

Know Your Indicators: Vacancy Measures

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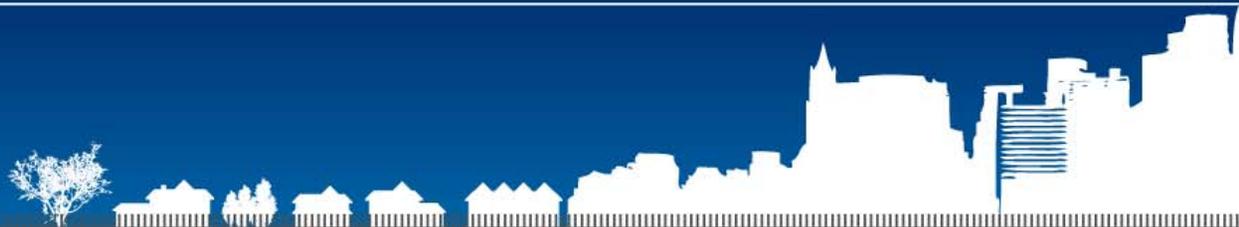


Overview

Vacant units available for rent or for sale

Vacant units not available for rent or for sale

Data sources for vacancy measures



Vacant Units Available for Rent or for Sale

Vacancy Rate

- A ratio of available units and total units.
- One of the most important measures for determining housing market conditions.
- Fluctuates with rents and sales prices in response to demand-supply conditions.
- Typically vacancy rates will change before rents or sales prices.



Vacancy Rate Calculation



Applied to both sales and rental markets.



Balanced Vacancy Rate

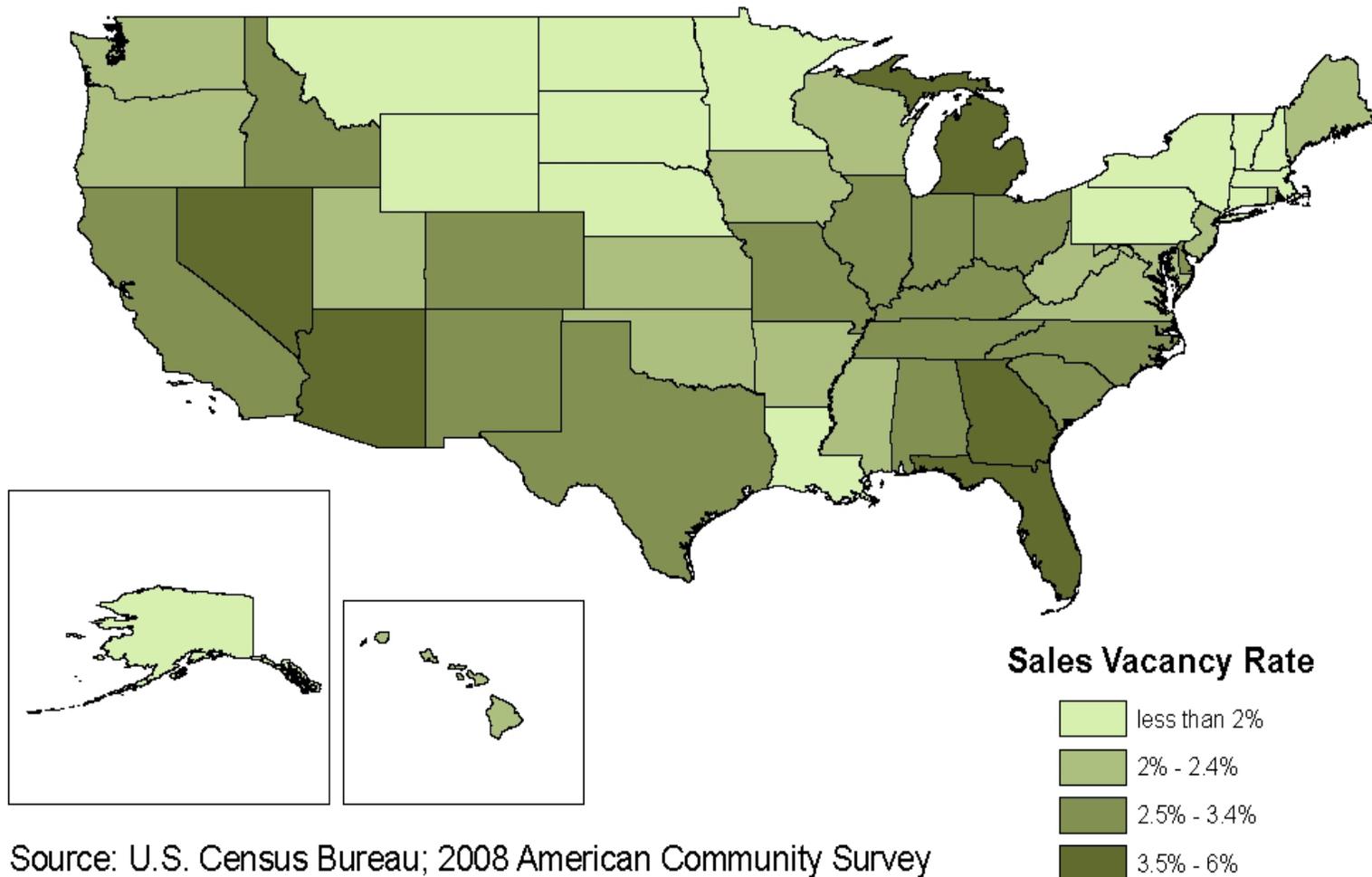
- **Each housing market has its own balanced vacancy rate set by:**
 - **Household Growth**
 - **Construction Levels**
- **Housing Markets with greater household growth and construction levels require a higher balanced vacancy rate to handle the volume of turnover generated and for optimal market conditions.**
- **This is one reason there are regional differences in vacancy rates.**



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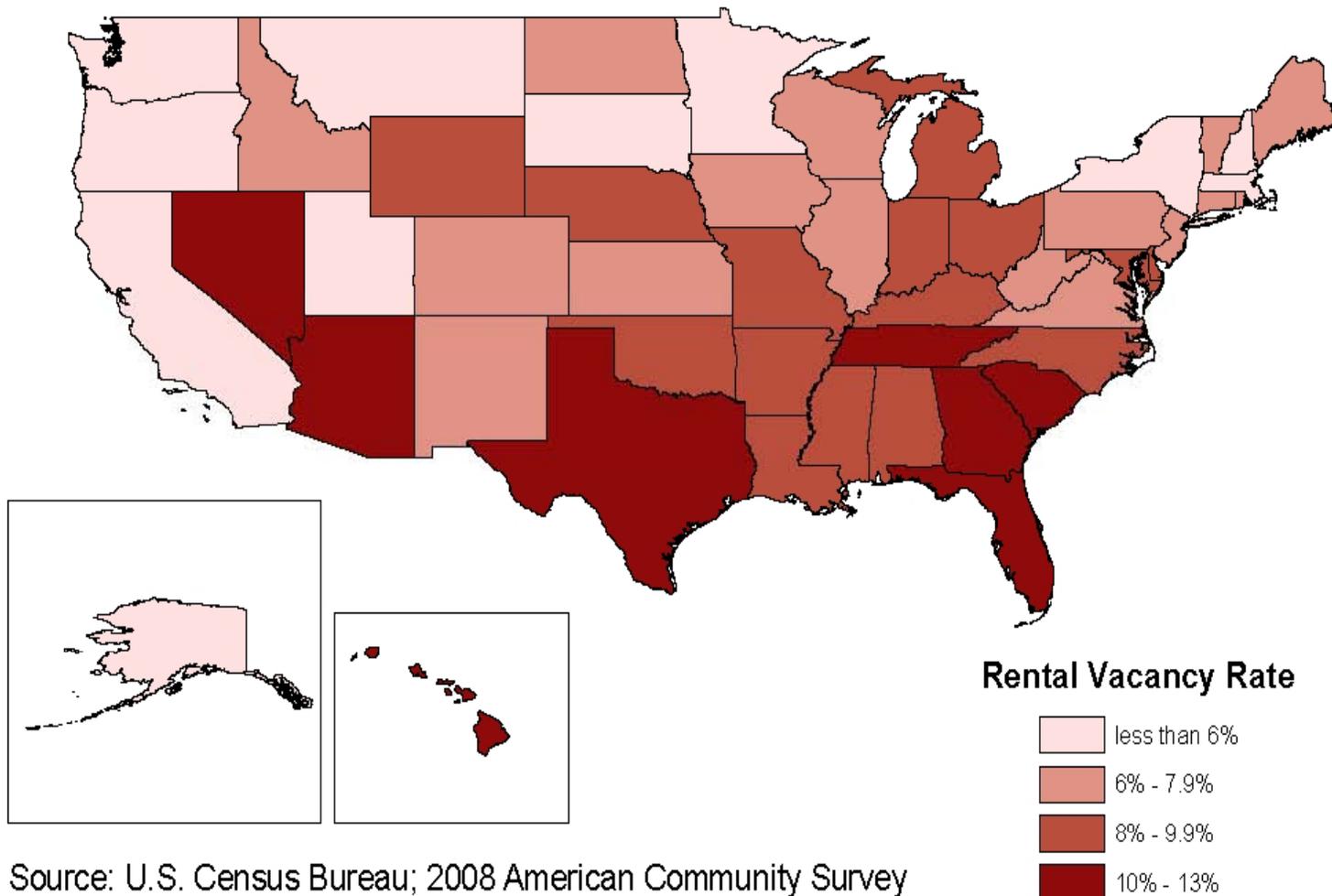


2008 Sales Vacancy Rates by State

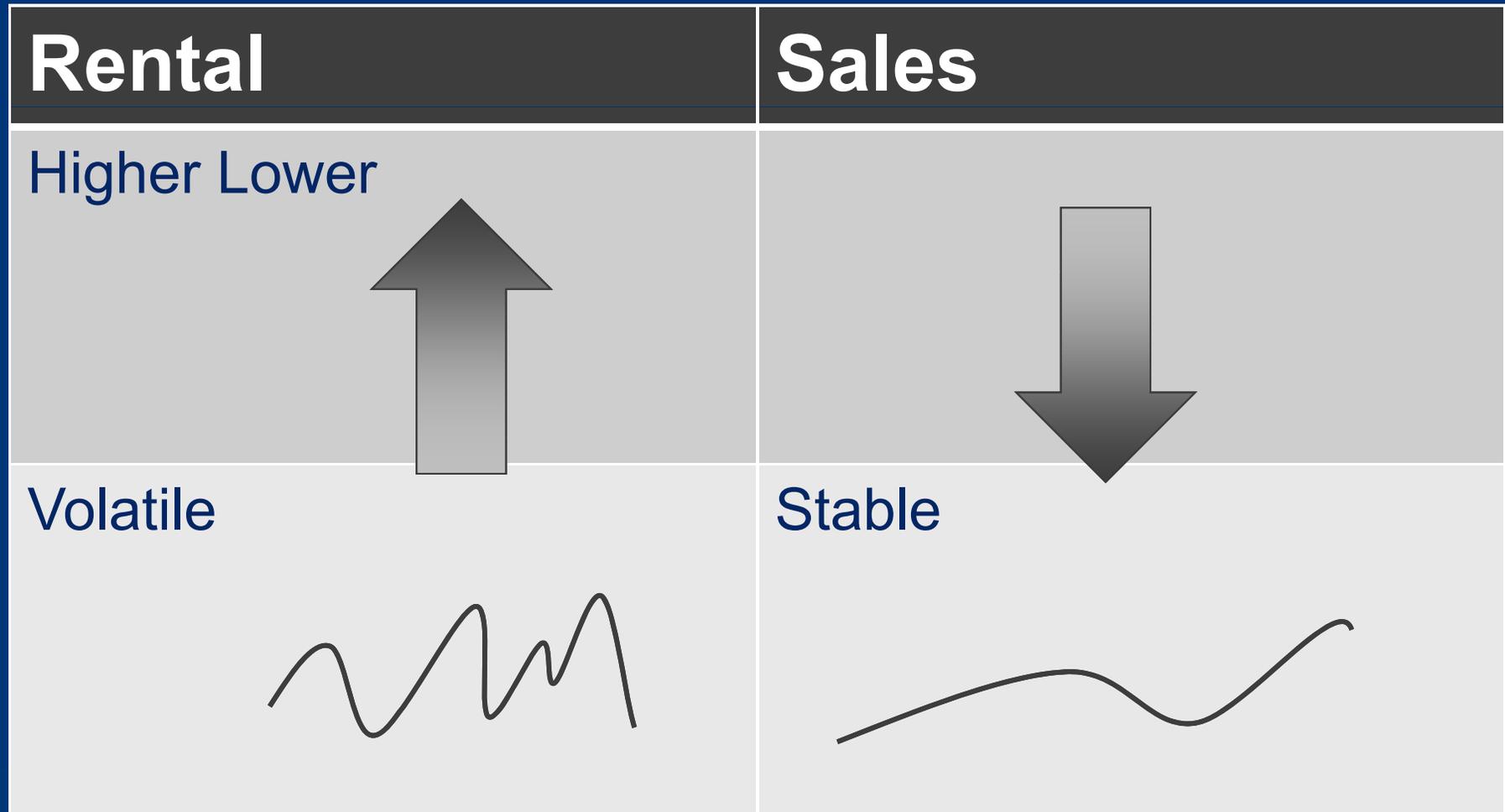


Source: U.S. Census Bureau; 2008 American Community Survey

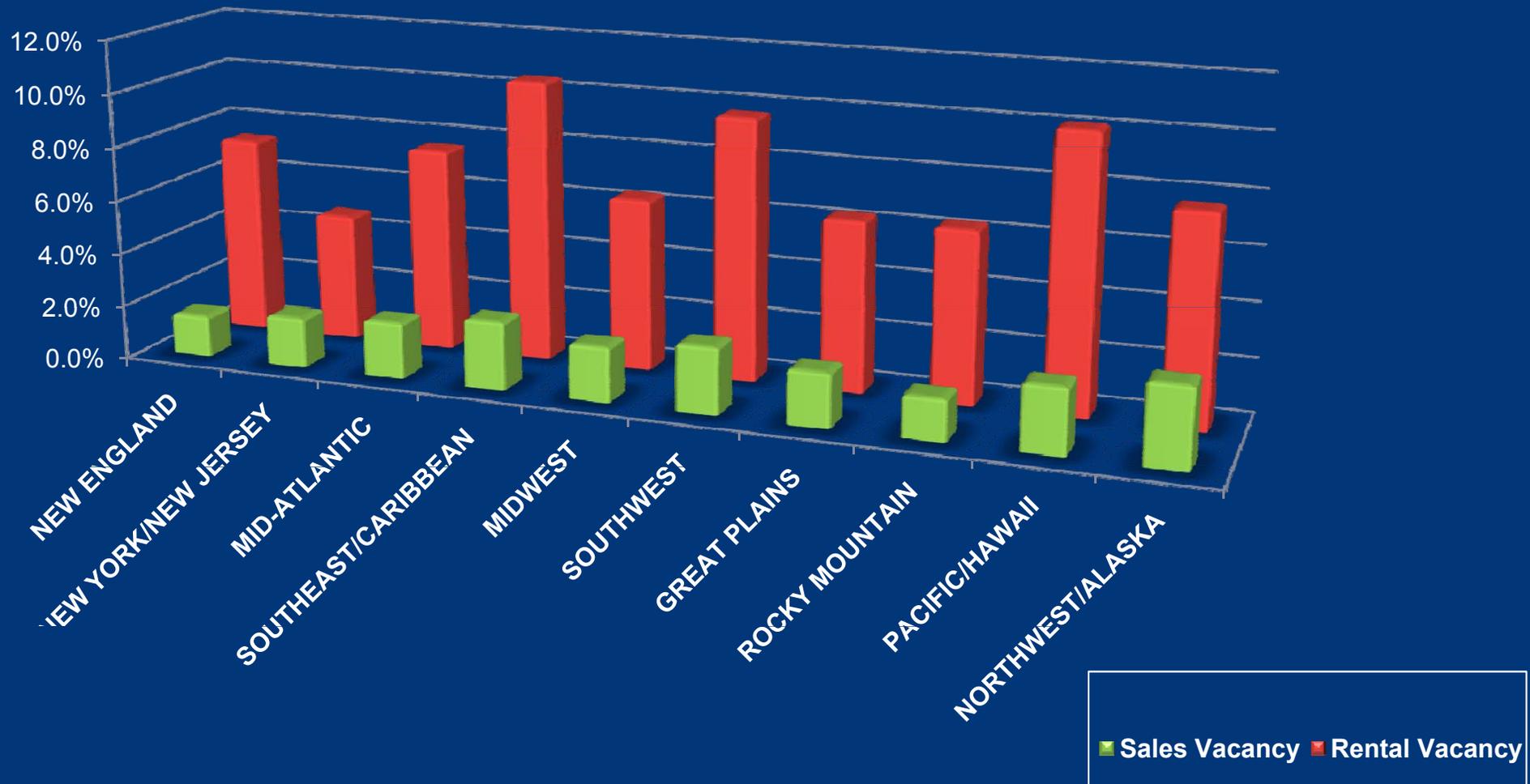
2008 Rental Vacancy Rates by State



Rental Vacancy Rates vs. Sales Vacancy Rates



Vacancy Rates by HUD Regions



Source: U.S. Census Bureau; 2008 American Community Survey

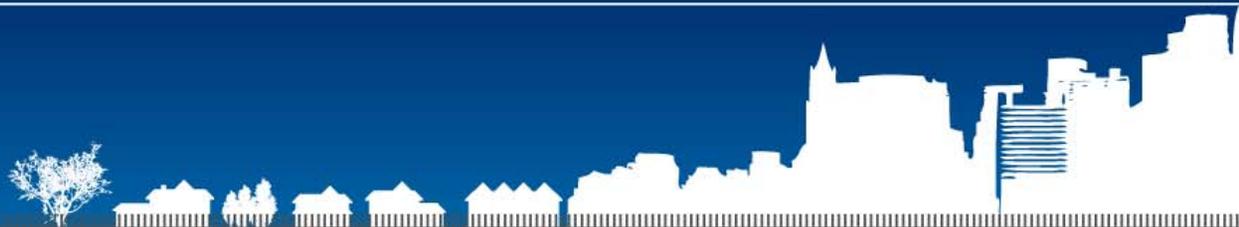


Vacant Units Not Available for Rent or for Sale

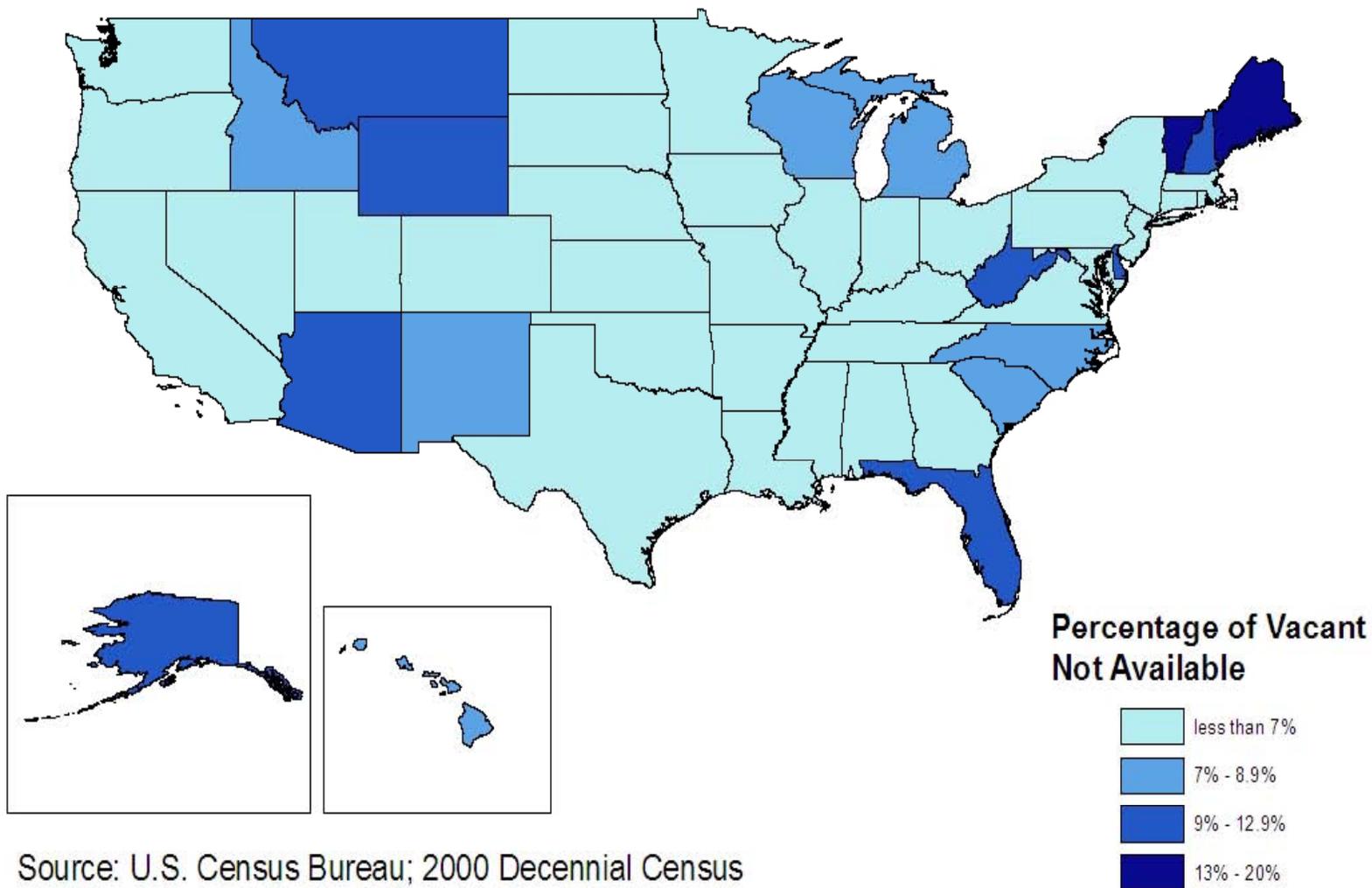
- Rented Not Occupied
- Sold Not Occupied
- Seasonal, Recreational, and Occasional Use
- For Migrant Workers
- Other Vacant



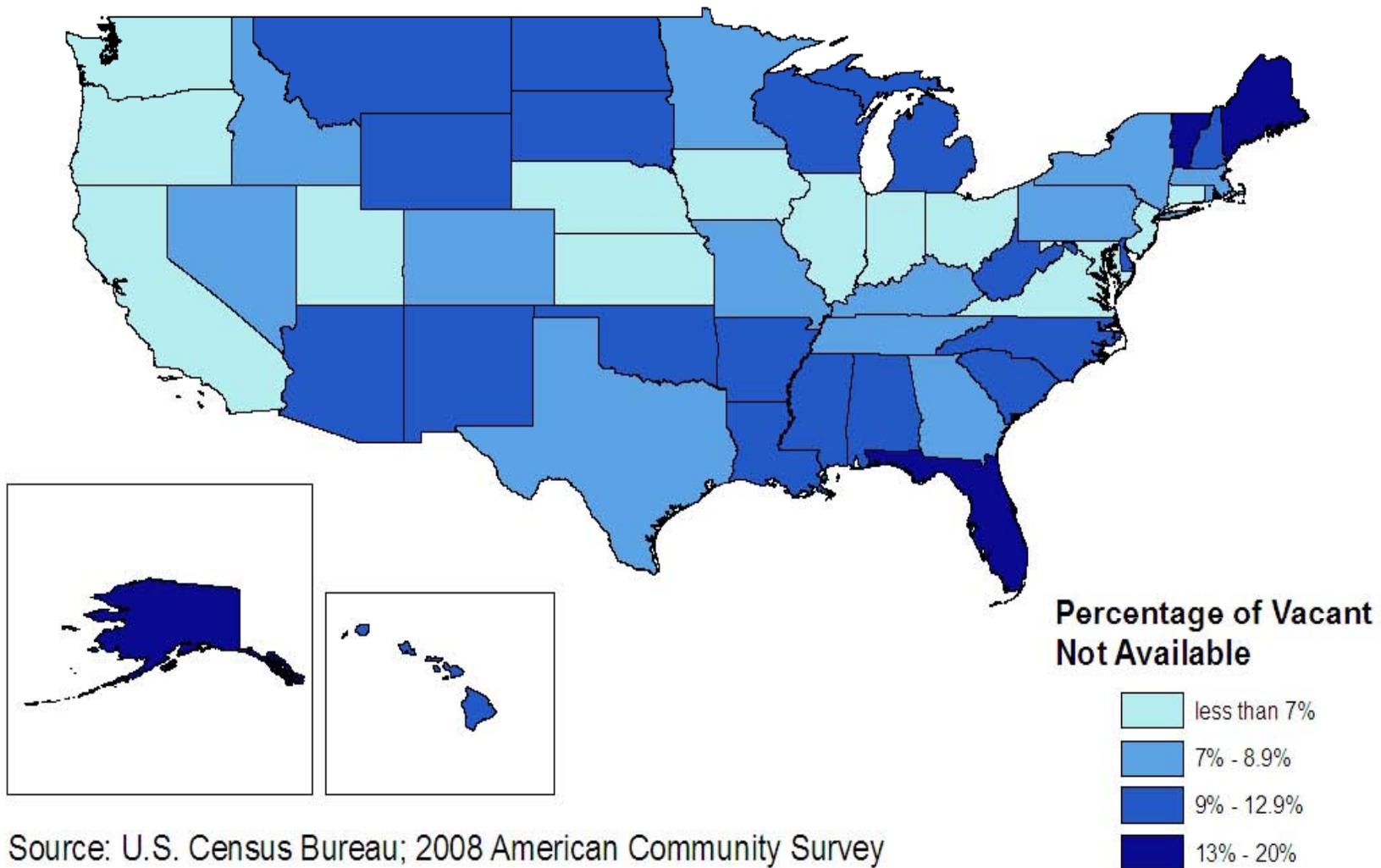
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2000 Vacant Not Available by State

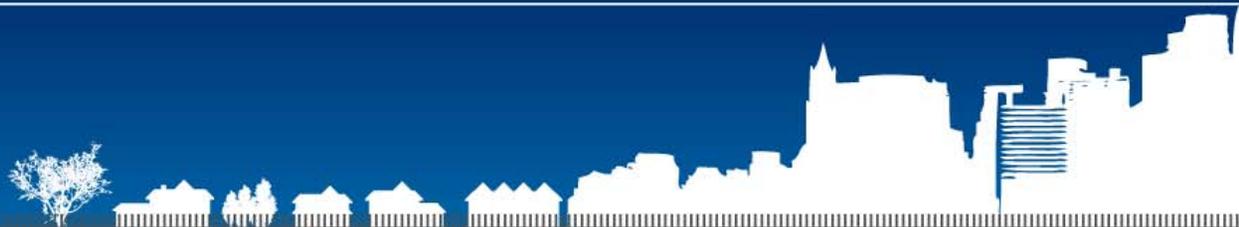


2008 Vacant Not Available by State



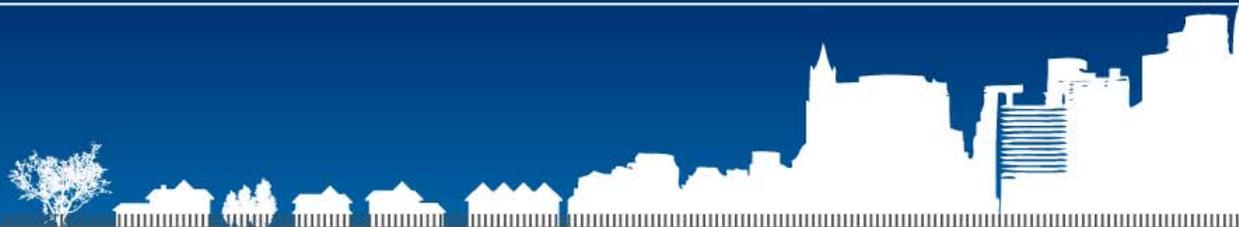
Vacancy Data Sources

Source	Pros	Cons
Decennial Census	Available by census block. Free.	Only available every 10 years. Starting with 2010, less detail will be available.
American Community Survey	Detailed data for most geographies. Available annually. Free.	Sampling can cause erratic trends in data.
Data Companies	Typically released monthly or quarterly. Detailed data.	Limited scope of coverage. Cost.
United States Postal Service	Available quarterly. Available by census tract. Free.	Data is not detailed.



Vacancy Data Sources

Source	Pros	Cons
American Housing Survey	Great detail. Available every other year. Free.	Limited geographic coverage.
Current Population Survey/ Housing Vacancy Survey	Available annually. Free.	Data is not detailed. Limited geographic coverage.
Local Utility Data	Local geographic coverage. Timely data. Typically free.	Data is typically not detailed.
Universities and State and Local Governments	Timely data. Typically free or for a small fee.	Depends on collection methods and geography.



Free Data Sources

www.huduser.org

- United States Postal Service
- American Housing Survey

www.census.gov

- Decennial Census
- American Community Survey
- Current Population/ Housing Vacancy Survey
- American Housing Survey

QUESTIONS?

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