121,086	100	18
1 person.....	14,700	10	9,158	8	61
2 persons.....	42,000	29	31,463	26	33
3 persons.....	33,700	24	28,314	23	19
4 persons.....	27,100	19	23,125	19	17
5 persons.....	14,900	10	14,104	12	6
6 persons.....	6,400	4	7,448	6	-14
7 persons or more.....	4,500	3	7,474	6	-40
Median number of persons.....	2.9	...	3.2	...	...
ROCHESTER CITY					
Occupied dwelling units.....	100,100	100	90,039	100	11
1 person.....	12,700	13	7,740	9	64
2 persons.....	29,900	30	23,455	26	27
3 persons.....	23,000	23	20,574	23	12
4 persons.....	17,200	17	16,649	18	3
5 persons.....	9,500	9	10,316	11	-8
6 persons.....	4,500	4	5,541	6	-19
7 persons or more.....	3,300	3	5,764	6	-43
Median number of persons.....	2.8	...	3.2	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
ROCHESTER STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	143,300	...	121,086	...
Number reporting.....	141,300	100	119,513	100
1.00 or less.....	134,200	95	111,680	93
1.01 to 1.50.....	5,600	4	6,415	5
1.51 or more.....	1,600	1	1,418	1
ROCHESTER CITY				
Occupied dwelling units.....	100,100	...	90,039	...
Number reporting.....	98,400	100	88,760	100
1.00 or less.....	92,800	94	82,348	93
1.01 to 1.50.....	4,400	4	5,266	6
1.51 or more.....	1,300	1	1,146	1

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

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
ROCHESTER STANDARD METROPOLITAN AREA				
All dwelling units.....	149,200	100	127,776	100
1 to 4 dwelling unit.....	129,300	87	115,267	90
1 dwelling unit detached without business..	82,400	55	73,152	57
1 dwelling unit attached without business..	500	...	(1)	(1)
Other 1 to 4 dwelling unit.....	46,400	31	(1)	(1)
5 to 9 dwelling unit.....	9,100	6	5,840	5
10 dwelling unit or more.....	10,700	7	6,669	5
ROCHESTER CITY				
All dwelling units.....	101,900	100	93,893	100
1 to 4 dwelling unit.....	82,300	81	81,610	87
1 dwelling unit detached without business..	40,100	39	43,440	46
1 dwelling unit attached without business..	400	...	(1)	(1)
Other 1 to 4 dwelling unit.....	41,900	41	(1)	(1)
5 to 9 dwelling unit.....	8,900	9	5,718	6
10 dwelling unit or more.....	10,700	11	6,565	7

¹ Data not available.

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

Condition and plumbing facilities	Number	Percent
ROCHESTER STANDARD METROPOLITAN AREA		
All dwelling units.....	149,200	...
Number reporting condition and plumbing facilities.....	145,400	100
Not dilapidated, with private toilet and bath, and hot running water..	128,000	88
Not dilapidated, with private toilet and bath, and only cold running water.....	1,700	1
Not dilapidated, with running water, lacking private toilet or bath..	9,200	6
Dilapidated or no running water.....	6,400	4
Renter occupied.....	56,500	...
Number reporting condition and plumbing facilities.....	54,800	100
Not dilapidated, with private toilet and bath, and hot running water..	44,800	82
Not dilapidated, with private toilet and bath, and only cold running water.....	900	2
Not dilapidated, with running water, lacking private toilet or bath..	5,900	11
Dilapidated or no running water.....	3,300	6
ROCHESTER CITY		
All dwelling units.....	101,900	...
Number reporting condition and plumbing facilities.....	98,900	100
Not dilapidated, with private toilet and bath, and hot running water..	88,700	90
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..	6,100	6
Dilapidated or no running water.....	3,100	3
Renter occupied.....	50,100	...
Number reporting condition and plumbing facilities.....	48,600	100
Not dilapidated, with private toilet and bath, and hot running water..	40,200	83
Not dilapidated, with private toilet and bath, and only cold running water.....	800	2
Not dilapidated, with running water, lacking private toilet or bath..	5,200	11
Dilapidated or no running water.....	2,400	5

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

Contract monthly rent	Number	Per-cent
ROCHESTER STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	52,400	100
Under \$10.....	900	2
\$10 to \$14.....	700	1
\$15 to \$19.....	1,700	3
\$20 to \$29.....	9,100	17
\$30 to \$39.....	12,500	24
\$40 to \$49.....	12,700	24
\$50 to \$59.....	6,600	13
\$60 to \$74.....	4,600	9
\$75 to \$99.....	2,800	5
\$100 or more.....	900	2
Median rent.....	\$41	...
ROCHESTER CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	47,700	100
Under \$10.....	800	2
\$10 to \$14.....	700	1
\$15 to \$19.....	1,500	3
\$20 to \$29.....	8,100	17
\$30 to \$39.....	11,500	24
\$40 to \$49.....	11,800	25
\$50 to \$59.....	5,800	12
\$60 to \$74.....	4,100	9
\$75 to \$99.....	2,600	5
\$100 or more.....	800	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 ROCHESTER STANDARD METROPOLITAN AREA AND ROCHESTER CITY: 1950

Value of one-dwelling structures	Number	Per-cent
ROCHESTER STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	66,000	100
Under \$3,000.....	700	1
\$3,000 to \$4,999.....	2,200	3
\$5,000 to \$7,499.....	10,900	17
\$7,500 to \$9,999.....	16,700	25
\$10,000 to \$14,999.....	26,100	40
\$15,000 to \$19,999.....	6,400	10
\$20,000 or more.....	2,900	4
Median value.....	\$10,429	...
ROCHESTER CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	34,000	100
Under \$3,000.....	300	1
\$3,000 to \$4,999.....	1,100	3
\$5,000 to \$7,499.....	7,700	23
\$7,500 to \$9,999.....	11,900	35
\$10,000 to \$14,999.....	10,800	32
\$15,000 to \$19,999.....	1,300	4
\$20,000 or more.....	900	3
Median value.....	\$9,110	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

June 20, 1951

Washington 25, D. C.

Series HC-3, No. 42

HOUSING CHARACTERISTICS OF THE ST. LOUIS, MO., 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 St. Louis 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 St. Louis city, and for St. Louis city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 494,000, an increase of 65,300, 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.

¹ The St. Louis Standard Metropolitan Area comprises St. Louis city, and St. Charles and St. Louis Counties, Mo.; and Madison and St. Clair Counties, Ill.

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

Subject	St. Louis Standard Metropolitan Area		St. Louis city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	494,000	100	256,800	100
Occupied dwelling units.....	482,300	98	250,400	98
Owner occupied.....	233,100	47	83,700	33
Renter occupied.....	249,100	50	166,700	65
Vacant dwelling units.....	11,700	2	6,400	2
Nonseasonal not dilapidated, for rent or sale.....	4,500	1	2,300	1
POPULATION				
Total population.....	1,681,300	...	856,800	...
Population in dwelling units.....	1,582,300	...	795,200	...

P R E L I M I N A R Y

For the same period, the number of dwelling units in St. Louis city alone showed little change; the number was 256,800 in 1950.

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 52 percent in contrast to practically no 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 233,100, or 48 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 153,000, or 38 percent, in 1940.

In the city also, there was a gain in owner occupancy since 1940. Owner-occupied units increased 33 percent in contrast to little change in the number occupied by renters. About 83,700, or 33 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 62,800, or 27 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 3.9 in 1950. Three percent of the total were 1-room units, and about one-fifth (18 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.8 in 1950, compared with 3.1 in 1940. More than half (55 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; the median for the city alone was 3.5 rooms.

Type of structure.--Almost one-half (46 percent) of the units in the metropolitan area

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were in 1-dwelling-unit detached structures without business. Two-fifths (40 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 14 percent were in multi-unit structures containing 5 or more units.

For the city alone, 1-dwelling-unit detached structures were less predominant than for the metropolitan area as a whole, such units amounting to 24 percent. About 21 percent were in multi-unit structures containing 5 or more dwelling units.

Condition and plumbing facilities.--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. 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 \$29. One-fourth of the units were renting for \$18 or less and one-fourth were renting for \$47 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 \$7,900. One-fourth of the units were estimated to sell for \$4,900 or less, and one-fourth were estimated at \$12,700 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 higher than those for the total metropolitan area; the median for the city was \$8,800.

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.

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 21,700 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 140 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....	2,900	2,100	200,000....	15,700	9,400
10,000....	4,000	2,900	250,000....	16,900	9,300
25,000....	6,300	4,500	300,000....	17,600	...
50,000....	8,800	6,100	350,000....	18,000	...
75,000....	10,600	7,200	400,000....	18,200	...
100,000....	11,900	8,100	450,000....	18,100	...
150,000....	14,100	9,100			

To illustrate, there were an estimated 249,100 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 16,900. 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 232,200 and 266,000.

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		
	150,000	300,000	490,000	40,000	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	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	5	3	2	6	4	2
50	5	4	3	7	5	3

To illustrate, of the estimated 236,200 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 19 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 16 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 ST. LOUIS STANDARD METROPOLITAN AREA AND ST. LOUIS 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	
ST. LOUIS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	482,300	100	403,040	100	20
Owner occupied.....	233,100	48	152,976	38	52
Renter occupied.....	249,100	52	250,064	62	...
ST. LOUIS CITY					
Occupied dwelling units.....	250,400	100	234,872	100	7
Owner occupied.....	83,700	33	62,829	27	33
Renter occupied.....	166,700	67	172,043	73	-3

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE ST. LOUIS STANDARD METROPOLITAN AREA AND ST. LOUIS 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	
ST. LOUIS STANDARD METROPOLITAN AREA					
All dwelling units.....	494,000	...	428,668	...	15
Number reporting.....	480,600	100	424,951	100	...
1 room.....	16,100	3	14,651	3	10
2 rooms.....	53,100	11	36,886	9	44
3 rooms.....	124,900	26	109,740	26	14
4 rooms.....	115,400	24	100,840	24	14
5 rooms.....	88,300	18	84,632	20	4
6 rooms.....	45,900	10	41,141	10	12
7 rooms or more.....	36,900	8	37,061	9	...
Median number of rooms.....	3.9	...	4.0	...	...
ST. LOUIS CITY					
All dwelling units.....	256,800	...	251,610	...	2
Number reporting.....	250,500	100	249,398	100	...
1 room.....	11,500	5	10,690	4	8
2 rooms.....	32,900	13	24,247	10	36
3 rooms.....	80,200	32	81,420	33	-2
4 rooms.....	58,300	23	57,275	23	2
5 rooms.....	41,900	17	42,482	17	-1
6 rooms.....	15,900	6	17,772	7	-11
7 rooms or more.....	9,900	4	15,512	6	-36
Median number of rooms.....	3.5	...	3.6	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
ST. LOUIS STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	482,300	100	403,040	100	20
1 person.....	51,800	11	28,664	7	81
2 persons.....	152,400	32	114,871	29	33
3 persons.....	111,000	23	97,937	24	13
4 persons.....	81,800	17	73,057	18	12
5 persons.....	45,100	9	41,861	10	8
6 persons.....	18,800	4	22,200	6	-15
7 persons or more.....	21,200	4	24,450	6	-13
Median number of persons.....	2.8	...	3.1	...	...
ST. LOUIS CITY					
Occupied dwelling units.....	250,400	100	234,872	100	7
1 person.....	30,500	12	18,949	8	61
2 persons.....	82,900	33	71,139	30	17
3 persons.....	55,700	22	56,883	24	-2
4 persons.....	39,700	16	40,052	17	-1
5 persons.....	21,500	9	22,476	10	-4
6 persons.....	9,400	4	11,822	5	-20
7 persons or more.....	10,700	4	13,551	6	-21
Median number of persons.....	2.7	...	3.0	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
ST. LOUIS STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	482,300	...	403,040	...
Number reporting.....	470,300	100	400,023	100
1.00 or less.....	382,900	81	315,505	79
1.01 to 1.50.....	49,800	11	49,265	12
1.51 or more.....	37,700	8	35,253	9
ST. LOUIS CITY				
Occupied dwelling units.....	250,400	...	234,872	...
Number reporting.....	244,900	100	233,089	100
1.00 or less.....	191,500	78	179,841	77
1.01 to 1.50.....	29,300	12	30,155	13
1.51 or more.....	24,200	10	23,093	10

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

Type of structure	1950		1940	
	Number	Percent	Number	Percent
ST. LOUIS STANDARD METROPOLITAN AREA				
All dwelling units.....	494,000	100	428,668	100
1 to 4 dwelling unit.....	423,300	86	371,639	87
1 dwelling unit detached without business..	228,800	46	195,566	46
1 dwelling unit attached without business..	8,900	2	(1)	(1)
Other 1 to 4 dwelling unit.....	185,600	38	(1)	(1)
5 to 9 dwelling unit.....	36,400	7	32,893	8
10 dwelling unit or more.....	34,300	7	24,136	6
ST. LOUIS CITY				
All dwelling units.....	256,800	100	251,610	100
1 to 4 dwelling unit.....	202,800	79	202,160	80
1 dwelling unit detached without business..	62,800	24	63,290	25
1 dwelling unit attached without business..	8,100	3	(1)	(1)
Other 1 to 4 dwelling unit.....	131,800	51	(1)	(1)
5 to 9 dwelling unit.....	27,200	11	27,790	11
10 dwelling unit or more.....	26,900	10	21,660	9

¹ Data not available.

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

Condition and plumbing facilities	Number	Percent
ST. LOUIS STANDARD METROPOLITAN AREA		
All dwelling units.....	494,000	...
Number reporting condition and plumbing facilities.....	471,900	100
Not dilapidated, with private toilet and bath, and hot running water..	285,900	61
Not dilapidated, with private toilet and bath, and only cold running water.....	31,200	7
Not dilapidated, with running water, lacking private toilet or bath..	84,300	18
Dilapidated or no running water.....	70,500	15
Renter occupied.....	249,100	...
Number reporting condition and plumbing facilities.....	236,200	100
Not dilapidated, with private toilet and bath, and hot running water..	115,100	49
Not dilapidated, with private toilet and bath, and only cold running water.....	18,900	8
Not dilapidated, with running water, lacking private toilet or bath..	58,100	25
Dilapidated or no running water.....	44,200	19
ST. LOUIS CITY		
All dwelling units.....	256,800	...
Number reporting condition and plumbing facilities.....	243,800	100
Not dilapidated, with private toilet and bath, and hot running water..	146,500	60
Not dilapidated, with private toilet and bath, and only cold running water.....	20,500	8
Not dilapidated, with running water, lacking private toilet or bath..	48,600	20
Dilapidated or no running water.....	28,100	12
Renter occupied.....	166,700	...
Number reporting condition and plumbing facilities.....	158,300	100
Not dilapidated, with private toilet and bath, and hot running water..	76,600	48
Not dilapidated, with private toilet and bath, and only cold running water.....	15,400	10
Not dilapidated, with running water, lacking private toilet or bath..	41,800	26
Dilapidated or no running water.....	24,600	16

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

Contract monthly rent	Number	Per-cent
ST. LOUIS STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	230,200	100
Under \$10.....	9,600	4
\$10 to \$14.....	28,800	13
\$15 to \$19.....	29,900	13
\$20 to \$29.....	47,000	20
\$30 to \$39.....	34,700	15
\$40 to \$49.....	30,700	13
\$50 to \$59.....	20,600	9
\$60 to \$74.....	14,300	6
\$75 to \$99.....	8,100	4
\$100 or more.....	6,400	3
Median rent.....	\$29	...
ST. LOUIS CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	157,700	100
Under \$10.....	7,700	5
\$10 to \$14.....	21,100	13
\$15 to \$19.....	20,300	13
\$20 to \$29.....	32,600	21
\$30 to \$39.....	23,500	15
\$40 to \$49.....	20,500	13
\$50 to \$59.....	13,300	8
\$60 to \$74.....	9,700	6
\$75 to \$99.....	3,900	2
\$100 or more.....	5,100	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 ST. LOUIS STANDARD METROPOLITAN AREA AND ST. LOUIS CITY: 1950

Value of one-dwelling structures	Number	Per-cent
ST. LOUIS STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	165,200	100
Under \$3,000.....	18,400	11
\$3,000 to \$4,999.....	23,700	14
\$5,000 to \$7,499.....	35,100	21
\$7,500 to \$9,999.....	28,700	17
\$10,000 to \$14,999.....	32,900	20
\$15,000 to \$19,999.....	14,800	9
\$20,000 or more.....	11,700	7
Median value.....	\$7,920	...
ST. LOUIS CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	49,700	100
Under \$3,000.....	1,700	3
\$3,000 to \$4,999.....	4,800	10
\$5,000 to \$7,499.....	11,900	24
\$7,500 to \$9,999.....	11,800	24
\$10,000 to \$14,999.....	11,200	23
\$15,000 to \$19,999.....	6,000	12
\$20,000 or more.....	2,400	5
Median value.....	\$8,817	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

June 17, 1951

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HOUSING CHARACTERISTICS OF THE SAN ANTONIO, 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 San Antonio Standard Metropolitan Area,¹ dwelling units average about the same number of 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 San Antonio city, and for San Antonio city alone.

Dwelling unit inventory.---The total number of dwelling units in the standard metropolitan area was approximately 141,300, an increase of 51,000, or 57 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 San Antonio city alone increased to 113,100, a

¹ The San Antonio Standard Metropolitan Area comprises Bexar County, Texas.

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

Subject	San Antonio Standard Metropolitan Area		San Antonio city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	141,300	100	113,100	100
Occupied dwelling units.....	134,200	95	108,400	96
Owner occupied.....	74,500	53	58,600	52
Renter occupied.....	59,600	42	49,800	44
Vacant dwelling units.....	7,200	5	4,700	4
Nonseasonal not dilapidated, for rent or sale.....	3,000	2	2,200	2
POPULATION				
Total population.....	500,500	...	408,300	...
Population in dwelling units.....	484,400	...	392,800	...

P R E L I M I N A R Y

gain of 43,400 dwelling units, or 62 percent, since 1940. Part of the increase was the result of annexations to the city 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 109 percent in contrast to the net increase of 22 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 74,500, or 56 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 35,700, or 42 percent, in 1940.

In the city also, there was a shift from renter to owner occupancy since 1940. Owner-occupied units increased 136 percent in contrast to the net increase of 22 percent in renter-occupied units. About 58,600, or 54 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 24,800, or 38 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of about the same number of persons as in 1940. The median number of rooms was 3.9 in 1950. About 5 percent of the total were 1-room units, and 15 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.1 in 1950. One-half (49 percent) of the units 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.

The proportion of occupied dwelling units in the metropolitan area having more than 1.5 persons per room dropped to 15 percent in 1950; the corresponding 1940 figure was 20 percent.

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Type of structure.--Seven-tenths (70 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. About 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 8 percent were in multi-unit structures containing 5 or more units.

Within the city alone, about two-thirds (64 percent) of the units were in 1-dwelling-unit detached structures; 26 percent were in other types of 1-dwelling-unit structures or in small multi-unit structures.

Condition and plumbing facilities.--Approximately three-fifths (57 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 63 percent.

Rent and value.--The median monthly rent of nonfarm rental units was \$33. About one-fourth of the units were renting for \$19 or less and one-fourth were renting for \$50 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 \$6,000. One-fourth of the units were estimated to sell for \$3,600 or less, and one-fourth were estimated at \$8,900 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 within the city were higher than in the metropolitan area as a whole. The median for the city was \$36. Also, values for owner units were higher than those for the total metropolitan area; the median for the city was \$6,700 and one-fourth of the units were estimated at \$9,500 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 21,700 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.....	1,000	900	50,000....	4,000	3,400
5,000.....	1,400	1,200	70,000....	4,400	3,800
10,000.....	2,000	1,700	90,000....	4,800	3,900
15,000.....	2,400	2,100	110,000....	4,800	3,800
20,000.....	2,800	2,400	130,000....	4,800	...
30,000.....	3,200	2,800	140,000....	4,700	...
40,000.....	3,700	3,200			

To illustrate, there were an estimated 59,600 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 4,200. 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 55,400 and 63,800.

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		
	50,000	75,000	140,000	40,000	60,000	110,000
	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	2	2	3	2	2
25 or 75	4	3	2	4	3	2
50	5	4	3	5	4	3

To illustrate, of the estimated 58,300 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 28 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 24 percent and 32 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 SAN ANTONIO STANDARD METROPOLITAN AREA AND SAN ANTONIO CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
SAN ANTONIO STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	134,200	100	84,692	100	58
Owner occupied.....	74,500	56	35,716	42	109
Renter occupied.....	59,600	44	48,976	58	22
SAN ANTONIO CITY					
Occupied dwelling units.....	108,400	100	65,745	100	65
Owner occupied.....	58,600	54	24,848	38	136
Renter occupied.....	49,800	46	40,897	62	22

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

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
SAN ANTONIO STANDARD METROPOLITAN AREA					
All dwelling units.....	141,300	...	90,252	...	57
Number reporting.....	139,100	100	89,849	100	...
1 room.....	6,700	5	6,755	8	-1
2 rooms.....	21,700	16	15,826	18	37
3 rooms.....	27,100	19	16,801	19	61
4 rooms.....	34,400	25	16,166	18	113
5 rooms.....	29,300	21	19,992	22	47
6 rooms.....	13,400	10	8,659	10	55
7 rooms or more.....	6,400	5	5,650	6	13
Median number of rooms.....	3.9	...	3.8	...	...
SAN ANTONIO CITY					
All dwelling units.....	113,100	...	69,731	...	62
Number reporting.....	111,200	100	69,470	100	...
1 room.....	5,700	5	5,252	8	9
2 rooms.....	16,000	14	12,835	18	25
3 rooms.....	20,000	18	13,677	20	46
4 rooms.....	25,800	23	12,225	18	111
5 rooms.....	26,200	24	14,918	21	76
6 rooms.....	12,200	11	6,448	9	89
7 rooms or more.....	5,400	5	4,115	6	31
Median number of rooms.....	4.0	...	3.7	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
SAN ANTONIO STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	134,200	100	84,692	100	58
1 person.....	13,200	10	7,193	8	84
2 persons.....	36,100	27	21,772	26	66
3 persons.....	29,000	22	18,787	22	54
4 persons.....	23,200	17	14,277	17	62
5 persons.....	14,200	11	8,994	11	58
6 persons.....	8,100	6	5,347	6	51
7 persons or more.....	10,300	8	8,322	10	24
Median number of persons.....	3.1	...	3.2	...	...
SAN ANTONIO CITY					
Occupied dwelling units.....	108,400	100	65,745	100	65
1 person.....	11,000	10	5,874	9	87
2 persons.....	30,300	28	16,906	26	79
3 persons.....	23,400	22	14,523	22	61
4 persons.....	18,400	17	10,806	16	70
5 persons.....	11,000	10	6,971	11	58
6 persons.....	6,200	6	4,144	6	50
7 persons or more.....	8,100	7	6,521	10	24
Median number of persons.....	3.1	...	3.2	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
SAN ANTONIO STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	134,200	...	84,692	...
Number reporting.....	132,600	100	84,344	100
1.00 or less.....	94,700	71	58,093	69
1.01 to 1.50.....	17,700	13	9,630	11
1.51 or more.....	20,200	15	16,621	20
SAN ANTONIO CITY				
Occupied dwelling units.....	108,400	...	65,745	...
Number reporting.....	107,100	100	65,525	100
1.00 or less.....	79,400	74	44,597	68
1.01 to 1.50.....	13,000	12	7,671	12
1.51 or more.....	14,700	14	13,257	20

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

Type of structure	1950		1940	
	Number	Percent	Number	Percent
SAN ANTONIO STANDARD METROPOLITAN AREA				
All dwelling units.....	141,300	100	90,252	100
1 to 4 dwelling unit.....	130,200	92	84,428	94
1 dwelling unit detached without business..	98,600	70	62,425	69
1 dwelling unit attached without business..	1,600	1	(1)	(1)
Other 1 to 4 dwelling unit.....	30,000	21	(1)	(1)
5 to 9 dwelling unit.....	7,800	6	3,885	4
10 dwelling unit or more.....	3,400	2	1,939	2
SAN ANTONIO CITY				
All dwelling units.....	113,100	100	69,731	100
1 to 4 dwelling unit.....	101,900	90	64,087	92
1 dwelling unit detached without business..	72,500	64	44,176	63
1 dwelling unit attached without business..	1,500	1	(1)	(1)
Other 1 to 4 dwelling unit.....	27,900	25	(1)	(1)
5 to 9 dwelling unit.....	7,800	7	3,755	5
10 dwelling unit or more.....	3,400	3	1,889	3

¹ Data not available.

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

Condition and plumbing facilities	Number	Percent
SAN ANTONIO STANDARD METROPOLITAN AREA		
All dwelling units.....	141,300	...
Number reporting condition and plumbing facilities.....	138,200	100
Not dilapidated, with private toilet and bath, and hot running water..	78,400	57
Not dilapidated, with private toilet and bath, and only cold running water.....	10,400	8
Not dilapidated, with running water, lacking private toilet or bath..	21,500	16
Dilapidated or no running water.....	27,800	20
Renter occupied.....	59,600	...
Number reporting condition and plumbing facilities.....	58,300	100
Not dilapidated, with private toilet and bath, and hot running water..	27,800	48
Not dilapidated, with private toilet and bath, and only cold running water.....	3,700	6
Not dilapidated, with running water, lacking private toilet or bath..	10,700	18
Dilapidated or no running water.....	16,200	28
SAN ANTONIO CITY		
All dwelling units.....	113,100	...
Number reporting condition and plumbing facilities.....	110,400	100
Not dilapidated, with private toilet and bath, and hot running water..	69,400	63
Not dilapidated, with private toilet and bath, and only cold running water.....	7,700	7
Not dilapidated, with running water, lacking private toilet or bath..	14,500	13
Dilapidated or no running water.....	18,800	17
Renter occupied.....	49,800	...
Number reporting condition and plumbing facilities.....	48,600	100
Not dilapidated, with private toilet and bath, and hot running water..	26,200	54
Not dilapidated, with private toilet and bath, and only cold running water.....	2,500	5
Not dilapidated, with running water, lacking private toilet or bath..	8,200	17
Dilapidated or no running water.....	11,700	24

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

Contract monthly rent	Number	Per-cent
SAN ANTONIO STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	55,000	100
Under \$10.....	4,100	7
\$10 to \$14.....	5,700	10
\$15 to \$19.....	4,800	9
\$20 to \$29.....	9,500	17
\$30 to \$39.....	9,300	17
\$40 to \$49.....	7,800	14
\$50 to \$59.....	4,900	9
\$60 to \$74.....	3,900	7
\$75 to \$99.....	3,400	6
\$100 or more.....	1,600	3
Median rent.....	\$33	...
SAN ANTONIO CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	47,400	100
Under \$10.....	2,400	5
\$10 to \$14.....	4,400	9
\$15 to \$19.....	3,600	8
\$20 to \$29.....	8,000	17
\$30 to \$39.....	8,500	18
\$40 to \$49.....	7,300	15
\$50 to \$59.....	4,600	10
\$60 to \$74.....	3,800	8
\$75 to \$99.....	3,300	7
\$100 or more.....	1,500	3
Median rent.....	\$36	...

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 SAN ANTONIO STANDARD METROPOLITAN AREA AND SAN ANTONIO CITY: 1950

Value of one-dwelling structures	Number	Per-cent
SAN ANTONIO STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	59,400	100
Under \$3,000.....	11,200	19
\$3,000 to \$4,999.....	12,100	20
\$5,000 to \$7,499.....	15,700	26
\$7,500 to \$9,999.....	9,900	17
\$10,000 to \$14,999.....	7,700	13
\$15,000 to \$19,999.....	1,900	3
\$20,000 or more.....	900	2
Median value.....	\$5,969	...
SAN ANTONIO CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	48,000	100
Under \$3,000.....	6,000	13
\$3,000 to \$4,999.....	7,800	16
\$5,000 to \$7,499.....	14,400	30
\$7,500 to \$9,999.....	9,600	20
\$10,000 to \$14,999.....	7,600	16
\$15,000 to \$19,999.....	1,800	4
\$20,000 or more.....	900	2
Median value.....	\$6,721	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

May 15, 1951

Washington 25, D. C.

Series HC-3, No. 44

HOUSING CHARACTERISTICS OF THE SAN DIEGO, CALIF., 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 San Diego Standard Metropolitan Area,¹ dwelling units average about the same number of rooms, and the average size of household is larger 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 184,300, an increase of 84,100, or 84 percent, since 1940. Much of the increase was the result of new construction although 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 113 percent in contrast to the net increase of 68 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 87,100, or 51 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 40,900, or 45 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only 3 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 more persons than in 1940. The median number of rooms was 4.3 in 1950. Only 2 percent of the total were 1-room units, and 19 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.8 in 1950, compared with 2.6 in 1940. About half the units in 1950 contained 2 or 3 persons.

Two-thirds (67 percent) of the units were in 1-dwelling-unit detached structures without business. Twenty-four 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 10 percent were in multi-unit structures containing 5 or more units.

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.

The median monthly rent of nonfarm rental units was \$37. One-fourth of the units were renting for \$29 or less, and one-fourth were renting for more than \$50.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$9,600. One-fourth were estimated to sell for \$7,100 or less, and one-fourth were estimated at \$13,500 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
SAN DIEGO STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	184,300	100
Occupied dwelling units.....	169,800	92
Owner occupied.....	87,100	47
Renter occupied.....	82,700	45
Vacant dwelling units.....	14,500	8
Nonseasonal not dilapidated, for rent or sale.....	6,000	3
POPULATION		
Total population.....	556,808	...
Population in dwelling units.....	530,900	...

¹ The San Diego Standard Metropolitan Area comprises San Diego County, Calif.

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 27,800 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	75,000.....	3,400
2,500.....	600	100,000.....	4,000
5,000.....	800	125,000.....	4,500
10,000.....	1,200	150,000.....	5,000
25,000.....	1,800	175,000.....	5,500
50,000.....	2,700		

To illustrate, there were an estimated 82,700 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 3,600. 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 79,100 and 86,300.

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	180,000
	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 81,000 renter-occupied dwelling units reporting on condition and plumbing facilities, 5 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 4 percent and 6 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 SAN DIEGO STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	169,800	100	90,179	100	88
Owner occupied.....	87,100	51	40,917	45	113
Renter occupied.....	82,700	49	49,262	55	68

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

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	184,300	...	100,245	...	84
Number reporting.....	181,000	100	99,459	100	...
1 room.....	3,500	2	4,214	4	-17
2 rooms.....	13,600	8	10,396	10	31
3 rooms.....	37,100	20	18,122	18	105
4 rooms.....	47,600	26	19,834	20	140
5 rooms.....	45,500	25	25,648	26	77
6 rooms.....	21,900	12	12,363	12	77
7 rooms or more.....	11,900	7	8,882	9	34
Median number of rooms.....	4.3	...	4.4	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	169,800	100	90,179	100	88
1 person.....	19,100	11	12,658	14	51
2 persons.....	53,300	31	30,667	34	74
3 persons.....	37,800	22	20,051	22	89
4 persons.....	32,400	19	13,623	15	138
5 persons.....	16,000	9	6,763	7	137
6 persons.....	6,300	4	3,178	4	98
7 persons or more.....	4,800	3	3,239	4	48
Median number of persons.....	2.8	...	2.6	...	...

52339

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	169,800	...	90,179	...
Number reporting.....	167,200	100	89,557	100
1.00 or less.....	145,200	87	79,529	89
1.01 to 1.50.....	16,600	10	6,185	7
1.51 or more.....	5,400	3	3,843	4

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

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	184,300	100	100,245	100
1 to 4 dwelling unit.....	166,100	90	91,061	91
1 dwelling unit detached without business..	123,300	67	77,074	77
1 dwelling unit attached without business..	1,200	1	(1)	(1)
Other 1 to 4 dwelling unit.....	41,600	23	(1)	(1)
5 dwelling unit or more.....	18,200	10	9,184	9

¹ 1940 data not available.

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

Condition and plumbing facilities	Number	Percent
All dwelling units.....	184,300	...
Number reporting condition and plumbing facilities.....	180,100	100
Not dilapidated, with private toilet and bath, and hot running water.....	161,300	90
Not dilapidated, with private toilet and bath, and only cold running water.....	2,100	1
Not dilapidated, with running water, lacking private toilet or bath.....	8,500	5
Dilapidated or no running water.....	8,300	5
Renter occupied.....	82,700	...
Number reporting condition and plumbing facilities.....	81,000	100
Not dilapidated, with private toilet and bath, and hot running water.....	72,900	90
Not dilapidated, with private toilet and bath, and only cold running water.....	600	1
Not dilapidated, with running water, lacking private toilet or bath.....	3,900	5
Dilapidated or no running water.....	3,700	5

3003

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

Contract monthly rent	Number	Per- cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	78,700	100
Under \$10.....	700	1
\$10 to \$14.....	400	1
\$15 to \$19.....	1,200	2
\$20 to \$29.....	19,300	25
\$30 to \$39.....	23,600	30
\$40 to \$49.....	12,900	16
\$50 to \$59.....	8,400	11
\$60 to \$74.....	6,600	8
\$75 to \$99.....	4,100	5
\$100 or more.....	1,600	2
Median rent.....	\$37	...

¹ Excludes seasonal and dilapidated vacant units.

52559

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE SAN DIEGO 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.....	67,200	100
Under \$3,000.....	1,700	3
\$3,000 to \$4,999.....	4,400	7
\$5,000 to \$7,499.....	12,300	18
\$7,500 to \$9,999.....	17,800	26
\$10,000 to \$14,999.....	19,800	29
\$15,000 to \$19,999.....	6,500	10
\$20,000 or more.....	4,600	7
Median value.....	\$9,585	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

July 13, 1951

Washington 25, D. C.

Series HC-3, No. 45

HOUSING CHARACTERISTICS OF THE SAN FRANCISCO-OAKLAND, CALIF., 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 San Francisco-Oakland 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 the central cities of San

Francisco and Oakland; separate data are also shown for each of the two cities.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 791,900, an increase of 296,400, or 60 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 the central cities alone increased at a slower rate. Since 1940, dwelling units in San Francisco increased 20 percent; the total in

¹ The San Francisco-Oakland Standard Metropolitan Area comprises Alameda, Contra Costa, Marin, San Francisco, San Mateo, and Solano Counties, Calif.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA AND SAN FRANCISCO AND OAKLAND CITIES: 1950

Subject	San Francisco-Oakland Standard Metropolitan Area		San Francisco city		Oakland city	
	Number	Percent	Number	Percent	Number	Percent
OCCUPANCY						
All dwelling units.....	791,900	100	266,100	100	137,200	100
Occupied dwelling units.....	729,700	92	257,800	97	132,900	97
Owner occupied.....	387,000	49	95,700	36	64,600	47
Renter occupied.....	342,700	43	162,100	61	68,300	50
Vacant dwelling units.....	62,200	8	8,400	3	4,400	3
Nonseasonal not dilapidated, for rent or sale.....	16,700	2	4,600	2	2,700	2
POPULATION						
Total population.....	2,240,800	...	775,400	...	384,600	...
Population in dwelling units.....	2,125,400	...	689,500	...	367,400	...

1950 was 266,100 dwelling units. In Oakland, the increase was 32 percent, bringing the total to 137,200 dwelling units in 1950.

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. The rate was equally low for each of the two cities. 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 102 percent in contrast to the net increase of 26 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 387,000, or 53 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 191,600, or 41 percent, in 1940.

In the central cities, the gain in home ownership since 1940 was smaller than in the metropolitan area as a whole. In both cities, owner-occupied units increased approximately 50 percent; at the same time, the percent increase in the number of renter-occupied units was smaller than for the total metropolitan area.

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 4.6 in 1940 to 4.3 in 1950. About 4 percent of the total were 1-room units, and one-fifth (18 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.6 in 1950. More than one-half (54 percent) of the units contained 2 or 3 persons.

In Oakland, the median number of rooms and the median number of persons in 1950 were about the same as those in the total metropolitan area. In San Francisco, however, both medians were smaller; the median number of rooms was 4.1 and the median number of persons was 2.3.

Type of structure.--About four-fifths (78 percent) of the units in the metropolitan area

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were in 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining one-fifth were in multi-unit structures containing 5 or more units.

In the city of Oakland, the proportions were about the same as those for the entire metropolitan area. In the city of San Francisco, however, there were relatively more units in the larger multi-unit structures; about two-fifths (39 percent) of the units in the city 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 both cities, 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 \$40. One-fourth of the units were renting for \$32 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 \$10,700. One-fourth of the units were estimated to sell for \$7,700 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.

In the two cities, rents were about the same as in the total metropolitan area. Values for owner units, however, were higher in San Francisco than those in the total metropolitan area; the median value of owner units in San Francisco was approximately \$12,200. For Oakland, the median value was about the same as for 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.

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

To illustrate, in San Francisco city there were an estimated 162,100 renter-occupied dwelling units. The sampling variability is about 11,400. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulations of the 1950 Census will be between 150,700 and 173,500.

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:								
	San Francisco-Oakland Standard Metropolitan Area			San Francisco city			Oakland city		
	330,000	725,000	780,000	70,000	155,000	260,000	50,000	70,000	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	2	2	1
5 or 95	3	2	2	3	2	2	3	2	2
10 or 90	4	2	2	4	3	2	4	3	2
25 or 75	5	3	3	6	4	3	5	4	3
50	6	4	4	7	5	4	6	5	4

To illustrate, of the estimated 729,700 occupied dwelling units in the metropolitan area, 47 percent were renter-occupied. 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 tabulations of the 1950 Census will be between 43 percent and 51 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 SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA AND SAN FRANCISCO AND OAKLAND CITIES: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	729,700	100	462,693	100	58
Owner occupied.....	387,000	53	191,639	41	102
Renter occupied.....	342,700	47	271,054	59	26
SAN FRANCISCO CITY					
Occupied dwelling units.....	257,800	100	206,011	100	25
Owner occupied.....	95,700	37	64,398	31	49
Renter occupied.....	162,100	63	141,613	69	14
OAKLAND CITY					
Occupied dwelling units.....	132,900	100	99,325	100	34
Owner occupied.....	64,600	49	42,593	43	52
Renter occupied.....	68,300	51	56,732	57	20

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA AND SAN FRANCISCO AND OAKLAND CITIES: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA					
All dwelling units.....	791,900	...	495,518	...	60
Number reporting.....	778,800	100	487,621	100	...
1 room.....	28,800	4	22,339	5	29
2 rooms.....	89,700	12	59,988	12	50
3 rooms.....	122,500	16	69,478	14	76
4 rooms.....	181,000	23	85,243	17	112
5 rooms.....	210,300	27	131,589	27	60
6 rooms.....	96,300	12	70,536	14	37
7 rooms or more.....	50,200	6	48,448	10	4
Median number of rooms.....	4.3	...	4.6	...	...
SAN FRANCISCO CITY					
All dwelling units.....	266,100	...	222,176	...	20
Number reporting.....	259,200	100	218,160	100	...
1 room.....	14,200	5	14,024	6	1
2 rooms.....	43,000	17	37,515	17	15
3 rooms.....	43,700	17	35,161	16	24
4 rooms.....	48,700	19	36,130	17	35
5 rooms.....	59,800	23	51,387	24	16
6 rooms.....	31,700	12	27,457	13	15
7 rooms or more.....	18,000	7	16,486	8	9
Median number of rooms.....	4.1	...	4.1	...	...

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA AND SAN FRANCISCO AND OAKLAND CITIES: 1950 AND 1940--Con.

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
OAKLAND CITY					
All dwelling units.....	137,200	...	103,709	...	32
Number reporting.....	135,500	100	101,558	100	...
1 room.....	6,600	5	4,286	4	54
2 rooms.....	17,900	13	11,065	11	62
3 rooms.....	23,400	17	13,964	14	68
4 rooms.....	23,900	18	17,580	17	36
5 rooms.....	35,500	26	29,609	29	20
6 rooms.....	16,500	12	15,314	15	8
7 rooms or more.....	11,700	9	9,740	10	20
Median number of rooms.....	4.3	...	4.6	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	729,700	100	462,693	100	58
1 person.....	110,100	15	66,367	14	66
2 persons.....	231,100	32	149,944	32	54
3 persons.....	161,300	22	108,362	23	49
4 persons.....	127,700	18	73,899	16	73
5 persons.....	59,900	8	35,068	8	71
6 persons.....	23,100	3	15,578	3	48
7 persons or more.....	16,500	2	13,475	3	22
Median number of persons.....	2.6	...	2.6	...	...
SAN FRANCISCO CITY					
Occupied dwelling units.....	257,800	100	206,011	100	25
1 person.....	58,300	23	36,743	18	59
2 persons.....	87,500	34	69,397	34	26
3 persons.....	50,100	19	45,298	22	11
4 persons.....	34,300	13	29,338	14	17
5 persons.....	15,900	6	13,757	7	16
6 persons.....	6,500	3	6,203	3	5
7 persons or more.....	5,200	2	5,275	3	-1
Median number of persons.....	2.3	...	2.5	...	...
OAKLAND CITY					
Occupied dwelling units.....	132,900	100	99,325	100	34
1 person.....	22,500	17	13,720	14	64
2 persons.....	45,500	34	32,966	33	38
3 persons.....	27,600	21	23,665	24	17
4 persons.....	20,700	16	15,702	16	32
5 persons.....	9,600	7	7,301	7	31
6 persons.....	4,000	3	3,203	3	25
7 persons or more.....	3,000	2	2,768	3	8
Median number of persons.....	2.5	...	2.6	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	729,700	...	462,693	...
Number reporting.....	719,600	100	456,082	100
1.00 or less.....	648,500	90	419,149	92
1.01 to 1.50.....	52,200	7	25,430	6
1.51 or more.....	18,900	3	11,503	3
SAN FRANCISCO CITY				
Occupied dwelling units.....	257,800	...	206,011	...
Number reporting.....	251,800	100	202,702	100
1.00 or less.....	232,400	92	186,676	92
1.01 to 1.50.....	13,500	5	11,028	5
1.51 or more.....	5,900	2	4,998	2
OAKLAND CITY				
Occupied dwelling units.....	132,900	...	99,325	...
Number reporting.....	131,500	100	97,431	100
1.00 or less.....	117,900	90	89,821	92
1.01 to 1.50.....	8,800	7	5,579	6
1.51 or more.....	4,800	4	2,031	2

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA AND SAN FRANCISCO AND OAKLAND CITIES: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA				
All dwelling units.....	791,900	100	495,518	100
1 to 4 dwelling unit.....	614,500	78	378,490	76
5 to 9 dwelling unit.....	84,700	11	37,843	8
10 dwelling unit or more.....	92,700	12	79,185	16
SAN FRANCISCO CITY				
All dwelling units.....	266,100	100	222,176	100
1 to 4 dwelling unit.....	163,300	61	135,214	61
5 to 9 dwelling unit.....	33,400	13	25,508	11
10 dwelling unit or more.....	69,500	26	61,454	28
OAKLAND CITY				
All dwelling units.....	137,200	100	103,709	100
1 to 4 dwelling unit.....	106,900	78	84,091	81
5 to 9 dwelling unit.....	15,000	11	7,625	7
10 dwelling unit or more.....	15,300	11	11,993	12

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA AND SAN FRANCISCO AND OAKLAND CITIES: 1950

(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA		
All dwelling units.....	791,900	...
Number reporting condition and plumbing facilities.....	775,400	100
Not dilapidated, with private toilet and bath, and hot running water..	698,600	90
Not dilapidated, with private toilet and bath, and only cold running water.....	6,900	1
Not dilapidated, with running water, lacking private toilet or bath..	45,400	6
Dilapidated or no running water.....	24,500	3
Renter occupied.....	342,700	...
Number reporting condition and plumbing facilities.....	334,300	100
Not dilapidated, with private toilet and bath, and hot running water..	287,200	86
Not dilapidated, with private toilet and bath, and only cold running water.....	1,300	...
Not dilapidated, with running water, lacking private toilet or bath..	32,600	10
Dilapidated or no running water.....	13,200	4
SAN FRANCISCO CITY		
All dwelling units.....	266,100	...
Number reporting condition and plumbing facilities.....	257,400	100
Not dilapidated, with private toilet and bath, and hot running water..	227,300	88
Not dilapidated, with private toilet and bath, and only cold running water.....	900	...
Not dilapidated, with running water, lacking private toilet or bath..	22,100	9
Dilapidated or no running water.....	7,200	3
Renter occupied.....	162,100	...
Number reporting condition and plumbing facilities.....	155,700	100
Not dilapidated, with private toilet and bath, and hot running water..	129,600	83
Not dilapidated, with private toilet and bath, and only cold running water.....	700	...
Not dilapidated, with running water, lacking private toilet or bath..	19,800	13
Dilapidated or no running water.....	5,600	4
OAKLAND CITY		
All dwelling units.....	137,200	...
Number reporting condition and plumbing facilities.....	136,000	100
Not dilapidated, with private toilet and bath, and hot running water..	119,400	88
Not dilapidated, with private toilet and bath, and only cold running water.....	400	...
Not dilapidated, with running water, lacking private toilet or bath..	11,500	8
Dilapidated or no running water.....	4,700	3
Renter occupied.....	68,300	...
Number reporting condition and plumbing facilities.....	67,700	100
Not dilapidated, with private toilet and bath, and hot running water..	54,300	80
Not dilapidated, with private toilet and bath, and only cold running water.....	300	...
Not dilapidated, with running water, lacking private toilet or bath..	9,700	14
Dilapidated or no running water.....	3,400	5

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

(Percent not shown where less than 1)

Contract monthly rent	Number	Per-cent
SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	332,000	100
Under \$10.....	700	...
\$10 to \$14.....	4,600	1
\$15 to \$19.....	9,600	3
\$20 to \$29.....	47,800	14
\$30 to \$39.....	98,800	30
\$40 to \$49.....	69,000	21
\$50 to \$59.....	39,700	12
\$60 to \$74.....	28,700	9
\$75 to \$99.....	20,700	6
\$100 or more.....	12,200	4
Median rent.....	\$40	...
SAN FRANCISCO CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	154,800	100
Under \$10.....	400	...
\$10 to \$14.....	3,200	2
\$15 to \$19.....	6,600	4
\$20 to \$29.....	24,700	16
\$30 to \$39.....	41,000	26
\$40 to \$49.....	35,200	23
\$50 to \$59.....	16,200	10
\$60 to \$74.....	11,900	8
\$75 to \$99.....	8,900	6
\$100 or more.....	6,800	4
Median rent.....	\$40	...
OAKLAND CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	67,200	100
Under \$10.....	200	...
\$10 to \$14.....	800	1
\$15 to \$19.....	1,900	3
\$20 to \$29.....	10,100	15
\$30 to \$39.....	17,500	26
\$40 to \$49.....	16,600	25
\$50 to \$59.....	9,400	14
\$60 to \$74.....	6,000	9
\$75 to \$99.....	3,300	5
\$100 or more.....	1,500	2
Median rent.....	\$41	...

¹ Excludes seasonal and dilapidated vacant units.

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

(Percent not shown where less than 1)

Value of one-dwelling structures	Number	Per-cent
SAN FRANCISCO-OAKLAND STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	326,100	100
Under \$3,000.....	5,500	2
\$3,000 to \$4,999.....	13,300	4
\$5,000 to \$7,499.....	55,400	17
\$7,500 to \$9,999.....	69,200	21
\$10,000 to \$14,999.....	130,300	40
\$15,000 to \$19,999.....	31,800	10
\$20,000 or more.....	20,800	6
Median value.....	\$10,704	...
SAN FRANCISCO CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	71,900	100
Under \$3,000.....	300	...
\$3,000 to \$4,999.....	1,600	2
\$5,000 to \$7,499.....	7,000	10
\$7,500 to \$9,999.....	12,000	17
\$10,000 to \$14,999.....	33,300	46
\$15,000 to \$19,999.....	11,000	15
\$20,000 or more.....	6,700	9
Median value.....	\$12,210	...
OAKLAND CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	51,800	100
Under \$3,000.....	400	1
\$3,000 to \$4,999.....	1,700	3
\$5,000 to \$7,499.....	8,900	17
\$7,500 to \$9,999.....	14,300	28
\$10,000 to \$14,999.....	17,000	33
\$15,000 to \$19,999.....	5,800	11
\$20,000 or more.....	3,700	7
Median value.....	\$10,126	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For p.m. release)

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Series HC-3, No. 46

HOUSING CHARACTERISTICS OF THE SCRANTON, PA., 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 Scranton 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 74,400, about the same as in 1940. The number of units added through new construction and conversion was offset by the number lost through cave-in's and demolitions.

One of the significant developments since 1940 was the increase in home ownership. Homes occupied by their owners increased 15 percent in contrast to the net decrease of 14 percent in the number occupied by renters.

The gain in home ownership resulted largely from the sale of existing rental homes for owner occupancy. About 37,100, or 52 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 32,400, or 45 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 5.5 in 1950. Very few were 1-room units, and about one-fourth (23 percent) contained 7 rooms or more. The median number of persons in occupied dwelling units decreased significantly, from 3.7 in 1940 to 3.2 in 1950. About one-half of the units in 1950 contained 2 or 3 persons.

About two-fifths (42 percent) of the units were in 1-dwelling-unit detached structures without business. 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. The remaining 5 percent were in multi-unit structures containing 5 or more units.

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 median monthly rent of nonfarm rental units was \$26. One-fourth of the units were renting for \$19 or less, and one-fourth were renting for \$36 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$6,000. One-fourth were estimated to sell for \$4,100 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 SCRANTON STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	74,400	100
Occupied dwelling units.....	71,600	96
Owner occupied.....	37,100	50
Renter occupied.....	34,500	46
Vacant dwelling units.....	2,700	4
Nonseasonal not dilapidated, for rent or sale.....	400	1
POPULATION		
Total population.....	257,400	...
Population in dwelling units.....	250,900	...

¹ The Scranton Standard Metropolitan Area comprises Lackawanna County, Pa.

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

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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 useable 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.

... 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 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.....	200	30,000.....	1,400
2,500.....	400	40,000.....	1,600
5,000.....	500	50,000.....	1,800
10,000.....	700	60,000.....	2,000
15,000.....	900	70,000.....	2,200
20,000.....	1,100		

To illustrate, there were an estimated 34,500 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 1,500. 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 33,000 and 36,000.

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:		
	20,000	40,000	70,000
	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 34,000 renter-occupied dwelling units reporting on condition and plumbing facilities, 7 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 6 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 SCRANTON STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	71,600	100	72,374	100	-1
Owner occupied.....	37,100	52	32,379	45	15
Renter occupied.....	34,500	48	39,995	55	-14

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE SCRANTON STANDARD METROPOLITAN AREA: 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	
All dwelling units.....	74,400	...	74,450	...	...
Number reporting.....	73,500	100	73,433	100	...
1 room.....	300	...	634	1	...
2 rooms.....	1,100	1	1,581	2	-30
3 rooms.....	6,900	9	6,925	9	...
4 rooms.....	13,900	19	13,105	18	6
5 rooms.....	13,700	19	12,993	18	5
6 rooms.....	20,900	28	20,733	28	1
7 rooms or more.....	16,900	23	17,462	24	-3
Median number of rooms.....	5.5	...	5.6	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	71,600	100	72,374	100	-1
1 person.....	5,500	8	3,461	5	59
2 persons.....	17,400	24	13,591	19	28
3 persons.....	17,300	24	15,866	22	9
4 persons.....	14,600	20	14,394	20	1
5 persons.....	8,700	12	10,118	14	-14
6 persons.....	4,200	6	6,313	9	-33
7 persons or more.....	3,900	5	8,631	12	-55
Median number of persons.....	3.2	...	3.7

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	71,600	...	72,374	...
Number reporting.....	71,000	100	71,538	100
1.00 or less.....	65,000	92	59,554	83
1.01 to 1.50.....	5,000	7	8,932	12
1.51 or more.....	1,000	1	3,052	4

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

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	74,400	100	74,450	100
1 to 4 dwelling unit.....	70,600	95	71,393	96
1 dwelling unit detached without business..	31,500	42	30,963	42
1 dwelling unit attached without business..	300	...	(1)	(1)
Other 1 to 4 dwelling unit.....	38,900	52	(1)	(1)
5 to 9 dwelling unit.....	3,000	4	2,485	3
10 dwelling unit or more.....	700	1	572	1

¹ 1940 data not available.

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

Condition and plumbing facilities	Number	Percent
All dwelling units.....	74,400	...
Number reporting condition and plumbing facilities.....	73,000	100
Not dilapidated, with private toilet and bath, and hot running water....	55,400	76
Not dilapidated, with private toilet and bath, and only cold running water.....	1,500	2
Not dilapidated, with running water, lacking private toilet or bath.....	11,700	16
Dilapidated or no running water.....	4,500	6
Renter occupied.....	34,500	...
Number reporting condition and plumbing facilities.....	34,000	100
Not dilapidated, with private toilet and bath, and hot running water....	23,800	70
Not dilapidated, with private toilet and bath, and only cold running water.....	1,000	3
Not dilapidated, with running water, lacking private toilet or bath.....	6,700	20
Dilapidated or no running water.....	2,500	7

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

Contract monthly rent	Number	Per-cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	32,000	100
Under \$10.....	400	1
\$10 to \$14.....	2,800	9
\$15 to \$19.....	5,600	18
\$20 to \$29.....	10,900	34
\$30 to \$39.....	6,300	20
\$40 to \$49.....	3,200	10
\$50 to \$59.....	1,400	4
\$60 to \$74.....	700	2
\$75 to \$99.....	600	2
\$100 or more.....	300	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 SCRANTON 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.....	21,700	100
Under \$3,000.....	2,200	10
\$3,000 to \$4,999.....	5,600	26
\$5,000 to \$7,499.....	7,100	33
\$7,500 to \$9,999.....	2,700	13
\$10,000 to \$14,999.....	2,500	12
\$15,000 to \$19,999.....	800	4
\$20,000 or more.....	500	2
Median value.....	\$6,024	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For p.m. papers)

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HOUSING CHARACTERISTICS OF THE SEATTLE, WASH., 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 Seattle Standard Metropolitan Area,¹ dwelling units average about the same number of 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

¹ The Seattle Standard Metropolitan Area comprises King County, Wash.

shown for the total standard metropolitan area, which includes Seattle city, and for Seattle city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 254,800, an increase of 71,600, or 39 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 SEATTLE STANDARD METROPOLITAN AREA AND SEATTLE CITY: 1950

Subject	Seattle Standard Metropolitan Area		Seattle city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	254,800	100	164,100	100
Occupied dwelling units.....	240,900	95	158,600	97
Owner occupied.....	149,300	59	87,900	54
Renter occupied.....	91,600	36	70,700	43
Vacant dwelling units.....	13,900	5	5,500	3
Nonseasonal not dilapidated, for rent or sale.....	6,400	3	3,200	2
POPULATION				
Total population.....	733,000	...	467,900	...
Population in dwelling units.....	696,000	...	434,000	...

P R E L I M I N A R Y

For the same period, dwelling units in Seattle city alone increased at a slower rate; the number increased to 164,100 by 1950, a gain of 29,300 dwelling units, or 22 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 3 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 73 percent in contrast to the net increase of 10 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 149,300, or 62 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 86,100, or 51 percent, in 1940.

In the city also, there was a shift from renter to owner occupancy since 1940. Owner-occupied units increased 57 percent in contrast to practically no change in the number occupied by renters. About 87,900, or 55 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 56,100, or 44 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained about the same number of rooms and households consisted of about the same number of persons as in 1940. The median number of rooms was 4.3 in 1950. Five percent of the total were 1-room units, and about one-fourth (23 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.6 in 1950. More than one-half (53 percent) of the units contained 2 or 3 persons.

For the city, the median number of rooms in 1950 was about the same as the median for the entire metropolitan area. However, the median number of persons in the city alone was smaller, the median being 2.4. The proportion

of units with 1 or 2 persons was higher in the city than in the metropolitan area as a whole.

Type of structure.--About two-thirds (68 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business, and 17 percent were in multi-unit structures containing 5 or more units.

Within the city alone, units in 1-dwelling-unit detached structures amounted to 58 percent of the dwelling units. One-fourth (25 percent) were in multi-unit structures containing 5 or more units.

Condition and plumbing facilities.--Approximately 7 out of 8 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 \$38. About one-fourth of the units were renting for \$29 or less, and one-fourth were renting for \$50 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 \$8,700. One-fourth of the units were estimated to sell for \$6,100 or less, and one-fourth were estimated at \$12,500 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 within the city were about the same as those in the metropolitan area as a whole. Values for owner units, however, were slightly higher than those for the total metropolitan area; the median in the city was \$9,400 and one-fourth of the units were estimated at \$13,200 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.

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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 22,000 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....	700	600	125,000....	5,100	4,100
5,000....	1,000	800	150,000....	5,600	4,400
10,000....	1,500	1,200	175,000....	6,000	...
25,000....	2,300	1,800	200,000....	6,400	...
50,000....	3,200	2,600	225,000....	6,700	...
75,000....	4,000	3,100	250,000....	7,100	...
100,000....	4,500	3,600			

To illustrate, there were an estimated 91,600 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 4,300. 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 87,300 and 95,900.

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		
	80,000	150,000	250,000	60,000	125,000	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	1	1	1	1	1	1
5 or 95	1	1	1	1	1	1
10 or 90	2	1	1	1	1	1
25 or 75	2	2	1	2	1	1
50	3	2	1	2	2	1

To illustrate, of the estimated 88,200 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 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 6 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 SEATTLE STANDARD METROPOLITAN AREA AND SEATTLE CITY:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
SEATTLE STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	240,900	100	169,125	100	42
Owner occupied.....	149,300	62	86,069	51	73
Renter occupied.....	91,600	38	83,056	49	10
SEATTLE CITY					
Occupied dwelling units.....	158,600	100	126,354	100	26
Owner occupied.....	87,900	55	56,080	44	57
Renter occupied.....	70,700	45	70,274	56	1

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

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
SEATTLE STANDARD METROPOLITAN AREA					
All dwelling units.....	254,800	...	183,151	...	39
Number reporting.....	249,400	100	179,629	100	...
1 room.....	13,400	5	19,258	11	-30
2 rooms.....	25,500	10	20,893	12	22
3 rooms.....	36,400	15	25,517	14	43
4 rooms.....	60,100	24	33,052	18	82
5 rooms.....	55,600	22	37,090	21	50
6 rooms.....	30,200	12	21,776	12	39
7 rooms or more.....	28,200	11	22,043	12	28
Median number of rooms.....	4.3	...	4.2	...	...
SEATTLE CITY					
All dwelling units.....	164,100	...	134,807	...	22
Number reporting.....	160,600	100	132,144	100	...
1 room.....	10,800	7	16,588	13	-35
2 rooms.....	20,100	13	16,440	12	22
3 rooms.....	23,300	15	17,641	13	32
4 rooms.....	29,100	18	20,729	16	40
5 rooms.....	34,700	22	26,904	20	29
6 rooms.....	21,000	13	16,499	12	27
7 rooms or more.....	21,500	13	17,343	13	24
Median number of rooms.....	4.4	...	4.2	...	...

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

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
SEATTLE STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	240,900	100	169,125	100	42
1 person.....	38,300	16	31,020	18	23
2 persons.....	77,800	32	52,451	31	48
3 persons.....	50,300	21	36,958	22	36
4 persons.....	41,000	17	25,989	15	57
5 persons.....	20,100	8	12,563	7	60
6 persons.....	8,100	3	5,525	3	47
7 persons or more.....	5,400	2	4,619	3	17
Median number of persons.....	2.6	...	2.5	...	...
SEATTLE CITY					
Occupied dwelling units.....	158,600	100	126,354	100	26
1 person.....	30,400	19	25,812	20	18
2 persons.....	54,300	34	39,133	31	39
3 persons.....	31,700	20	27,151	21	17
4 persons.....	23,800	15	18,687	15	27
5 persons.....	11,000	7	8,778	7	25
6 persons.....	4,600	3	3,797	3	21
7 persons or more.....	2,700	2	2,996	2	-10
Median number of persons.....	2.4	...	2.5	...	...

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

Persons per room	1950		1940	
	Number	Percent	Number	Percent
SEATTLE STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	240,900	...	169,125	...
Number reporting.....	236,900	100	166,068	100
1.00 or less.....	216,000	91	150,614	91
1.01 to 1.50.....	15,500	7	9,750	6
1.51 or more.....	5,300	2	5,704	3
SEATTLE CITY				
Occupied dwelling units.....	158,600	...	126,354	...
Number reporting.....	156,000	100	123,976	100
1.00 or less.....	145,700	93	114,526	92
1.01 to 1.50.....	7,600	5	6,141	5
1.51 or more.....	2,700	2	3,309	3

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

Type of structure	1950		1940	
	Number	Percent	Number	Percent
SEATTLE STANDARD METROPOLITAN AREA				
All dwelling units.....	254,800	100	183,151	100
1 to 4 dwelling unit.....	212,200	83	140,086	76
1 dwelling unit detached without business..	173,600	68	124,457	68
1 dwelling unit attached without business..	7,600	3	(1)	(1)
Other 1 to 4 dwelling unit.....	31,000	12	(1)	(1)
5 dwelling unit or more.....	42,700	17	43,065	24
SEATTLE CITY				
All dwelling units.....	164,100	100	134,807	100
1 to 4 dwelling unit.....	122,900	75	92,520	69
1 dwelling unit detached without business..	95,200	58	78,769	58
1 dwelling unit attached without business..	1,200	1	(1)	(1)
Other 1 to 4 dwelling unit.....	26,400	16	(1)	(1)
5 dwelling unit or more.....	41,200	25	42,287	31

¹ Data not available.

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

(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
SEATTLE STANDARD METROPOLITAN AREA		
All dwelling units.....	254,800	...
Number reporting condition and plumbing facilities.....	246,100	100
Not dilapidated, with private toilet and bath, and hot running water..	212,000	86
Not dilapidated, with private toilet and bath, and only cold running water.....	600	...
Not dilapidated, with running water, lacking private toilet or bath..	19,200	8
Dilapidated or no running water.....	14,400	6
Renter occupied.....	91,600	...
Number reporting condition and plumbing facilities.....	88,200	100
Not dilapidated, with private toilet and bath, and hot running water..	68,600	78
Not dilapidated, with private toilet and bath, and only cold running water.....	200	...
Not dilapidated, with running water, lacking private toilet or bath..	13,400	15
Dilapidated or no running water.....	6,000	7
SEATTLE CITY		
All dwelling units.....	164,100	...
Number reporting condition and plumbing facilities.....	158,500	100
Not dilapidated, with private toilet and bath, and hot running water..	137,800	87
Not dilapidated, with private toilet and bath, and only cold running water.....	200	...
Not dilapidated, with running water, lacking private toilet or bath..	14,000	9
Dilapidated or no running water.....	6,400	4
Renter occupied.....	70,700	...
Number reporting condition and plumbing facilities.....	67,900	100
Not dilapidated, with private toilet and bath, and hot running water..	51,200	75
Not dilapidated, with private toilet and bath, and only cold running water.....	100	...
Not dilapidated, with running water, lacking private toilet or bath..	12,300	18
Dilapidated or no running water.....	4,300	6

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

Contract monthly rent	Number	Per-cent
SEATTLE STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	87,600	100
Under \$10.....	600	1
\$10 to \$14.....	2,300	3
\$15 to \$19.....	4,100	5
\$20 to \$29.....	15,700	18
\$30 to \$39.....	24,300	28
\$40 to \$49.....	18,500	21
\$50 to \$59.....	9,400	11
\$60 to \$74.....	6,000	7
\$75 to \$99.....	4,300	5
\$100 or more.....	2,300	3
Median rent.....	\$38	...
SEATTLE CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	69,100	100
Under \$10.....	400	1
\$10 to \$14.....	1,900	3
\$15 to \$19.....	3,400	5
\$20 to \$29.....	13,500	20
\$30 to \$39.....	18,900	27
\$40 to \$49.....	13,900	20
\$50 to \$59.....	7,300	11
\$60 to \$74.....	4,400	6
\$75 to \$99.....	3,300	5
\$100 or more.....	2,100	3
Median rent.....	\$38	...

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 SEATTLE STANDARD METROPOLITAN AREA AND SEATTLE CITY: 1950

Value of one-dwelling structures	Number	Per-cent
SEATTLE STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	131,700	100
Under \$3,000.....	5,200	4
\$3,000 to \$4,999.....	13,300	10
\$5,000 to \$7,499.....	31,600	24
\$7,500 to \$9,999.....	31,700	24
\$10,000 to \$14,999.....	33,500	25
\$15,000 to \$19,999.....	8,400	6
\$20,000 or more.....	8,000	6
Median value.....	\$8,692	...
SEATTLE CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	78,100	100
Under \$3,000.....	1,100	1
\$3,000 to \$4,999.....	5,200	7
\$5,000 to \$7,499.....	17,200	22
\$7,500 to \$9,999.....	19,800	25
\$10,000 to \$14,999.....	23,200	30
\$15,000 to \$19,999.....	6,300	8
\$20,000 or more.....	5,400	7
Median value.....	\$9,413	...

¹ Excludes seasonal and dilapidated vacant units.