

Historical Census of Housing Tables

Gross Rents

Between 1940 and 2000, median monthly gross rent in the United States rose in every decade except the 1940s (see graph). After dropping to a low of \$257 in 1950, median gross rent increased to a high of \$602 in 2000, more than double the gross rent in 1950 (after adjusting for inflation). Both gross rents adjusted and unadjusted for inflation are presented. Gross rent is the monthly amount of rent plus the estimated average monthly cost of utilities (electricity, gas, water and sewer) and fuels (oil, coal, kerosene, wood, etc.). Monthly rents were computed for specified renter-occupied units paying cash rent, which exclude one-family houses on ten or more acres.

When comparing states, the District of Columbia had the highest median gross rent in both 1940 and 1950. Between 1960 and 1980, Alaska was at the top; and Hawaii was at the top from 1990 to 2000 (Both Alaska and Hawaii became states in 1959.). Prior to 1980, the lowest median gross rents were generally found in southern states. For example, Mississippi, Alabama, and Arkansas were usually at the bottom. Since 1980, Midwestern states such as South Dakota and North Dakota have joined southern states at or near the bottom.

Median Gross Rents

	2000	1990	1980	1970	1960	1950	1940
	Adjusted to 2000 dollars						
United States	\$602	\$571	\$481	\$415	\$350	\$257	\$284
Alabama	\$447	\$415	\$372	\$265	\$222	\$149	\$126
Alaska	\$720	\$714	\$728	\$726	\$621	NA	NA
Arizona	\$619	\$560	\$523	\$419	\$340	\$223	\$190
Arkansas	\$453	\$419	\$366	\$273	\$232	\$169	\$121
California	\$747	\$792	\$560	\$484	\$389	\$256	\$286
Colorado	\$671	\$534	\$499	\$422	\$355	\$238	\$230
Connecticut	\$681	\$764	\$515	\$488	\$379	\$274	\$351
Delaware	\$639	\$632	\$489	\$426	\$379	\$279	\$308
Dist. of Columbia	\$618	\$612	\$443	\$457	\$399	\$346	\$471
Florida	\$641	\$615	\$505	\$430	\$350	\$238	\$163
Georgia	\$613	\$553	\$418	\$330	\$251	\$166	\$134
Hawaii	\$779	\$830	\$616	\$507	\$355	NA	NA
Idaho	\$515	\$422	\$432	\$353	\$320	\$266	\$216
Illinois	\$605	\$569	\$487	\$476	\$419	\$286	\$339
Indiana	\$521	\$478	\$432	\$403	\$345	\$254	\$246
Iowa	\$470	\$429	\$447	\$380	\$335	\$258	\$240
Kansas	\$498	\$475	\$432	\$361	\$325	\$227	\$195
Kentucky	\$445	\$408	\$392	\$319	\$271	\$186	\$167
Louisiana	\$466	\$450	\$424	\$311	\$261	\$162	\$157
Maine	\$497	\$535	\$428	\$346	\$315	\$250	\$259
Maryland	\$689	\$700	\$527	\$488	\$384	\$280	\$278
Massachusetts	\$684	\$741	\$505	\$449	\$370	\$284	\$351
Michigan	\$546	\$540	\$495	\$442	\$379	\$287	\$342
Minnesota	\$566	\$539	\$467	\$449	\$355	\$262	\$291
Mississippi	\$439	\$395	\$356	\$250	\$212	\$149	\$117
Missouri	\$484	\$470	\$418	\$369	\$320	\$221	\$231
Montana	\$447	\$397	\$396	\$342	\$325	\$247	\$237
Nebraska	\$491	\$445	\$422	\$365	\$330	\$257	\$226
Nevada	\$699	\$650	\$614	\$542	\$448	\$287	\$271
New Hampshire	\$646	\$701	\$497	\$380	\$320	\$245	\$268
New Jersey	\$751	\$756	\$534	\$484	\$394	\$295	\$374
New Mexico	\$503	\$475	\$426	\$338	\$350	\$248	\$177
New York	\$672	\$621	\$493	\$426	\$365	\$293	\$404
North Carolina	\$548	\$488	\$406	\$330	\$271	\$179	\$151
North Dakota	\$412	\$400	\$408	\$373	\$350	\$259	\$218
Ohio	\$515	\$484	\$445	\$403	\$370	\$252	\$291
Oklahoma	\$456	\$434	\$426	\$315	\$281	\$207	\$171
Oregon	\$620	\$521	\$509	\$411	\$345	\$268	\$222
Pennsylvania	\$531	\$516	\$443	\$357	\$315	\$241	\$285
Rhode Island	\$553	\$625	\$439	\$357	\$305	\$243	\$291

South Carolina	\$510	\$480	\$408	\$296	\$241	\$158	\$121
South Dakota	\$426	\$391	\$372	\$338	\$330	\$256	\$220
Tennessee	\$505	\$456	\$402	\$315	\$256	\$186	\$155
Texas	\$574	\$505	\$487	\$365	\$296	\$225	\$176
Utah	\$597	\$471	\$465	\$373	\$325	\$242	\$238
Vermont	\$553	\$570	\$443	\$376	\$305	\$250	\$252
Virginia	\$650	\$632	\$513	\$442	\$350	\$237	\$197
Washington	\$663	\$569	\$503	\$434	\$350	\$263	\$226
West Virginia	\$401	\$387	\$386	\$277	\$261	\$172	\$178
Wisconsin	\$540	\$510	\$463	\$434	\$389	\$297	\$323
Wyoming	\$437	\$425	\$499	\$334	\$330	\$250	\$224

Note: To adjust for inflation, the 1940 to 1990 median gross rents were adjusted to 2000 dollars using the appropriate CPI-U-RS adjustment factor.

Year:	1940	1950	1960	1970	1980	1990
Adjustment factor:	10.406639	6.057971	4.927308	3.840735	1.979479	1.277636

Median Gross Rents: Unadjusted

	2000	1990	1980	1970	1960	1950	1940
United States	\$602	\$447	\$243	\$108	\$71	\$42	\$27
Alabama	\$447	\$325	\$188	\$69	\$45	\$25	\$12
Alaska	\$720	\$559	\$368	\$189	\$126	NA	NA
Arizona	\$619	\$438	\$264	\$109	\$69	\$37	\$18
Arkansas	\$453	\$328	\$185	\$71	\$47	\$28	\$12
California	\$747	\$620	\$283	\$126	\$79	\$42	\$27
Colorado	\$671	\$418	\$252	\$110	\$72	\$39	\$22
Connecticut	\$681	\$598	\$260	\$127	\$77	\$45	\$34
Delaware	\$639	\$495	\$247	\$111	\$77	\$46	\$30
District of Colu	\$618	\$479	\$224	\$119	\$81	\$57	\$45
Florida	\$641	\$481	\$255	\$112	\$71	\$39	\$16
Georgia	\$613	\$433	\$211	\$86	\$51	\$27	\$13
Hawaii	\$779	\$650	\$311	\$132	\$72	NA	NA
Idaho	\$515	\$330	\$218	\$92	\$65	\$44	\$21
Illinois	\$605	\$445	\$246	\$124	\$85	\$47	\$33
Indiana	\$521	\$374	\$218	\$105	\$70	\$42	\$24
Iowa	\$470	\$336	\$226	\$99	\$68	\$43	\$23
Kansas	\$498	\$372	\$218	\$94	\$66	\$38	\$19
Kentucky	\$445	\$319	\$198	\$83	\$55	\$31	\$16
Louisiana	\$466	\$352	\$214	\$81	\$53	\$27	\$15
Maine	\$497	\$419	\$216	\$90	\$64	\$41	\$25
Maryland	\$689	\$548	\$266	\$127	\$78	\$46	\$27
Massachusetts	\$684	\$580	\$255	\$117	\$75	\$47	\$34
Michigan	\$546	\$423	\$250	\$115	\$77	\$47	\$33
Minnesota	\$566	\$422	\$236	\$117	\$72	\$43	\$28
Mississippi	\$439	\$309	\$180	\$65	\$43	\$25	\$11
Missouri	\$484	\$368	\$211	\$96	\$65	\$36	\$22
Montana	\$447	\$311	\$200	\$89	\$66	\$41	\$23
Nebraska	\$491	\$348	\$213	\$95	\$67	\$43	\$22
Nevada	\$699	\$509	\$310	\$141	\$91	\$47	\$26
New Hampshire	\$646	\$549	\$251	\$99	\$65	\$41	\$26
New Jersey	\$751	\$592	\$270	\$126	\$80	\$49	\$36
New Mexico	\$503	\$372	\$215	\$88	\$71	\$41	\$17
New York	\$672	\$486	\$249	\$111	\$74	\$48	\$39
North Carolina	\$548	\$382	\$205	\$86	\$55	\$30	\$14
North Dakota	\$412	\$313	\$206	\$97	\$71	\$43	\$21
Ohio	\$515	\$379	\$225	\$105	\$75	\$42	\$28
Oklahoma	\$456	\$340	\$215	\$82	\$57	\$34	\$16
Oregon	\$620	\$408	\$257	\$107	\$70	\$44	\$21
Pennsylvania	\$531	\$404	\$224	\$93	\$64	\$40	\$27
Rhode Island	\$553	\$489	\$222	\$93	\$62	\$40	\$28
South Carolina	\$510	\$376	\$206	\$77	\$49	\$26	\$12
South Dakota	\$426	\$306	\$188	\$88	\$67	\$42	\$21
Tennessee	\$505	\$357	\$203	\$82	\$52	\$31	\$15
Texas	\$574	\$395	\$246	\$95	\$60	\$37	\$17
Utah	\$597	\$369	\$235	\$97	\$66	\$40	\$23
Vermont	\$553	\$446	\$224	\$98	\$62	\$41	\$24
Virginia	\$650	\$495	\$259	\$115	\$71	\$39	\$19
Washington	\$663	\$445	\$254	\$113	\$71	\$43	\$22
West Virginia	\$401	\$303	\$195	\$72	\$53	\$28	\$17
Wisconsin	\$540	\$399	\$234	\$113	\$79	\$49	\$31
Wyoming	\$437	\$333	\$252	\$87	\$67	\$41	\$22

NA: Not Available