Analysis of the

# WASHINGTON, D. C. HOUSING MARKET

as of January 1, 1972



A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
WASHINGTON, D.C. 20411

August 1972

Housing Market Analysis
Washington, D. C., as of January 1, 1972

## Foreword

This analysis has been prepared for the assistance and guidance of the Department of Housing and Urban Development in its operations. The factual information, findings, and conclusions may be useful also to builders, mortgagees, and others concerned with local housing problems and trends. The analysis does not purport to make determinations with respect to the acceptability of any particular mortgage insurance proposals that may be under consideration in the subject locality.

The factual framework for this analysis was developed by the Economic and Market Analysis Division as thoroughly as possible on the basis of information available on the "as of" date from both local and national sources. Of course, estimates and judgments made on the basis of information available on the "as of" date may be modified considerably by subsequent market developments.

The prospective demand or occupancy potentials expressed in the analysis are based upon an evaluation of the factors available on the "as of" date. They cannot be construed as forecasts of building activity; rather, they express the prospective housing production which would maintain a reasonable balance in demand-supply relationships under conditions analyzed for the "as of" date.

Department of Housing and Urban Development
Federal Housing Administration
Economic and Market Analysis Division
Washington, D. C.

# HOUSING MARKET ANALYSIS - WASHINGTON, D. C.
# AS OF JANUARY 1, 1972

The Washington, D. C., Housing Market Area (HMA) is coterminous with the Washington, D. C.-Maryland-Virginia, Standard Metropolitan Statistical Area (SMSA). For the purpose of this analysis, the HMA is divided into eight submarkets: the District of Columbia, Montgomery County, Prince Georges County, Arlington County, Fairfax County, Loudoun County, Prince William County, and the independent city of Alexandria. The independent cities of Fairfax and Falls Church have been included in the Fairfax, Virginia, submarket for analytical purposes. As of January 1, 1972, the population of the housing market totaled 2,972,150 persons, of whom 25 percent resided in the District of Columbia, 41 percent in the Maryland portion of the market, and 34 percent in the Virginia segment of the HMA.

Employment growth in the HMA has been relatively slow over the last three years, and population growth is also down from the period of rapid expansion of the mid-1960's. However, housing construction proceeded at such a reduced level between 1966 and 1971 that vacancy levels declined, resulting in a tight situation in both the sales and rental markets. Although there has been a sharp increase in the number of new houses offered for sale during the last six months, and an increase in the number of new nonsubsidized rental units available over the last two years, absorption was strong through 1971. However, it is likely that the current rate of residential construction is too high to be maintained without resulting in adverse demand-supply relationships in both the sales and rental markets.

## Anticipated Housing Demand

During the January 1, 1972 to January 1, 1974 forecast period, it is estimated that there will be an annual demand for 29,000 new private, nonsubsidized housing units in the Washington HMA. This estimate is

premised on the level of economic expansion forecast, the projected increase in the number of households, the anticipated volume of residential demolitions, the vacancy level, and recent trends in residential construction. The 29,000-unit annual demand forecast includes 16,000 single-family houses and 13,000 units in multifamily structures. The distribution of demand within the HMA will follow the supply to some extent, which could shift between submarkets as a result of such factors as availability of utility lines and encouragement by local government. The following table presents an annual quantitative breakdown of the total demand in the Maryland and Virginia submarkets based primarily on past trends and site availability. These levels of construction should maintain a reasonable demand-supply relationship in those submarkets, but do not indicate the exact market depth in each area. For the past five years, unsubsidized residential construction in the District of Columbia has proceeded at a very low level (averaging about 480 units a year). However, should suitable sites become available for residential construction, from the Federal Government or through redevelopment for example, construction in the District could increase very significantly during the next two years.

Annual Demand for Nonsubsidized Housing
Maryland and Virginia Submarkets
January 1972-January 1974

| Area | Single-family | Multi-family | Total annual demand |
|---|---|---|---|
| Maryland portion of HMA | 7,075 | 6,575 | 13,650 |
| Montgomery County | 4,325 | 3,600 | 7,925 |
| Prince Georges County | 2,750 | 2,975 | 5,725 |
| Virginia portion of HMA | 8,850 | 5,925 | 14,775 |
| Alexandria City | 100 | 900 | 1,000 |
| Arlington County | 75 | 550 | 625 |
| Fairfax County[a/] | 5,600 | 3,500 | 9,100 |
| Loudoun County | 625 | 275 | 900 |
| Prince William County | 2,450 | 700 | 3,150 |

a/ Includes the independent cities of Fairfax and Falls Church.

The total anticipated demand for 29,000 nonsubsidized units a year is below the 34,950 units authorized by building permits during 1971, but is above the average of 24,000 units a year permitted during the four-year period, 1967 through 1970 (see table X). By comparison, nonsubsidized residential construction averaged 45,600 units a year during

the five-year period, 1962 through 1966. The post-1966 period of low construction volume was primarily the result of stringencies in the supply of mortgage money, and, in the early part of the period, of reduced demand for new rental units because of prior overbuilding. The tightening of the sales and rental markets since 1966 created little new incentive to builders, and little increased effective demand for new housing until about two years ago, when interest rates declined and funds became more available. Should financing costs increase over the forecast period, the demand forecast should be lowered, as individuals may postpone upgrading of their housing accommodations, delay other changes in residence, and reduce the level of vacancy and demolition in less desirable sectors of the housing supply.

The demand for single-family houses by price range and for multifamily units by gross monthly rents and bedroom sizes for selected submarkets are shown in tables I and II.

Occupancy Potential for Subsidized Housing

Federal assistance in financing costs for new housing for low- or moderate-income families may be provided through a number of different programs administered by HUD: monthly rent supplements in rental projects financed under Section 221(d)(3); partial payment of interest on home mortgages insured under Section 235; partial interest payment on project mortgages insured under Section 236; and federal assistance to local housing authorities for low-rent public housing.

The estimated occupancy potentials for subsidized housing are designed to determine, for each program, (1) the number of families and individuals who can be served under the program and (2) the proportion of these households that can reasonably be expected to seek new subsidized housing during the forecast period. Household eligibility for the Section 235 and Section 236 programs is determined primarily by evidence that household or family income is below established income limits but sufficient to pay the minimum achievable rent or monthly payment for the specified program. Insofar as the income requirement is concerned, all families and individuals with income below the income limits are assumed to be eligible for public housing and rent supplement; there may be other requirements for eligibility, particularly the requirement that current living quarters be substandard for families to be eligible for rent supplements. Some families may be alternatively eligible for assistance under more than one of these programs or under other assistance programs using federal or state support. The total occupancy potential for federally assisted housing approximates the sum of the potentials for public housing and Section 236 housing. For the Washington HMA, the total occupancy potential is estimated to be 9,300 units annually (see table III).

The annual occupancy potentials are based upon 1972 incomes, on occupancy of substandard housing, on estimates of the elderly population and on current income limits. They have been calculated to reflect

the capacity of the market in view of current conditions. Their successful attainment may well depend upon construction in suitable accessible locations, as well as upon an appropriate distribution among the various programs encompassing the complete range of rents and sales prices attainable.

Section 235 and Section 236. Subsidized housing for households with low- to moderate-incomes may be provided under either Section 235 or Section 236. Moderately-priced, subsidized sales housing for eligible families can be made available through Section 235. Subsidized rental housing for the same families may be alternatively provided under Section 236; the Section 236 program contains additional provisions for subsidized rental units for elderly couples and individuals. In the Washington HMA, it is estimated (based on regular income limits) that, for the period January 1972-January 1974, there is an occupancy potential for an annual total of 2,600 subsidized family units utilizing either Section 235 or Section 236, or a combination of the two programs. In addition, there is an annual potential for about 550 units of Section 236 rental housing for elderly couples and individuals.

The inventory of subsidized rental housing available to moderate income households consists of about 5,700 units of Section 221(d)(3) BMIR housing and about 1,950 units of Section 236 housing. Approximately 700 of these units are for the elderly. There are presently about 3,120 units of Section 236 housing, and about 450 units of Section 221(d)(3) housing under construction in the HMA. About 250 of these units are for the elderly. It should be noted that the elderly may occupy units not specifically designated for them. The projects in the HMA are generally full and absorption of new units is rapid. Those vacancies which are due to various management problems, such as vandalism and deterioration, exist despite the need for well-planned, standard units. However, the large number of units under construction for families should satisfy that potential for the first year of the forecast period.

Activity under Section 235 has been limited in the Washington HMA, principally because of the high costs of land and construction. Since the inception of the program, about 210 new houses and 550 existing houses have been insured. Most of the potential for using the program lies in the existing inventory.

Public Housing and Rent Supplement. These two programs serve households in essentially the same low-income groups, the principal differences arising from the manner in which net income is computed and the requirement that prospective rent-supplement tenants are occupying substandard housing. For the Washington HMA, the annual potential for public housing is estimated at 4,350 units for families and 1,800 units for the elderly. Under the rent-supplement program, the potential for the elderly is unchanged but for families it is

reduced to 900 units. These potentials are not additive because most of the families and all of the elderly eligible for rent supplements also are eligible for public housing. None of the families eligible for public housing are eligible for Section 236 housing, but about 17 percent of the elderly eligible for public housing also qualify under Section 236.

There are currently about 13,800 public housing units in the HMA for low-income households, 2,375 of which are designated specifically for the elderly, and 1,175 of which are under the Turnkey program. In addition, there are presently about 1,900 units of rent-supplement housing in the HMA, about 200 of which are for the elderly. There are few vacancies other than those due to turnover and repair, and waiting lists are extensive. Those vacancies which are due to various management problems, such as vandalism and deterioration, exist despite the need for well-planned standard units. There are 550 units of public housing currently under construction in the HMA, 540 of which are Turnkey units for the elderly. Also, there are about 1,025 units of rent-supplement housing under construction in the HMA, about 100 of which will be occupied by the elderly.

The Sales Market

The market for new sales housing is strong in the Washington HMA. The sharp increase in sales construction over the last year, surpassing the previous peak in 1965, was met with rapid absorption. Though single-family construction continued at much the same level during the period of tight money from 1967 to 1970, as previously, the rapid absorption during 1971 was indicative of pent up demand over the three-year period.

The greatest amount of sales housing in the HMA has been produced in Fairfax County, and this is likely to continue in the near future because the submarket contains a substantial amount of land suitable for single-family development. The majority of homes built last year were priced between $30,000 and $40,000. The southern portion of the county contains most of the less expensive homes, while the high-cost homes tend to be concentrated in the northern and western parts of the county.

The level of sales construction in the Montgomery County submarket was the second largest in the HMA in 1971, and Prince Georges County was fourth. Sales construction in Montgomery County has surpassed that in Prince Georges County since 1969. Most of the new units in Montgomery County were priced between $35,000 and $45,000. Only about 20 percent of the construction in this submarket was speculative compared to almost 50 percent for the HMA as a whole. The western portion of the county includes most of the high-priced subdivisions. Prince Georges County has a relatively heterogeneous housing market, but most of the homes constructed in 1971 sold for less than $35,000. The demand in Montgomery and Prince Georges Counties is expected to be strong; however, restrictions on the construction of new housing because of insufficient sewer facilities threaten to limit growth in the future.

The third place submarket for sales construction in 1971 was Prince William County, which is growing at a faster rate than any other submarket. A number of high speed highways link the county to other HMA submarkets, and land is plentiful and relatively inexpensive. Most of the homes built in 1971 sold for less than $35,000, and about one-third were priced below $30,000.

These four counties accounted for about 93 percent of single-family construction during 1971. Approximately two-thirds of the houses sold during 1971 in the HMA were priced between $30,000 and $40,000. The lowest priced sales units, around $25,000, were primarily in townhouse developments in suburban areas. Most of the single-family homes have been constructed in low-density suburban sectors of the HMA.

The Rental Market

The rental market in the Washington HMA is tight at this time. The rental vacancy level has declined substantially since 1966. There was an abrupt drop in the level of multifamily construction in 1967 and construction has not since reached the levels attained during the 1962 to 1966 period. Initially, this curtailment was the result of a rising apartment vacancy rate, which resulted from the high rate of construction. With the tight mortgage market in 1967 to 1970, funds were channeled into other forms of investment, and, as financing costs rose, fewer builders could produce projects which were economically feasible. Units in every rent level are in demand at the present time, despite the increasing rate of nonsubsidized multifamily construction over the last two years. However, vacancy levels may rise if construction continues at the 1971 rate.

In general, single persons tend to be attracted to apartments in the District of Columbia and the near-in suburbs; families, on the other hand, prefer the garden-type units available in the Maryland and Virginia suburbs. The average number of persons per household is lowest in Arlington, Alexandria, and the District, the three submarkets with the highest percent of renter occupancy.

Except for the fast growing Prince William County submarket, the highest renter vacancy rate currently exists in the District; however, many of these are vacancies in marginally-competitive projects. Most of the high-rent projects in the District report nothing more than turnover vacancy at this time. Generally, the higher-priced rentals are located in the southwest and northwest sectors of the District where newer units rent for about $240 to $300 for two-bedroom apartments.

The vacancy level in the Maryland submarket is somewhat lower than that in the Virginia submarket, but both markets evidenced declining vacancy rates since April 1970. Rents in newer units are generally higher in Montgomery County than in Prince Georges County. A new two-bedroom unit typically rents for between $240 and $260 gross rent a month in Montgomery County. High-rise developments have been more widespread in Montgomery County than in Prince Georges County.

Fairfax County is one of the most homeowner-oriented markets in the HMA, with renter households representing only slightly more than one-third of the occupied housing inventory. Nevertheless, it accounted for a greater volume of multifamily construction than any other submarket in 1971, despite efforts by the local government to limit multifamily zoning. Garden-type apartments predominate, and typical gross monthly rents for newer two-bedroom apartments range between $210 and $250.

A considerable amount of high rise construction has taken place in north Alexandria, primarily along Route 95. New construction in Arlington has been limited by site availability, despite having the lowest vacancy rate in the HMA.

Economic, Demographic, and Housing Factors

The anticipated annual demand for 29,000 nonsubsidized housing units is based on the projected trends in the economic, demographic, and housing factors summarized below.

Economic Factors. Nonagricultural wage and salary employment grew rapidly through most of the 1960's, but the mid-decade (1964-1967) was the period of the greatest expansion, with employment increases averaging 51,570 a year. The average increase during the first half of the decade was 37,840 but rose to 44,600 in the last half. Relatively speaking, the year-to-year employment percentage increases peaked at 6.5 percent in 1966 and declined significantly to 2.7 percent in 1971. The modest growth of Federal employment in 1971 following two years of stagnation suggests a probable end to the declining rate of employment growth in the Housing Market Area.

The federal government is the "base" industry in the Washington HMA; that is, it greatly affects the over-all direction and magnitude of economic change in the area. Manufacturing is not a significant factor in the HMA, accounting for only 3.6 percent of total nonagricultural wage and salary employment in 1971. Federal civilian employment accounted for 27.2 percent of total nonagricultural wage and salary employment in 1971, compared with the 1960 figure of 31.7 percent. It is evident that total nonagricultural wage and salary employment has generally fluctuated with the trend in federal employment. Federal employment increases averaged 8,050 jobs a year from 1960 to 1965, and

13,300 jobs a year from 1965 to 1968. From 1968 to 1970, the level of federal employment was stable, but this was followed by an increase of 6,400 jobs in 1971.

The Department of Defense, which presently has almost one-third of total federal civilian employment in the HMA, has accounted for most of the fluctuation in area federal employment growth since 1965, and has shown the only significant employment losses in government since 1968.a/ From June 1965 to June 1968, DOD employment increased by about 6,625 jobs a year. From June 1968 to June 1970, DOD employment fell by about 3,850 jobs a year. DOD employment decreased by about 2,750 jobs by June 1971, but it is estimated that the DOD employment level has been relatively stable since then.

In 1970, area federal civilian employment increased significantly in the Justice Department, the Environmental Protection Agency, the Treasury Department, and the Legislative Branch, offsetting losses at DOD. In 1971, federal employment growth was primarily due to increases at HEW, the Legislative Branch, the Treasury Department, and several new agencies. The 1972 federal budget calls for a 1.0 percent reduction of the federal civilian employment in the Executive Branch from June 1971 to June 1972, and then an increase of 0.8 percent over the June 1972 figure by June 1973. However, there will be geographic and functional shifts in employment, as some sectors contract and others expand. Moreover, the HMA accounts for only 11.4 percent of total federal civilian employment nationwide, and area employment has continued to grow in the last half of 1971.

Employment in the state and local government sector of the government division grew by an average of 10.5 percent a year between 1968 and 1971, a higher rate of growth than in any other major division, or an average of 10,300 additional jobs yearly. Growth averaged 4.8 percent annually in services, or 10,850 jobs a year. Growth in services was largely the result of job gains in research and development and other business service firms primarily organized to service the federal government. Employment in government, services, and trade, accounted for 80 percent of total nonagricultural wage and salary employment in 1971.

Most of the employment growth in the HMA has taken place outside the District. Whereas 57 percent of total nonagricultural wage and salary employment was located in the District in 1965, this figure had fallen to 48 percent by 1970, due to disproportionate increases outside the central city. Congestion within the District has caused

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a/ These figures exclude area military strength, which is currently about 15 percent below area DOD civilian employment and has fluctuated generally with it since 1965.

employers, both public and private, to locate facilities in suburban Virginia and Maryland. Also, most of the growth in trade and service employment has followed the trend of population growth. Routes I-495 and I-70S provided excellent access to less developed sectors of the HMA, and significant growth occurred near these arteries. This overall pattern of employment growth is expected to continue during the forecast period.

It is anticipated that over the next two years nonagricultural wage and salary employment growth in the HMA will average about 32,000 jobs a year. This would approximate the average growth over the last two years, but would be significantly below the rate of growth during the 1960 decade. About 10 percent of the forecast increase is expected in federal employment, assuming only minor reductions in DOD as the rest of the federal government increases at about half the rate experienced in 1971. About 30 percent of the employment growth is expected in state and local government, and trade and services are expected to account for about 45 percent of the increase.

The median income of all families in the Washington HMA, after deduction of federal income tax, was estimated at $13,200 during 1971, and the median after-tax income of renter households of two persons or more was $11,250. An estimated 11 percent of all families and 15 percent of the renter households earned after-tax incomes less than $6,000, while approximately 26 percent of all families and 16 percent of the renter households earned after-tax incomes of $20,000 or more per year. Incomes in the HMA are highest in Montgomery County and lowest in Loudoun County (see table V).

Demographic Factors. Between April 1970 and January 1972, the population of the HMA grew at a rate of 63,450 persons a year, increasing from 2,861,123 persons to 2,972,150 (see table VI). The post-1970 rate of growth is less than the annual increment of 78,450 for the 1960 to 1970 period. The rate of growth has been declining in the HMA since the rapid expansion of the mid-1960's, as employment growth has slackened, and the net natural increase (excess of births over deaths) has declined.

The distribution of population has shifted in recent years, largely as a function of the availability of housing. The population of the District has been declining since around 1967 when construction fell off markedly. As Census data indicate, the Maryland submarket grew faster than the Virginia submarket during the 1960's, but since April 1970 the gains in these two submarkets have been almost equal, as the growth in Maryland slowed and that in Virginia increased.

Over the next two years the population of the HMA is expected to increase by an average of 63,050 persons annually. The population of the District will continue to decline in the absence of increased residential construction, and the Virginia submarket will grow faster than the Maryland submarket.

There were about 939,250 households in the HMA in January 1972 (see table VII). Between 1960 and 1970, the number of households increased by an average of 28,950 a year and since April 1970 at an annual rate of about 23,300. The trend of household growth has been similar to that of population growth, although the rate of increase was larger, reflecting a decline in the average number of persons per household. Based on anticipated population growth and a continued, though smaller, decline in average household size, it is estimated that the number of households will increase by 23,000 annually during the forecast period between January 1972 and January 1974.

Housing Factors. The housing inventory of the Washington HMA totaled 977,850 units in January 1972, an annual increase of about 22,875 units since April 1970 (see table VIII). The net gain over the period resulted from the construction of 51,600 units and the loss of 11,550 units by demolition and other causes. Between April 1960 and April 1970, the housing inventory increased by 29,900 units a year. However, most of the growth occurred during the high-volume residential construction years of 1963 through 1966.

There are currently under construction in the HMA approximately 10,750 single-family and 13,450 multifamily units. This is the largest number of units under construction since 1966, and reflects the spurt in housing starts over the last year. About 5,150 of the multifamily units under construction are part of the federal subsidized programs.

Residential construction, as measured by building permits, totaled 37,700 in 1971, significantly above the annual average of 26,050 in the four year period, 1967 through 1970. During the four-year boom period of 1963 through 1966, authorizations averaged 48,350 a year. Multifamily construction outnumbered single-family construction during the 1960 decade as a whole, but has fluctuated more widely than single-family construction. Multifamily construction starts greatly outnumbered single-family starts from 1962 through 1966. In 1967, rising vacancies and tightened money combined to cause a sharp decline in multifamily starts. The rate of single-family construction has been relatively stable since 1962, and has exceeded multifamily construction every year since 1966. The easing of money has caused a sharp increase in single-family construction starts in 1971. Multifamily construction has increased significantly over the last two years, but is still below the average during the 1960 decade. Construction in the District dropped sharply in 1967 and again in 1971, to an extremely low level. Although construction in both the Maryland and Virginia submarkets has been increasing since 1969, in 1971 construction in the Virginia submarket surpassed that in Maryland.

Despite the slowed rate of population growth, the over-all level of vacancy in the Washington HMA has been declining since 1966 due to the low level of construction. Only within the last six months has this trend been reversed, in response to the spurt in construction starts during 1971. Based primarily on a series of postal vacancy

surveys and on data obtained locally, there were an estimated 27,100 vacant units in the HMA available for sale or rent in January 1972 (see table XI). The available inventory included 5,300 units for sale and 21,800 units for rent, equivalent to vacancy rates of 1.2 percent and 4.1 percent, respectively. This represents a decline from the sales and renter vacancy rates of 1.4 percent and 4.4 percent in April 1970. The vacancy level in the District has not changed significantly since April 1970, while both sales and renter vacancy rates in the Maryland and Virginia submarkets showed declines. Vacancies are presently lowest in Arlington County and highest in Prince William County; however, Arlington has grown at the slowest rate and Prince William at the fastest rate of all submarkets since April 1970.

Table I

Estimated Annual Demand for New Single-family Housing
Washington, D.C., Housing Market Area[a]
January 1, 1972 to January 1, 1974

| Price range | Montgomery County | | Prince Georges County | |
|---|---|---|---|---|
| | Number of units | Percentage distribution | Number of units | Percentage distribution |
| Under $30,000 | 430 | 10 | 630 | 23 |
| $30,000 - 34,999 | 865 | 20 | 910 | 33 |
| 35,000 - 39,999 | 1,515 | 35 | 690 | 25 |
| 40,000 - 44,999 | 860 | 20 | 250 | 9 |
| 45,000 - 49,999 | 305 | 7 | 190 | 7 |
| 50,000 and over | 350 | 8 | 80 | 3 |
| Total | 4,325 | 100 | 2,750 | 100 |

| Price range | Fairfax County[b] | | Prince William County | |
|---|---|---|---|---|
| | Number of units | Percentage distribution | Number of units | Percentage distribution |
| Under $30,000 | 340 | 6 | 760 | 31 |
| $30,000 - 34,999 | 1,725 | 31 | 930 | 38 |
| 35,000 - 39,999 | 2,075 | 37 | 515 | 21 |
| 40,000 - 44,999 | 840 | 15 | 220 | 9 |
| 45,000 - 49,999 | 450 | 8 | 25 | 1 |
| 50,000 and over | 170 | 3 | - | - |
| Total | 5,600 | 100 | 2,450 | 100 |

a/ Excludes those submarkets where annual demand falls below 700 units.
b/ Includes the independent cities of Fairfax and Falls Church.

Source: Estimated by Housing Market Analyst.

Table II

Estimated Annual Demand for New Private Multifamily Housing
Washington, D.C., Housing Market Area[a]
January 1, 1972 to January 1, 1974

| Monthly gross rent[b] | Montgomery County | | | | Prince Georges County | | | |
|---|---|---|---|---|---|---|---|---|
| | Efficiency | One bedroom | Two bedrooms | Three or more bedrooms | Efficiency | One bedroom | Two bedrooms | Three or more bedrooms |
| Under $170 | 80 | - | - | - | 100 | - | - | - |
| $170 - 189 | 60 | 540 | - | - | 40 | 515 | - | - |
| 190 - 209 | 25 | 500 | 460 | - | - | 480 | 430 | - |
| 210 - 229 | 5 | 260 | 400 | - | - | 215 | 330 | - |
| 230 - 249 | - | 150 | 250 | 40 | - | 90 | 240 | 45 |
| 250 - 299 | - | 140 | 250 | 80 | - | 70 | 235 | 60 |
| 300 and over | - | 10 | 90 | 60 | - | - | 75 | 50 |
| Total | 170 | 1,600 | 1,450 | 180 | 140 | 1,370 | 1,310 | 155 |

| Monthly gross rent[b] | City of Alexandria | | | | Fairfax County[c] | | | |
|---|---|---|---|---|---|---|---|---|
| | Efficiency | One bedroom | Two bedrooms | Three or more bedrooms | Efficiency | One bedroom | Two bedrooms | Three or more bedrooms |
| Under $170 | 30 | - | - | - | 95 | - | - | - |
| $170 - 189 | 30 | 160 | - | - | 95 | 525 | - | - |
| 190 - 209 | 15 | 150 | 110 | - | 30 | 490 | 490 | - |
| 210 - 229 | 5 | 65 | 90 | - | 15 | 225 | 410 | - |
| 230 - 249 | - | 30 | 70 | 15 | 5 | 90 | 315 | 80 |
| 250 - 299 | - | 20 | 60 | 15 | - | 70 | 270 | 110 |
| 300 and over | - | - | 20 | 15 | - | - | 95 | 90 |
| Total | 80 | 425 | 350 | 45 | 240 | 1,400 | 1,580 | 280 |

a/ Excludes those submarkets where annual demand falls below 700 units.
b/ Gross rent is shelter rent plus the cost of utilities.
c/ Includes the independent cities of Fairfax and Falls Church.

Source: Estimated by Housing Market Analyst.

Table III

Estimated Annual Occupancy Potential for Subsidized Rental Housing
Washington, D.C., Housing Market Area
January 1, 1972 to January 1, 1974

| Size of unit | Number of units: Section 235 and 236[a] exclusively | Public housing exclusively | Total potential for both programs |
|---|---|---|---|
| A. Families | | | |
| One bedroom | 350 | 700 | 1,050 |
| Two bedrooms | 1,100 | 1,750 | 2,850 |
| Three bedrooms | 700 | 1,150 | 1,850 |
| Four bedrooms | 450 | 750 | 1,200 |
| Total | 2,600 | 4,350[b] | 6,950 |
| B. Elderly | | | |
| Efficiency | 320 | 1,260 | 1,580 |
| One bedroom | 230 | 540 | 770 |
| Total | 550 | 1,800[c] | 2,350 |

a/ Estimates are based on regular income limits.
b/ About 21 percent of these families are eligible under the rent-supplement program.
c/ All of these elderly couples and individuals also are eligible under the rent-supplement program.

Table IV

Nonagricultural Wage and Salary Employment
Washington, D.C., Housing Market Area
1960-1971[a/]
(in thousands)

| | 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | 1971[a/] |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Nonag. wage and salary | 744.3 | 767.5 | 809.1 | 847.7 | 884.4 | 933.5 | 993.8 | 1,039.1 | 1,084.0 | 1,123.8 | 1,156.5 | 1,187.9 |
| Manufacturing | 34.8 | 35.2 | 37.0 | 37.1 | 38.1 | 40.2 | 42.5 | 43.2 | 44.4 | 44.6 | 43.6 | 43.3 |
| Food & kindred products | 7.5 | 7.6 | 7.7 | 7.7 | 8.0 | 7.9 | 7.9 | 7.7 | 7.4 | 6.9 | 6.1 | 5.9 |
| Printing and publishing | 13.1 | 13.2 | 13.5 | 13.7 | 14.2 | 15.5 | 16.4 | 16.8 | 17.3 | 17.9 | 18.4 | 18.4 |
| Other | 14.2 | 14.3 | 15.7 | 15.8 | 15.8 | 16.8 | 18.2 | 18.7 | 19.7 | 19.8 | 19.1 | 19.0 |
| Nonmanufacturing | 709.5 | 731.8 | 772.2 | 810.6 | 846.3 | 893.3 | 951.4 | 995.9 | 1,039.6 | 1,079.2 | 1,112.9 | 1,144.6 |
| Construction | 50.0 | 51.5 | 58.3 | 62.2 | 67.2 | 69.8 | 71.2 | 64.0 | 65.0 | 67.8 | 68.7 | 70.2 |
| Trans., comm., pub utils. | 44.4 | 44.3 | 45.0 | 46.1 | 47.7 | 50.4 | 53.6 | 56.0 | 57.6 | 58.8 | 60.3 | 59.9 |
| Wholesale & retail trade | 147.2 | 150.1 | 156.6 | 161.9 | 171.2 | 181.3 | 194.7 | 201.5 | 213.5 | 220.9 | 227.1 | 232.8 |
| Fin., ins., real estate | 40.7 | 42.4 | 45.6 | 48.2 | 51.8 | 55.7 | 58.5 | 59.0 | 61.3 | 64.0 | 68.4 | 69.4 |
| Services | 136.5 | 143.2 | 152.9 | 165.1 | 172.6 | 186.3 | 199.7 | 214.4 | 227.8 | 242.5 | 252.2 | 260.4 |
| Government | 290.6 | 300.3 | 313.9 | 327.0 | 335.8 | 349.8 | 373.7 | 401.1 | 414.5 | 425.3 | 436.2 | 451.9 |
| Federal | 236.2 | 242.3 | 252.2 | 262.0 | 267.1 | 276.5 | 293.0 | 309.8 | 316.4 | 317.0 | 316.5 | 322.9 |
| State and local | 54.5 | 57.9 | 61.6 | 65.0 | 68.7 | 73.3 | 80.7 | 91.3 | 98.1 | 108.3 | 119.7 | 129.0 |

Note: Subtotals may not add to totals because of rounding.

a/ Preliminary.

Source: D. C. Manpower Administration.

Table V

Income Characteristics
Washington, D.C., Housing Market Area
1971

A. Percentage Distribution of All Families and Renter Households By Annual Income After Deduction of Federal Income Tax

| Annual income | All families | Renter households[a/] |
|---|---|---|
| Under $ 4,000 | 7 | 8 |
| $ 4,000 - 5,999 | 4 | 7 |
| 6,000 - 7,999 | 8 | 12 |
| 8,000 - 9,999 | 14 | 16 |
| 10,000 - 11,999 | 12 | 11 |
| 12,000 - 14,999 | 13 | 13 |
| 15,000 - 19,999 | 16 | 17 |
| 20,000 - 24,999 | 13 | 9 |
| 25,000 and over | 13 | 7 |
| Total | 100 | 100 |
| Median | $13,200 | $11,250 |

B. Median Income After Deduction of Federal Income Tax

| Locality | All families | Renter households[a/] |
|---|---|---|
| Housing Market Area | $13,200 | $11,250 |
| District of Columbia | 10,150 | 8,550 |
| Montgomery | 15,300 | 11,600 |
| Prince Georges | 13,950 | 10,550 |
| Alexandria | 11,650 | 8,850 |
| Arlington | 14,100 | 10,700 |
| Fairfax[b/] | 14,000 | 10,600 |
| Loudoun | 7,500 | 6,400 |
| Prince William | 8,500 | 7,225 |

a/ Excludes one-person renter households.
b/ Includes the independent cities of Fairfax and Falls Church.

Source: Estimated by Housing Market Analyst.

Table VI

Population Trends
Washington, D.C., Housing Market Area
April 1, 1960-January 1, 1974

| Area | April 1, 1960 | April 1, 1970 | January 1, 1972 | January 1, 1974 | Average annual change[a] 1960-1970 | 1970-1972 | 1972-1974 |
|---|---|---|---|---|---|---|---|
| HMA total | 2,076,610 | 2,861,123 | 2,972,150 | 3,098,250 | 78,450 | 63,450 | 63,050 |
| District of Columbia | 763,956 | 756,510 | 748,650 | 739,550 | - 750 | -4,500 | -4,550 |
| Maryland portion of HMA | 698,323 | 1,183,376 | 1,243,400 | 1,305,600 | 48,500 | 34,300 | 31,100 |
| Montgomery County | 340,928 | 522,809 | 559,200 | 597,100 | 18,200 | 20,800 | 18,950 |
| Prince Georges County | 357,395 | 660,567 | 684,200 | 708,500 | 30,300 | 13,500 | 12,150 |
| Virginia portion of HMA | 614,331 | 921,237 | 980,100 | 1,053,100 | 30,700 | 33,600 | 36,500 |
| Alexandria City | 91,023 | 110,938 | 111,650 | 113,800 | 2,000 | 400 | 1,075 |
| Arlington County | 163,401 | 174,284 | 174,150 | 174,700 | 1,100 | - 75 | 275 |
| Fairfax County[b] | 285,194 | 487,763 | 527,700 | 574,200 | 20,250 | 22,800 | 23,250 |
| Loudoun County | 24,549 | 37,150 | 41,200 | 46,450 | 1,250 | 2,300 | 2,625 |
| Prince William County | 50,164 | 111,102 | 125,400 | 143,950 | 6,100 | 8,200 | 9,275 |

a/ Subtotals may not add to totals because of rounding.
b/ Includes the independent cities of Fairfax and Falls Church.

Source: 1960 and 1970 Censuses of Population and estimates by Housing Market Analyst.

Table VII

Household Trends
Washington, D.C., Housing Market Area
April 1, 1960-January 1, 1974

| Area | April 1, 1960 | April 1, 1970 | January 1, 1972 | January 1, 1974 | Average annual change[a] 1960-1970 | 1970-1972 | 1972-1974 |
|---|---|---|---|---|---|---|---|
| HMA total | 608,959 | 898,496 | 939,250 | 985,250 | 28,950 | 23,300 | 23,000 |
| District of Columbia | 252,066 | 262,538 | 260,800 | 258,200 | 1,050 | - 990 | -1,300 |
| Maryland portion of HMA | 187,428 | 349,636 | 370,950 | 393,550 | 16,200 | 12,200 | 11,300 |
| Montgomery County | 92,433 | 156,674 | 169,200 | 182,550 | 6,425 | 7,150 | 6,675 |
| Prince Georges County | 94,995 | 192,962 | 201,750 | 211,000 | 9,800 | 5,025 | 4,625 |
| Virginia portion of HMA | 169,465 | 286,322 | 307,500 | 333,500 | 11,700 | 12,100 | 13,000 |
| Alexandria City | 28,572 | 42,477 | 43,200 | 44,400 | 1,400 | 410 | 600 |
| Arlington County | 54,498 | 69,360 | 69,950 | 70,750 | 1,475 | 340 | 400 |
| Fairfax County[b] | 68,057 | 136,323 | 150,600 | 167,400 | 6,825 | 8,150 | 8,400 |
| Loudoun County | 6,445 | 10,402 | 11,625 | 13,225 | 400 | 700 | 800 |
| Prince William County | 11,893 | 27,760 | 32,125 | 37,725 | 1,575 | 2,500 | 2,800 |

a/ Subtotals may not add to totals because of rounding.
b/ Includes the independent cities of Fairfax and Falls Church.

Source: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

Table VIII

Housing Inventory, Tenure, and Total Vacancy Trends
Washington, D.C., Housing Market Area
April 1, 1960-January 1, 1972

| | | | Maryland portion of HMA | | | Virginia portion of HMA | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| April 1960 | HMA Total | District of Columbia | HMA Total | Montgomery County | Prince Georges County | HMA Total | Alexandria City | Arlington County | Fairfax County[a] | Loudoun County | Prince Wm. County |
| Total housing inventory | 638,757 | 262,641 | 196,758 | 97,141 | 99,617 | 179,358 | 29,754 | 56,949 | 72,078 | 7,370 | 13,207 |
| Total occupied | 608,959 | 252,066 | 187,428 | 92,433 | 94,995 | 169,465 | 28,572 | 54,498 | 68,057 | 6,445 | 11,893 |
| Owner occupied | 300,298 | 75,532 | 128,485 | 67,785 | 60,700 | 96,281 | 10,809 | 22,593 | 51,683 | 3,995 | 7,201 |
| Pct. of all occupied | 49.3% | 30.0% | 68.6% | 73.3% | 63.9% | 56.8% | 37.8% | 41.5% | 75.9% | 62.0% | 60.5% |
| Renter occupied | 308,661 | 176,534 | 58,943 | 24,648 | 34,295 | 73,184 | 17,763 | 31,905 | 16,374 | 2,450 | 4,692 |
| Pct. of all occupied | 50.7% | 70.0% | 31.4% | 26.7% | 36.1% | 43.2% | 62.2% | 58.5% | 24.1% | 38.0% | 39.5% |
| Total vacant | 29,798 | 10,575 | 9,330 | 4,708 | 4,622 | 9,893 | 1,182 | 2,451 | 4,021 | 925 | 1,314 |
| April 1970 | | | | | | | | | | | |
| Total housing inventory | 937,823 | 278,444 | 361,607 | 161,378 | 200,229 | 297,772 | 44,424 | 71,241 | 140,841 | 11,381 | 29,885 |
| Total occupied | 898,496 | 262,538 | 349,636 | 156,674 | 192,962 | 286,322 | 42,477 | 69,360 | 136,323 | 10,402 | 27,760 |
| Owner occupied | 412,973 | 73,980 | 192,846 | 96,246 | 96,600 | 146,147 | 11,029 | 23,257 | 86,552 | 6,836 | 18,473 |
| Pct. of all occupied | 46.0% | 28.2% | 55.2% | 61.4% | 50.1% | 51.0% | 26.0% | 33.5% | 63.5% | 65.7% | 66.5% |
| Renter occupied | 485,523 | 188,558 | 156,790 | 60,428 | 96,362 | 140,175 | 31,448 | 46,103 | 49,771 | 3,566 | 9,287 |
| Pct. of all occupied | 54.0% | 71.8% | 44.8% | 38.6% | 49.9% | 49.0% | 74.0% | 66.5% | 36.5% | 34.3% | 33.5% |
| Total vacant | 39,327 | 15,906 | 11,971 | 4,704 | 7,267 | 11,450 | 1,947 | 1,881 | 4,518 | 979 | 2,125 |
| January 1972 | | | | | | | | | | | |
| Total housing inventory | 977,850 | 277,050 | 382,450 | 173,850 | 208,600 | 318,350 | 44,700 | 71,550 | 154,900 | 12,700 | 34,500 |
| Total occupied | 939,250 | 260,800 | 370,950 | 169,200 | 201,750 | 307,500 | 43,200 | 69,950 | 150,600 | 11,625 | 32,125 |
| Owner occupied | 432,050 | 73,550 | 201,800 | 101,000 | 100,800 | 156,700 | 11,300 | 22,375 | 93,450 | 7,650 | 21,925 |
| Pct. of all occupied | 46.0% | 28.2% | 54.4% | 59.7% | 50.0% | 51.0% | 26.2% | 32.0% | 62.1% | 65.8% | 68.2% |
| Renter occupied | 507,200 | 187,250 | 169,150 | 68,200 | 100,950 | 150,800 | 31,900 | 47,575 | 57,150 | 3,975 | 10,200 |
| Pct. of all occupied | 54.0% | 71.8% | 45.6% | 40.3% | 50.0% | 49.0% | 73.8% | 68.0% | 37.9% | 34.2% | 31.8% |
| Total vacant | 38,600 | 16,250 | 11,500 | 4,650 | 6,850 | 10,850 | 1,500 | 1,600 | 4,300 | 1,075 | 2,375 |

a/ Includes the independent cities of Fairfax and Falls Church.

Sources: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

Table IX

Building Permit Authorizations
Washington, D.C., Housing Market Area
1960-1971

| Area | 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | 1971 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| HMA total | 21,459 | 27,604 | 39,219 | 48,459 | 45,693 | 58,542 | 40,638 | 25,237 | 25,786 | 25,515 | 27,688 | 37,722 |
| Single-family | 12,255 | 13,822 | 14,193 | 14,874 | 16,192 | 17,387 | 12,786 | 14,069 | 15,237 | 16,193 | 14,494 | 21,526 |
| Multifamily | 9,204 | 13,782 | 25,026 | 33,585 | 29,501 | 41,155 | 27,852 | 11,168 | 10,359 | 9,322 | 13,194 | 16,196 |
| District of Columbia | 2,602 | 2,467 | 3,969 | 6,967 | 8,078 | 8,458 | 4,614 | 1,195 | 1,340 | 1,790 | 1,947 | 836 |
| Single-family | 317 | 316 | 274 | 299 | 400 | 255 | 239 | 232 | 144 | 162 | 101 | 115 |
| Multifamily | 2,285 | 2,151 | 3,695 | 6,668 | 7,678 | 8,203 | 4,375 | 963 | 1,196 | 1,628 | 1,846 | 721 |
| Maryland portion of HMA | 11,249 | 15,272 | 19,403 | 26,941 | 20,043 | 31,121 | 22,620 | 12,753 | 13,869 | 12,935 | 13,546 | 15,630 |
| Single-family | 6,247 | 8,099 | 8,345 | 7,997 | 8,862 | 9,122 | 6,331 | 7,211 | 6,699 | 7,595 | 6,818 | 9,042 |
| Multifamily | 5,002 | 7,173 | 11,058 | 18,944 | 11,181 | 21,999 | 16,289 | 5,542 | 7,170 | 5,340 | 6,728 | 6,588 |
| Montgomery County | 5,442 | 5,547 | 6,469 | 7,201 | 7,144 | 13,472 | 13,055 | 7,125 | 5,780 | 5,862 | 8,291 | 10,554 |
| Single-family | 3,192 | 3,421 | 3,230 | 3,227 | 4,076 | 4,386 | 2,909 | 3,580 | 2,913 | 3,804 | 4,208 | 5,786 |
| Multifamily | 2,250 | 2,126 | 3,239 | 3,974 | 3,068 | 9,086 | 10,146 | 3,545 | 2,867 | 2,058 | 4,083 | 4,768 |
| Prince Georges County | 5,807 | 9,725 | 12,934 | 19,740 | 12,899 | 17,649 | 9,565 | 5,628 | 8,089 | 7,073 | 5,255 | 5,076 |
| Single-family | 3,055 | 4,678 | 5,115 | 4,770 | 4,786 | 4,736 | 3,422 | 3,631 | 3,786 | 3,791 | 2,610 | 3,256 |
| Multifamily | 2,752 | 5,047 | 7,819 | 14,970 | 8,113 | 12,913 | 6,143 | 1,997 | 4,303 | 3,282 | 2,645 | 1,820 |
| Virginia portion of HMA | 7,608 | 9,865 | 15,847 | 14,551 | 17,572 | 18,963 | 13,404 | 11,289 | 10,577 | 10,790 | 12,195 | 21,256 |
| Single-family | 5,691 | 5,407 | 5,574 | 6,578 | 6,930 | 8,010 | 6,216 | 6,626 | 8,394 | 8,436 | 7,575 | 12,369 |
| Multifamily | 1,917 | 4,458 | 10,273 | 7,973 | 10,642 | 10,953 | 7,188 | 4,663 | 2,183 | 2,354 | 4,620 | 8,887 |
| Alexandria City | 513 | 1,487 | 3,181 | 2,546 | 1,941 | 3,473 | 1,593 | 955 | 754 | 658 | 387 | 1,128 |
| Single-family | 185 | 175 | 135 | 124 | 130 | 99 | 119 | 117 | 94 | 135 | 97 | 145 |
| Multifamily | 328 | 1,312 | 3,046 | 2,422 | 1,811 | 3,374 | 1,474 | 838 | 660 | 523 | 290 | 983 |
| Arlington County | 1,667 | 1,311 | 3,221 | 1,179 | 2,598 | 1,912 | 1,431 | 591 | 400 | 108 | 525 | 665 |
| Single-family | 364 | 349 | 287 | 196 | 195 | 207 | 209 | 139 | 187 | 95 | 70 | 80 |
| Multifamily | 1,303 | 962 | 2,934 | 983 | 2,403 | 1,705 | 1,222 | 452 | 213 | 13 | 455 | 585 |
| Fairfax County[a/] | 4,121 | 5,636 | 8,050 | 7,861 | 9,813 | 10,684 | 8,234 | 7,819 | 6,612 | 7,103 | 8,059 | 13,521 |
| Single-family | 3,839 | 3,767 | 4,135 | 4,430 | 4,595 | 5,287 | 4,156 | 4,773 | 5,457 | 5,435 | 4,993 | 7,661 |
| Multifamily | 282 | 1,869 | 3,915 | 3,431 | 5,218 | 5,397 | 4,078 | 3,046 | 1,155 | 1,668 | 3,066 | 5,860 |
| Loudoun County | 131 | 297 | 103 | 1,080 | 252 | 498 | 579 | 425 | 527 | 346 | 645 | 1,794 |
| Single-family | 131 | 33 | 53 | 475 | 198 | 489 | 573 | 399 | 519 | 340 | 456 | 1,108 |
| Multifamily | - | 264 | 50 | 605 | 54 | 9 | 6 | 26 | 8 | 6 | 189 | 686 |
| Prince William County | 1,176 | 1,134 | 1,292 | 1,885 | 2,968 | 2,396 | 1,567 | 1,499 | 2,284 | 2,575 | 2,579 | 4,148 |
| Single-family | 1,172 | 1,083 | 964 | 1,353 | 1,812 | 1,928 | 1,159 | 1,198 | 2,137 | 2,431 | 1,959 | 3,375 |
| Multifamily | 4 | 51 | 328 | 532 | 1,156 | 468 | 408 | 301 | 147 | 144 | 620 | 773 |

a/ Includes the independent cities of Fairfax and Falls Church.

Source: U.S. Bureau of the Census.

Table X

Trend of Subsidized and Unsubsidized Residential Construction Starts
Washington, D.C., Housing Market Area
1960-1971

| | 1960 | 1961 | 1962 | 1963 | 1964 | 1965 | 1966 | 1967 | 1968 | 1969 | 1970 | 1971 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A. Unsubsidized | | | | | | | | | | | | |
| HMA total | 21,285 | 27,604 | 39,179 | 47,624 | 44,553 | 57,545 | 39,021 | 24,458 | 24,819 | 22,467 | 24,595 | 34,949 |
| District of Columbia | 2,428 | 2,467 | 3,929 | 6,132 | 6,938 | 7,461 | 3,362 | 575 | 587 | 527 | 530 | 190 |
| Maryland portion of HMA | 11,249 | 15,272 | 19,403 | 26,941 | 20,043 | 31,121 | 22,620 | 12,594 | 13,744 | 11,673 | 12,501 | 15,027 |
| Virginia portion of HMA | 7,608 | 9,865 | 15,847 | 14,551 | 17,572 | 18,963 | 13,039 | 11,289 | 10,488 | 10,267 | 11,564 | 19,732 |
| B. Subsidized[a/] | | | | | | | | | | | | |
| HMA total | 174 | - | 40 | 835 | 1,140 | 997 | 1,617 | 779 | 967 | 3,048 | 3,093 | 2,773 |
| District of Columbia | 174 | - | 40 | 835 | 1,140 | 997 | 1,252 | 620 | 753 | 1,263 | 1,417 | 646 |
| Maryland portion of HMA | - | - | - | - | - | - | - | 159 | 125 | 1,262 | 1,045 | 603 |
| Virginia portion of HMA | - | - | - | - | - | - | 365 | - | 89 | 523 | 631 | 1,524 |

a/ Includes public housing, Section 221(d)(3) BMIR and Section 236 housing, and new houses insured under Section 235.

Source: Estimated by Housing Market Analyst.

Table XI

Vacancy Trends
Washington, D.C., Housing Market Area
April 1, 1960-January 1, 1972

| April 1960 | HMA Total | District of Columbia | Maryland portion of HMA: HMA Total | Montgomery County | Prince Georges County | Virginia portion of HMA: HMA Total | Alexandria City | Arlington County | Fairfax County[a/] | Loudoun County | Prince Wm. County |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total vacant units | 29,798 | 10,575 | 9,330 | 4,708 | 4,622 | 9,893 | 1,182 | 2,451 | 4,021 | 925 | 1,314 |
| Available vacant units | 19,830 | 7,841 | 6,015 | 2,908 | 3,107 | 5,974 | 791 | 2,039 | 2,363 | 167 | 614 |
| For sale only | 5,853 | 894 | 2,735 | 1,390 | 1,345 | 2,224 | 150 | 259 | 1,428 | 90 | 297 |
| Homeowner vac. rate | 1.9% | 1.2% | 2.1% | 2.0% | 2.2% | 2.2% | 1.4% | 1.1% | 2.7% | 2.2% | 4.0% |
| For rent | 13,977 | 6,947 | 3,280 | 1,518 | 1,762 | 3,750 | 641 | 1,780 | 935 | 77 | 317 |
| Renter vac. rate | 4.3% | 3.8% | 5.3% | 5.8% | 4.9% | 4.9% | 3.5% | 5.3% | 5.4% | 3.0% | 6.3% |
| Other vacant units[b/] | 9,968 | 2,734 | 3,315 | 1,800 | 1,515 | 3,919 | 391 | 412 | 1,658 | 758 | 700 |
| **April 1970** | | | | | | | | | | | |
| Total vacant units | 39,327 | 15,906 | 11,971 | 4,704 | 7,267 | 11,450 | 1,947 | 1,881 | 4,518 | 979 | 2,125 |
| Available vacant units | 27,967 | 11,364 | 8,981 | 3,095 | 5,886 | 7,622 | 1,550 | 1,279 | 3,328 | 301 | 1,164 |
| For sale only | 5,653 | 894 | 1,989 | 913 | 1,076 | 2,770 | 155 | 124 | 1,730 | 192 | 569 |
| Homeowner vac. rate | 1.4% | 1.2% | 1.0% | 0.9% | 1.1% | 1.9% | 1.4% | 0.5% | 2.0% | 2.7% | 3.0% |
| For rent | 22,314 | 10,470 | 6,992 | 2,182 | 4,810 | 4,852 | 1,395 | 1,155 | 1,598 | 109 | 595 |
| Renter vac. rate | 4.4% | 5.3% | 4.3% | 3.5% | 4.8% | 3.3% | 4.2% | 2.4% | 3.1% | 3.0% | 6.0% |
| Other vacant units[b/] | 11,360 | 4,542 | 2,990 | 1,609 | 1,381 | 3,828 | 397 | 602 | 1,190 | 678 | 961 |
| **January 1972** | | | | | | | | | | | |
| Total vacant units | 38,600 | 16,250 | 11,500 | 4,650 | 6,850 | 10,850 | 1,500 | 1,600 | 4,300 | 1,075 | 2,375 |
| Available vacant units | 27,100 | 11,650 | 8,450 | 3,000 | 5,450 | 7,000 | 1,100 | 1,000 | 3,150 | 375 | 1,375 |
| For sale only | 5,300 | 900 | 1,500 | 700 | 800 | 2,900 | 115 | 150 | 1,750 | 210 | 675 |
| Homeowner vac. rate | 1.2% | 1.2% | 0.7% | 0.7% | 0.8% | 1.8% | 1.0% | 0.7% | 1.8% | 2.7% | 3.0% |
| For rent | 21,800 | 10,750 | 6,950 | 2,300 | 4,650 | 4,100 | 985 | 850 | 1,400 | 165 | 700 |
| Renter vac. rate | 4.1% | 5.4% | 3.9% | 3.3% | 4.4% | 2.6% | 3.0% | 1.8% | 2.4% | 4.0% | 6.4% |
| Other vacant units[b/] | 11,500 | 4,600 | 3,050 | 1,650 | 1,400 | 3,850 | 400 | 600 | 1,150 | 700 | 1,000 |

a/ Includes the independent cities of Fairfax and Falls Church. b/ Includes vacant seasonal units, dilapidated units, units rented or sold and awaiting occupancy, and units held off the market.

Sources: 1960 and 1970 Censuses of Housing and estimates by Housing Market Analyst.

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WASHINGTON, D. C. 20411

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