SOMA Table Creator Help Guide

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1. Create a simple table
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Create a simple table back to top

NOTE: You can create a table by selecting a Type of Estimate and Topic, while using the default selections for all other sections.

To create a table that shows Quarterly Estimates by Asking Rent:

- Select "Quarterly Estimates" from the Select Type of Estimate pop-up window.
- Select "Asking Rent" from the Select a Topic pop-up window.
- Since “Asking Rent” is only available for Apartments, the tool defaults to “Apartments” in the Select Type of Unit pop-up window. If the selected table topic applies to Apartments and Condos/Cooperative Units, you may need to select the type of unit from the Select Type of Unit pop-up window before proceeding to the next step.
- Click the "Get Table" button at the bottom of the form.

This creates the table below. Please note that the table below is just an excerpt for demonstration purposes. The actual table has many more rows.

Absorptions as of 3rd Quarter 2018 - Apartments - Quarterly Estimates (Recent Data) - Asking Rent

[Figures may not add to total due to rounding of estimates. All values in the tables have been rounded to four significant digits as part of the disclosure avoidance protocol. Margin of Error is calculated at the 90% confidence interval. Z rounds to zero; X represents not applicable or no cases in sample; S represents estimates that have been withheld because they did not meet publication standards; '.' represents forthcoming data.]

Characteristics	Total units completed	Percent absorbed within 3 months	Percent absorbed within 6 months	Percent absorbed within 9 months	Percent absorbed within 12 months	Percent not absorbed within 12 months
	Characteristics	Estimate	Estimate	Estimate	Estimate	Estimate
2017 July - September Co mpletions						
Total	82,890	57	77	88	95	5
Asking Monthly Rent						
Less than $850	8,310	54	79	89	96	4
$850 to $1,049	12,040	65	80	89	98	2
$1,050 to $1,249	11,250	63	79	90	96	4
$1,250 to $1,449	11,410	58	75	86	95	5
$1,450 to $1,649	8,805	55	74	88	95	5
$1,650 to $1,849	6,517	51	76	88	94	6
$1,850 to $2,049	6,059	56	82	88	93	7
$2,050 to $2,249	2,478	62	79	89	97	3
$2,250 to $2,449	2,395	47	76	84	90	10
$2,450 or more	13,640	52	71	85	92	8
Median (dollars)	$1,422					

Create a table with column variables back to top

The columns in the table example below are appended to the table that was created in the first example, with the “Furnished” and “Unfurnished” columns to the right of the “Total” column. Due to space limitations in this document, displaying the entire table is not feasible. The table below is just an excerpt for demonstration purposes. The actual table has many more rows. The column variable you selected appears below the table title (seen in red in the table example below.)

- NOTE: If you previously created the table in the first example, then use the “Clear Selections” button in the tool to reset the form. The steps below presume you have not created the table in the previous example.
- To create a Quarterly table that shows the Asking Rent by Furnished/Unfurnished units:
  - Select "Quarterly Estimates" from the Select Type of Estimate pop-up window.
  - Select "Asking Rent" from the Select a Topic pop-up window.
  - Select “Furnished/Unfurnished” from the Select Column Characteristic pop-up window.
  - Since “Asking Rent” is only available for Apartments, the tool defaults to “Apartments” in the Select Type of Unit pop-up window. If a table topic applies to Apartments and Condos/Cooperative Units, you may need to select the type of unit from the Select Type of Unit pop-up window before proceeding to the next step.
  - Click the "Get Table" button at the bottom of the form.

Absorptions as of 3rd Quarter 2018 - Apartments - Quarterly Estimates (Recent Data) - Asking Rent

Column Characteristic: Furnished/Unfurnished

[Figures may not add to total due to rounding of estimates. All values in the tables have been rounded to four significant digits as part of the disclosure avoidance protocol. Margin of Error is calculated at the 90% confidence interval. Z rounds to zero; X represents not applicable or no cases in sample; S represents estimates that have been withheld because they did not meet publication standards; '.' represents forthcoming data.]

Characteristics	Furnished						Unfurnished					
	Total units completed	Percent absorbed within 3 months	Percent absorbed within 6 months	Percent absorbed within 9 months	Percent absorbed within 12 months	Percent not absorbed within 12 months	Total units completed	Percent absorbed within 3 months	Percent absorbed within 6 months	Percent absorbed within 9 months	Percent absorbed within 12 months	Percent not absorbed within 12 months
	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate	Estimate
2017 July - September Completions												
Total	5,502	78	95	97	99	1	77,390	56	75	87	95	5
Asking Monthly Rent												
Less than $850	990	64	100	100	100		7,321	53	76	88	96	4
$850 to $1,049	974	75	100	100	100		11,060	64	79	88	98	2
$1,050 to $1,249	754	78	87	95	100		10,490	62	78	89	96	4
$1,250 to $1,449	75	89	100	100	100		11,330	58	75	86	95	5
$1,450 to $1,649	544	92	100	100	100		8,261	53	72	87	95	5
$1,650 to $1,849	.	.	.	.	.	.	6,517	51	76	88	94	6
$1,850 to $2,049	728	95	99	100	100		5,331	50	80	87	92	8
$2,050 to $2,249	86	71	100	100	100		2,392	62	78	89	97	3
$2,250 to $2,449	40	8	92	92	100		2,355	47	76	84	90	10
$2,450 or more	1,312	78	88	93	95	5	12,330	50	69	84	92	8
Median (dollars)	$1,339						$1,423					

Downloading back to top

You may download tables in Excel or as a Comma Separated Values (CSV) file. If the table is downloaded in Excel, the format will be similar to what is displayed in HTML table. If the table is downloaded in CSV, the row headers, column headers, and data will be displayed in a utilitarian column format.

To download the table, click the (down arrow) in the top-left area above the table and choose either the Excel or CSV option. A box may pop up asking you what software you would like to use to open the file. If it is installed on your computer, Microsoft Excel should be the default. Click "Ok" or "Open," depending on what browser you are using. In some browsers, you may get the following message: "The file you are trying to open is in a different format than specified by the file extension. Verify that the file is not corrupted and is from a trusted source before opening the file. Do you want to open the file now?" Click "Yes."

Rounding back to top

Estimates are rounded to four significant digits, base 10. Four significant digits is defined as x.yyyE±nnn, where 1 <=x <=9, 0 <= yyy <=999, and nnn is the exponent. The numbers 1,234,000, 1234, 1.234 and 0.0001234 all have four significant digits. Estimates may not add to total due to rounding of estimates.

- If the estimate is less than 10,000, the estimate is rounded to the nearest whole number.
- If the estimate is greater than 10,000:
    - If N is between 10,000-99,999, the estimate is rounded to the nearest 10.
    - If N is between 100,000-999,999, the estimate is rounded to the nearest 100.

Blank cells represent true zeros and a 'Z' represents estimates that round to zero. "Rounds to zero" refers to values that amount to less than half the unit of measurement shown.

Cell Suppression back to top

Suppressed cells display as an 'S'. Suppression can occur for any of the following reasons:

- If the coefficient of variation (CV) is greater than or equal to 30%, the estimate is suppressed;
- If the number of buildings used to calculate a unit estimate is less than or equal to 5, the estimate is suppressed; or
- If the median cost is in the upper, unbounded cost range, the median margin of error is suppressed.

Missing Values back to top

When there no units in the sample that meet the conditions of the cell, the tool will display a 'X' in the cell. If the data are forthcoming, a '.' will be displayed in the cell. If estimates are missing due to being withheld due to not meeting publication standards, a 'S' will be displayed in the tool.

Row and Column Variable Ranges back to top

Variables involving ranges are pre-defined and cannot be customized. For example, Asking Monthly Rent ranges are 'Less than $850,' '$850 to $1,049,' etc. and cannot be changed by the user.

Beginning in June 2019 with the 2019 first quarter completions, SOMA implemented updated cost ranges for both Asking Monthly Rent and Asking Sale Price. The previous and current cost categories are below; please be aware of the cost range changes as you use data across survey years.

Monthly Asking Rent and Asking Price Categories, Before and After 2019 Completions			
Apartments		**Condominiums and Co-operatives**	
Through 2018 Completions	*2019 Completions and Beyond*	*Through 2018 Completions*	*2019 Completions and Beyond*
1. Less than $850	1. Less than $850	1. Less than $200,000	1. Less than $250,000
2. $850 - $1,049	2. $850 - $1,049	2. $200,000 - $249,999	2. $250,000 - $299,999
3. $1,050 - $1,249	3. $1,050 - $1,249	3. $250,000 - $299,999	3. $300,000 - $349,999
4. $1,250 - $1,449	4. $1,250 - $1,449	4. $300,000 - $349,999	4. $350,000 - $399,999
5. $1,450 - $1,649	5. $1,450 - $1,649	5. $350,000 - $399,999	5. $400,000 - $499,999
6. $1,650 - $1,849	6. $1,650 - $1,849	6. $400,000 - $449,999	6. $500,000 -$599,999
7. $1,850 - $2,049	7. $1,850 - $2,049	7. $450,000 - $499,999	7. $600,000 -$699,999
8. $2,050 - $2,249	8. $2,050 - $2,249	8. $500,000 - $549,999	8. $700,000 - $849,999
9. $2,250 - $2,449	9. $2,250 - $2,449	9. $550,000 - $599,999	9. $850,000 - $999,999
10. $2,450 or above	10. $2,450 - $2,699	10. $600,000 - $649,999	10. $1,000,000 - $1,249,999
	11. $2,700 - $2,999	11. $650,000 - $699,999	11. $1,250,000 - $1,499,999
	12. $3,000 or more	12. $700,000 or more	12. $1,500,000 or more

Interpolated Medians back to top

The median rent/sale price is estimated with linear interpolation. This method is used because collecting the cost data for each unit in the building would be a burden to the respondent. To determine the median rent/sale price, the respondent reports how many units are available for rent or sale in specified, mutually exclusive price ranges (e.g., $1,050-$1,249 or $1,250-$1,449). The interpolated median is then calculated based on the following steps:

1. Group the number of units from each price range into a cumulative frequency distribution.
2. Identify which price range contains the midpoint of the distribution.
3. Calculate a linear rate of increase in the cumulative distribution from the previous price range to the one that contains the median
4. Interpolate the median based on which price corresponds with exactly 50% of the distribution, based on the rate of increase in the cumulative distribution calculated in Step 3.

If the midpoint of the distribution falls in the upper, unbounded price group, there is no endpoint with which to calculate a rate of change.

Margins of Error back to top

Tables include the added ability for users to display the Margin of Error (MOE) for each estimate. To display MOEs, simply click the toggle next to the “Show Margin of Error” text below the "Get Table" and "Clear Selections" buttons located in the Table Options section of the Table Criteria menu panel.

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the SOMA estimates are subject to non-sampling error (for a discussion of non-sampling errors, see Accuracy of Estimates). The effect of non-sampling error is not represented in these tables.

Sampling Error for Differences back to top

Two estimates have a statistically significant difference if their margins of error (MOEs) do not overlap.

When MOEs do overlap, estimates are still significantly different if the result of subtracting one from the other is more than

$$\sqrt{(\text{MOE for first estimate})^2 + (\text{MOE for second estimate})^2}$$

Geography back to top

The data in the SOMA Table Creator can be displayed at the Census-defined Regional level (Northeast, Midwest, South, West) or by CBSA status ("inside/outside principal city or CBSA (Core Based Statistical Areas). Users cannot select both region and CBSA status in the same Table Creator query.

Seasonal Adjustments back to top

The construction of new housing units is typically lower during certain times of the year. For example, construction in the Northeast is lowest in December, January, and February when it is curtailed due to weather conditions (cold, snow, etc.). In contrast, new construction tends to rise during the summer. These seasonal changes in the number of new constructions reflect cyclical weather patterns. These changes make it difficult to determine whether changes from one month to the next are a measurement of normal seasonal patterns or to varying economic conditions. To adjust for these seasonal changes, a statistical technique called "seasonal adjustment" is used for unfurnished apartments. Seasonal adjustments use the history of the series to identify the seasonal movements and to calculate the size and direction of these movements for unfurnished apartments. A seasonal adjustment factor is then developed and can be applied to the unfurnished apartment estimates to eliminate the effects of regular seasonal fluctuations on the data. Data for any month may be more meaningfully compared with data from any other month or with an annual average. The seasonally-adjusted estimates spreadsheet is available through the link under "Downloads" at the bottom of the left column on the home page of the Table Creator tool. The spreadsheet will open as an Excel spreadsheet and the percent factor can be applied to the estimates within Table Creator.

About the Survey of Market Absorption of New Multifamily Units (SOMA) back to top

Click on the link above to find information about the purpose, sponsoring agency, upcoming SOMA release dates, FAQs, glossary, and characteristics of the data.

Technical Documentation back to top

Click on the link above to access information on the accuracy of estimates, sample design, and user notes.

SOMA Glossary back to top

Click on the link above to access SOMA definitions.