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**HOUSING
MARKET**



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THE HOUSING MARKET

A REPORT

by the

NATIONAL HOUSING COMMITTEE, *Washington, D.C.*



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DECEMBER 3, 1937

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SUMMARY

THE FINDINGS OF THIS REPORT ARE THAT:

(1) To house the people of the United States according to the housing standards of 1930, 2,000,000 new dwelling units are required, all of which are needed for the group paying \$30 or less per month for rent or rent equivalent (probable rental income of owner-occupied dwellings).

(2) During the years 1930 to 1937 the industry built an average of 175,875 dwelling units per year. Of this number 29,195 units, or 16.6 percent, cost \$3,000 or less; 56,456, or 32.1 percent, cost \$3,000 to \$5,000; and 90,224, or 51.3 percent, cost \$5,000 or more. This 51 percent is available to the rent or rent equivalent group of \$50 or more per month.

(3) From 1933 to 1935 the number of families receiving incomes of \$3,000 or more per year did not increase as fast as the national income increased in that period.

(4) Since 1933 the number of families paying \$50 or more per month rent or rent equivalent has decreased, while the number of families receiving incomes of \$3,000 or more per year has increased, indicating a positive resistance in the upper income groups to paying the 1929 proportion of income for rent or rent equivalent.

(5) In 1937 the number of families paying \$50 or more per month for rent or rent equivalent is approximately one-third of the number of families paying \$50 or more per month in 1930.

(6) Based on the need for housing because of the increase in the number of families and to replace houses demolished and houses becoming uninhabitable, for the years 1938 and 1939 we will need, each year, approximately 485,000 housing units. Of this number 66 percent, or 321,000, will be for the income groups paying \$30 or less per month rent or rent equivalent; 114,000 units per year will be needed for those paying between \$30 and \$50 per month rent or rent equivalent; and only 50,000 units per year will be for those paying \$50 or more per month for rent or rent equivalent. This would still leave the shortage shown in (1) of this summary.

(7) If the shortage as shown in (1) were made up during the next two years (1938-1939) and added to the current needs as shown in (6), the annual market would be 1,500,000 units, of which only 11 percent, or 165,000 units, would be available for rent or ownership at \$30 or more per month.

INTRODUCTION

The building of houses is one of the nation's most important industries. Not only does it directly employ a large number of workers, but the production of materials entering into residential construction requires the services of more employees than does the process of erection.

During the years 1925 to 1930 the average annual volume of residential construction amounted to \$3,504 million, requiring the services of 1,200,000 employees for construction, and approximately 2,000,000 employees in the manufacture and transportation of materials.

For the year 1936 total residential construction amounted to \$1,202 million, and is estimated at \$1,250 million for the year 1937. Thus, while industrial production as a whole is over 90 percent of the 1925-1930 average, residential construction is only 34 percent of the 1925-1930 average.

It is obvious, then, that one of the most vulnerable points in recovery is the failure to attain a volume of residential construction in proportion to the recovery in the total industry. Moreover, in view of the important part formerly held by residential construction, it is apparent that recovery in industry cannot be sustained unless residential construction once more resumes its proportionate share, or some other industry makes up the necessary volume.

Residential construction, while often referred to as an industry, does not operate with any degree of uniformity. It is a group of local operations engaged in by various types of operators in different parts of the country, and is governed to a great extent by local customs and practices, and is therefore less subject to regulation than any other industry. Moreover, being subject to local conditions, its operations, even locally, are spasmodic and controlled by the individual operator's opinion of what the market will absorb.

Since residential building, for the greater part, is carried on without that knowledge of the market possessed by the mass production industries, it is obvious that such operations must often result in losses and irregularity. Since even local operations are car-

ried on without adequate knowledge to insure success, it is evident that any impetus on a national scale is also hampered by the lack of information as to proper direction.

It is difficult even for local operators to obtain adequate information of the local market, and the difficulties multiply when making determinations on a national scale. This is so because new dwellings are erected at a price that can meet the incomes of only a relatively small portion of the population. Table II shows that 51.3 percent of all dwellings erected from 1930 to 1935, inclusive, cost \$5,000 or more. If one percent per month is a fair requirement for the support of a residence, then only eight percent of the population would be possible prospects for more than one-half of the new residential construction. It follows, then, that the greater part of our non-farm families must be content with second-hand residences passed down to them from the upper groups. Therefore the rate at which the families in the higher earning groups will absorb new units has been a greater determining factor than has the actual need of the majority of our population.

In view of the above it is clear that a determination of the housing market must take into consideration the movement of families from one income group to another, the relation of rents to incomes at various periods, the number of units available for each rent group, shortages and surpluses, and the number of units built at different price levels. With such information it may then be determined where and why the residential building jam occurs, and a more intelligent course may be outlined for the building industry.

It is the purpose of this report to make the determinations outlined above on a national and regional scale, but in view of the fact that a vital point in the housing market is the number of second-hand units made available, it is necessary to make surveys of local areas for a more accurate determination of the market, since surpluses are available only to those families within the local area. The calculations made herein will indicate the general effective demand within broad limits.

RENT AND INCOME DISTRIBUTION

Family Incomes and the National Income

In order to make comparisons for a study of the building market it is necessary to determine the distribution of the population by size of family income, for upon the size of the family income will depend the ability either to purchase dwelling units or pay rent. There are three principal sources used herein for this information. The source for 1929 was a study made by The Brookings Institution, published in "America's Capacity to Consume." For the year 1933 a sample study was made under a Civil Works Administration project called the "Financial Survey of Urban Housing," and in 1935 a similar sample study was made under the Works Progress Administration entitled "Urban Study of Consumer Purchases."

By taking the figures for national income distribution for 1929, as shown by the Brookings report, we arrive at the distribution of incomes for non-farm families in 1929 shown in the upper half of Table IV. For 1933 it was assumed that the total population had not increased in so far as non-farm families were concerned, due to the fact that there was an excess movement to farms from cities during the period 1930 to 1933, and that this excess movement to farms was wholly offset by the increase in population in non-farm families during that period.¹ In 1935 figures were taken from the Bureau of the Census² estimates and distributed between farm and non-farm families in the same proportion in which they existed in 1930, on the basis shown by the previously cited study on internal migration; the net movement from farms to cities had offset the opposite movements during the earlier years of the depression. In estimating the non-farm families in 1937, as shown under rent distribution in Table IV, the same rate of increase and the same proportionment was used. In each case the percentage found from the samples was applied to the population as estimated above.

For the United States as a whole the results of these studies are shown in Table III. The significance of the changes in the breakdown through each of these three years lies in the rate of change for each particular income group. Roughly, a comparison of these three studies shows that those having incomes of under \$1,000 per year, only 12.6 percent in 1929, had increased fourfold in 1933 and still constituted 36.5 percent in 1935, while the upper group of families with incomes of \$3,000 and over per year,

¹ Warren S. Thompson, "Research Memorandum on Internal Migration in the Depression," page 19, Table I. This table shows a net movement from cities, towns and villages to farms, in 1932, of 266,000 persons.

² Bureau of the Census release of January 21, 1937, entitled "Estimated Population of the United States by six-month periods from January 1, 1930 to July 1, 1936."

which comprised 24.4 percent of the total in 1929, had declined to one-third of its former size, or only 8 percent in 1935. More significant, however, is the rate of change in comparison to the national income. A comparison of the changes from 1933 to 1935, during a period when the national income increased by approximately 35 percent, shows that the \$3,000 and over group increased by only 25 percent, while the lowest group, those below \$1,000, decreased from 1933 to 1935. The greatest gains were in the groups ranging from \$1,000 to \$3,000 in annual incomes. There may be many reasons for this which are not the subject of this particular study. The fact remains that according to the best evidence available the group in the \$3,000 and over income class was reduced by two-thirds in 1935, and is coming back at a much slower rate than is the national income.

Since an effective demand for construction, either for ownership or places to rent for the upper group, is not growing as fast as the national income, it is likely, that even should the national income reach the proportions of 1929, the highest in our history, if present trends are maintained we will not have the same number of families in this upper group that we had in 1929; hence the effective demand for the higher priced construction will not be so great.

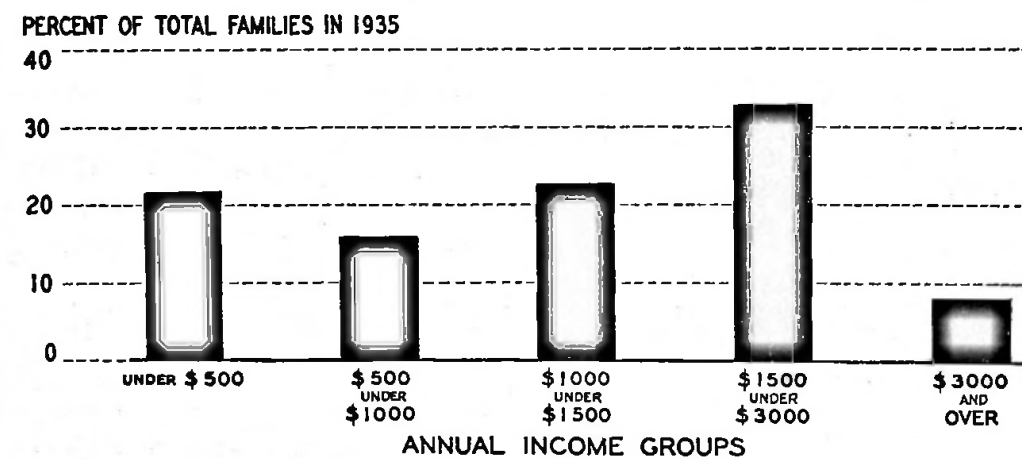
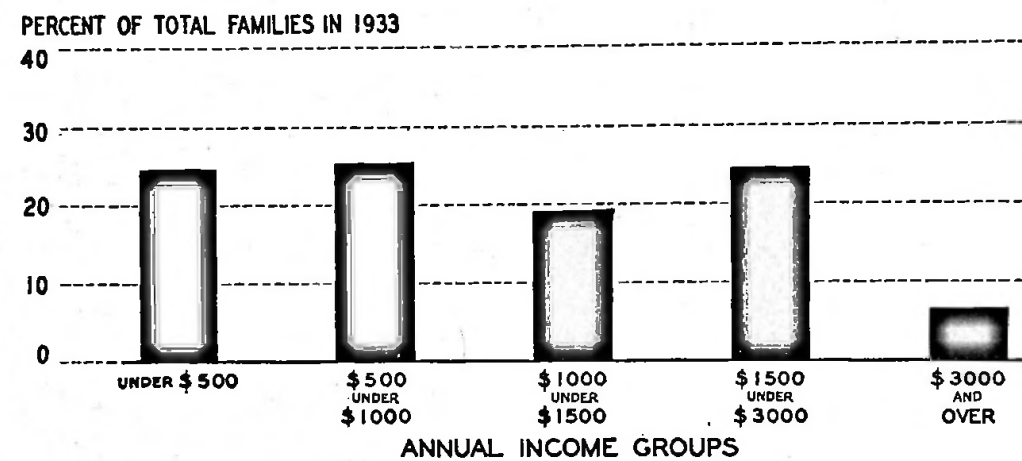
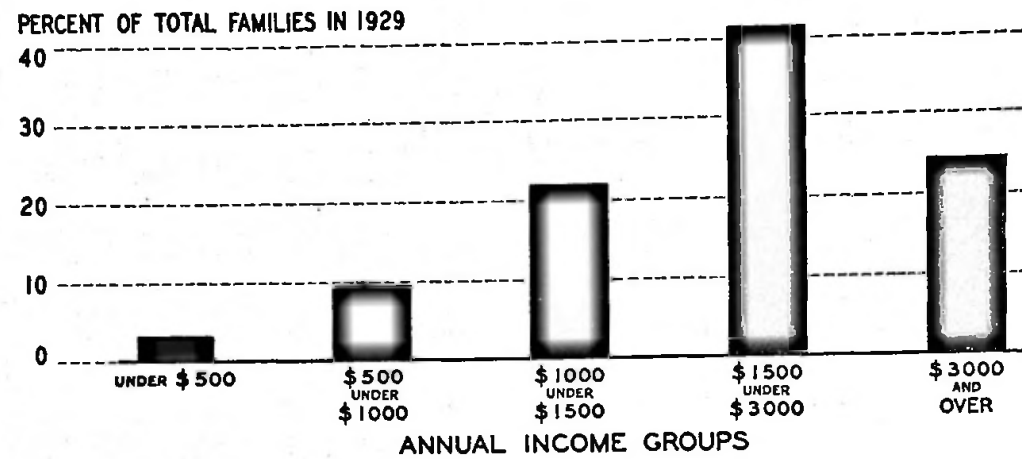
Rent Distribution

There are more available data on the distribution of rents than on the distribution of incomes. As this subject was fully covered in the Census of 1930, we have a very good base from which to start. Moreover, in a study of the market for housing the rents actually paid are of greater significance than the income, which might indicate the possibility of rent payment. The sources from which rents were derived were as follows: in 1930, Census of Population; in 1933, the Real Property Inventory; and in 1935, the Works Progress Administration project "Urban Study of Consumer Purchases" and "Real Property Inventories." The rent distribution for 1937, as shown in Table IV, has no basis in sample study, but is merely calculated on the basis of the Bureau of Labor Statistics' rent index. The rate of such change in this index from 1935 to 1937 was applied by moving the families from one group to another on the same basis as the percentage increase as shown by the index.

Throughout the rent distribution the total figures include owner-occupied dwellings, as well as rented dwellings, on the basis that one percent of value equals the monthly rent.¹ This distribution was made in five classes, the first four of which are used in the census,

¹ A study made for an industrial corporation, based on 489 houses in the Eastern and North Central States, shows the model group being rented at 12 per cent of the value.

DISTRIBUTION OF NON-FARM FAMILY INCOMES
IN THE UNITED STATES
1929 - 1933 - 1935



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and all others combined into the last class of \$50 per month and over. In 1930 those paying \$50 and over, or whose houses were valued at \$5,000 and over, comprised 32.9 percent of the total, or nearly one-third. In 1935, according to the consumer survey, this group comprised only 7.4 percent of the total. It has been estimated on the basis of the increase in the rental index that by 1937 this group had increased to 9.8 percent. On the other hand the groups paying between \$10 and \$30 per month had increased from 32.5 percent in 1930 to 59.8 percent in 1935, and were estimated at 54.7 percent in 1937.

The changes shown herein are perhaps the most significant, as they affect the housing market. Briefly, this shows, as in incomes, that those paying rent in the higher group increase more slowly than do family incomes in this group, and that although the group paying under \$10 per month comprised a smaller proportion in 1937 than in 1930, the greatest increases have come in the group paying between \$10 and \$30 per month. Putting it another way, the group paying under \$30 per month in 1930 comprised 42.9 percent; in 1937 this entire group paying less than \$30 per month comprised 63 percent of the total number of non-farm families. This has an even greater effect when applied to number of families rather than percentages, since the entire increase in families since 1930 falls within the group paying from \$10 to \$30.

Relation of Rent to Income

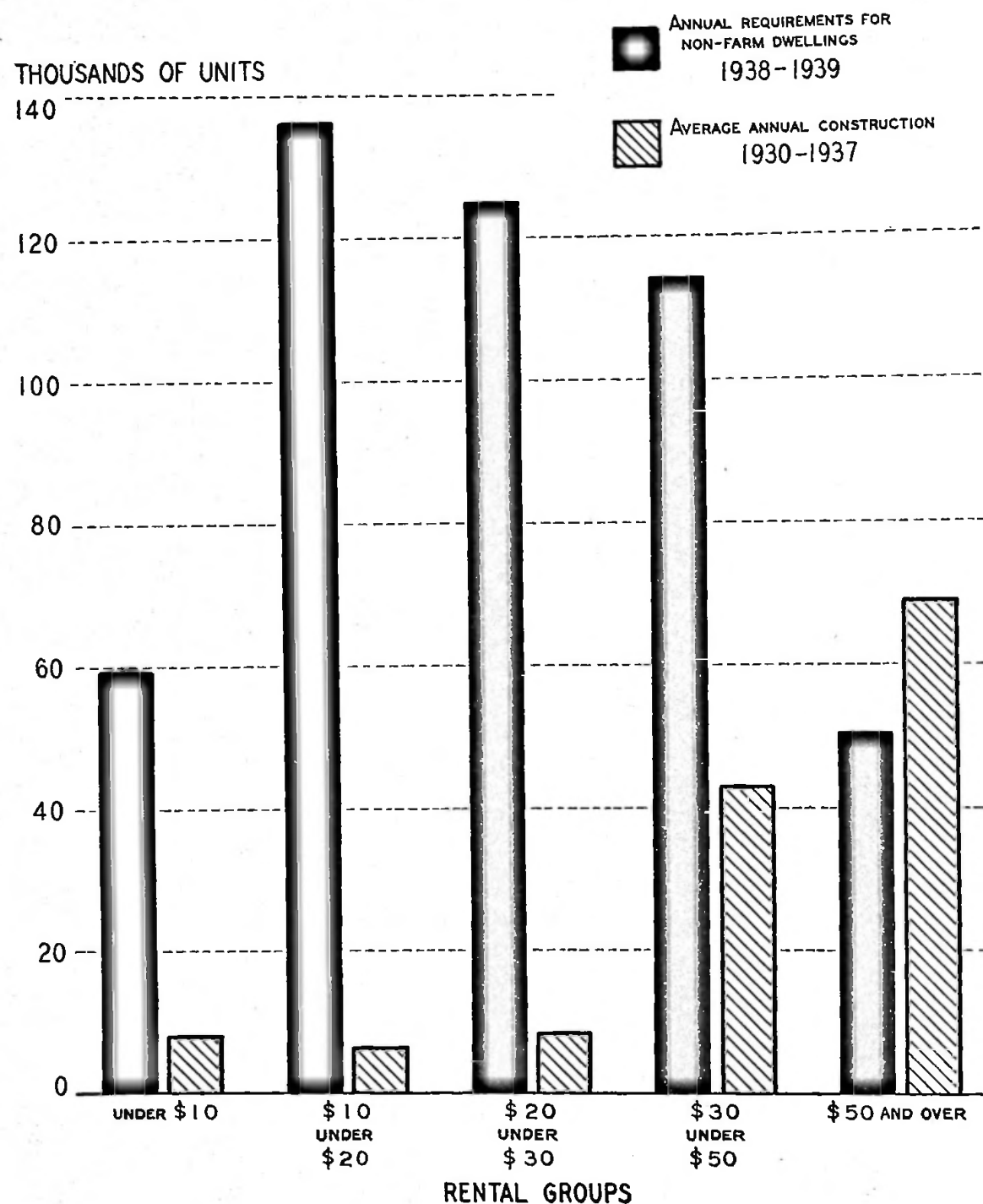
Incomes are of little significance in a market survey except in so far as we can determine what part of the family income the rent payer is willing and able to spend for rent or for the purchase of a home. Here again there has been a significant change as shown in the available data. A survey of the Department of

Commerce¹ for 61 cities indicates that 23.7 percent of the average family income was paid for rent in 1933. It must be remembered, however, that in 1933 incomes had gone to a lower point than had rents. On the basis of 1929 equals 100, total rents paid in 1933 were 76.3 percent. However, the national income had dropped from 83 billion to 39 billion dollars—to an index point of 47, on the same basis. Naturally, then, the rent paid was a higher proportion of the income than it had been in 1929; or, conversely, the proportion of rent to income in 1929 was lower than in 1933. This is further indicated by the data from the consumer survey, which shows that for the 32 cities and 19 small towns covered, only 17.8 percent of the income was paid for rent. This does not mean that in all classes of income only 17.8 percent of that income was paid for rent. In the lower groups, that is those with incomes of less than \$1,000, rents were a much greater proportion than the average, and reached, for the lowest class, up to more than 70 percent of the income.

An interesting comparison can be made from the figures in Table IV, which show that in 1935 the group in the \$50 and over rent paying class was less than the group in the \$3,000 and over income class. On the other hand, in 1930 the group paying \$50 and over for rent was greater than the \$3,000 and over income group. This indicates that even those with the ability to pay more rent, due to improvement in the national income, apparently were not required to increase their rents to the same proportions as existed in 1929. Hence our study of the market is based now on the groupings of families according to rent groups rather than income groups.

¹ Preliminary releases of the Bureau of Foreign and Domestic Commerce on Financial Survey of Urban Housing covering 61 cities.

SUMMARY OF ANNUAL REQUIREMENTS FOR NON-FARM DWELLINGS IN THE UNITED STATES (EXCLUSIVE OF SHORTAGES) FOR 1938 AND 1939



THE HOUSING MARKET

A study of the housing market has no background for comparison. That is, no reasonable attempt has ever been made to find out the exact need in national housing. In view of the fact that there is no technique established for such estimates it is necessary to bring into the picture a number of assumptions. This would be true in a study of the market for any commodity. For example, if the market for shoes were to be studied on the basis of population, it would be necessary to assume that given proportions of the population wore different grades of shoes, and also to determine at what rate these shoes were worn out and replaced. This is also true of automobiles. Whereas we have in the case of shoes and automobiles a background of statistics on which to make reasonable estimates for such factors, there is no such basis in the case of housing. Therefore, in this study we have approached the problem first in an attempt to find existing shortages, and second to determine the current need, exclusive of these shortages.

It is necessary, in order to determine shortages, to define the term. We have here arbitrarily assumed a four percent vacancy as necessary to meet the 1930 standards; hence, by "shortage" we mean the amount necessary to make up a four percent vacancy.

This movement of houses from one group to another is, of course, limited. While devalued automobiles may be taken from one part of the country to another, or even shipped to a foreign country, the devalued houses are made available only to those to whom they are accessible. Thus, while there may be a reduction in rent in a given city, only the tenants in that area may take advantage of this reduction. Consequently, when a surplus exists in a given price group, this surplus cannot be transferred from one region to another. Since the basis of our study is the regions used in the census, our effective shortages, as shown, are ultra-conservative in so far as they show entire surpluses made available to the next lower group within the region. For instance, the sum of shortages, by cities, would be far greater than that shown for the region, due to the inability to use available surpluses. However, these surpluses are made available to some extent, and for this report we have assumed all surpluses within a region available to the next lower group.

Our method of approach, then, in estimating the entire market is to study each region separately and then to add the net shortages found in each region. This is done in Tables IX-A to XVII-A, inclusive. Taking New England as an example, let us follow through to show how this is arrived at. It is first necessary to find the change in the number of families in each rental group. Hence we show the number of families in each group as previously arrived at for the years 1930, 1935 and 1937; this is shown in lines 1, 2 and 3. In line 4 we show the change from 1930 to 1937 in

each rental group. New England shows an excess of 4,777 families in the under \$10 group, and a decrease of 380,616 in the number of families in the \$50 and over group. On this basis alone it would be indicated that there was a surplus of units available in the \$50 and over group equal to the decrease in families, and, conversely, a shortage in the under \$10 group equal to the increase in families. However, these shortages and surpluses must be modified by the number of new units built.

A study was made by the Bureau of Labor Statistics covering the value of building permits in 226 cities from 1929 to 1936, inclusive. These permits were broken down by price groups for each city. It must be realized that the building permit represents only a part of the value of the property or the dwelling unit. In order to find the relationship of this building permit to the total value of the unit we have as our only basis a limited study made by the University of Minnesota covering all permits issued for residential units built in Minneapolis and St. Paul for the years 1929 to 1935. The net result of this study was that the building permit represents approximately 66.5 percent of the value. Consequently, by adjusting the building permits reported in the Bureau of Labor Statistics' study for the New England region we find that the following distribution takes place:

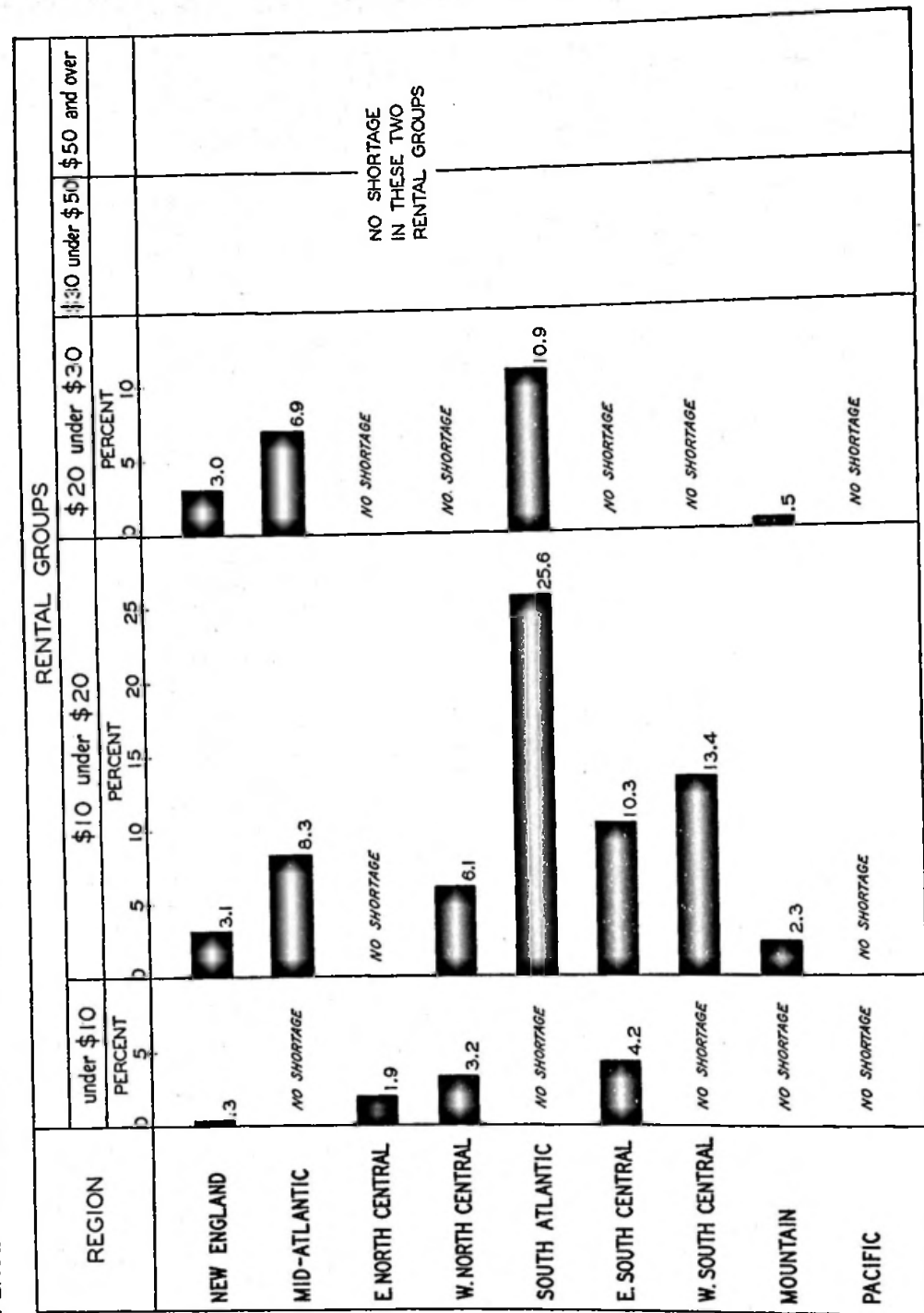
| | Percent |
|-----------------------|---------|
| Under \$1,500 | 2.4 |
| \$1,500—under \$2,000 | 2.0 |
| 2,000— " 3,000 | 1.7 |
| 3,000— " 5,000 | 20.9 |
| 5,000—over | 73.0 |

By applying this distribution to the total number of non-farm dwelling units built in the New England region we arrive at the number of new units added in each price group, assuming, again, that the rental value is one percent per month of the total value. The total number of units built was taken from a study by Wickens and Foster covering all non-farm families by regions.¹ Thus we have the additions which are offsets to the indicated shortages or surpluses, merely as indicated by the change in families. We must also allow for a loss by fire and other disaster and demolitions of various sorts, which are also offsets to the new construction built. Here, again, there are insufficient data for accurate estimation. However, we have set up a basis of one-half of one percent per year for the three lower groups, which is reduced by half for each upper group above \$30. This also allows for dwellings which become uninhabitable although not actually de-

¹ David L. Wickens and Ray R. Foster, "Non-Farm Residential Construction, 1920-1936," Bureau of Economic Research Bulletin 65, Page 4, Table 3. Year 1937 estimated by the author.

SUMMARY OF SHORTAGES OF NON-FARM FAMILY DWELLING UNITS
IN THE UNITED STATES BY REGIONS AND RENTAL GROUPS

PERCENTAGE DISTRIBUTION - TOTAL SHORTAGES: 2,036,558 = 100%



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molished. Thus we arrive at a net change in available units in line 7.

But there is a migration of families going on at all times, and therefore an allowance for vacancies must be made not only for the migration of families and their internal movement. We have allowed a four percent vacancy, which is deemed necessary for this purpose, namely, the internal movement of families. This is shown in line 8.

It is necessary in determining the number of available units to add the units that were available in 1930, since our rent distribution is based on number of families. The best estimate we have on this point is the vacancy surveys collected by the Bureau of Standards in 1930, which indicates that there was a four percent vacancy in 1930. This, of course, is deducted from the allowable vacancy for 1937.

Our net result, after proper additions and subtractions are made, is a shortage or surplus in each rental group. However, since we are attempting to find the deficiency from a given standard (a four percent vacancy) we must distribute the surplus above 4 percent along to the next lower groups. In the case of New England, we find 437,196 units in the \$50 and over group as a net surplus after all the necessary additions and deductions. These 437,196 units are added to the surplus or shortage in the \$30 to \$50 group. The net result here is a surplus of 101,801 units. If the 101,801 units are forwarded to the next lower group where we have had a net shortage of 162,285, we have as a result a final shortage of 60,484 units. Thus, in New England we have, in the three lowest groups, namely, in the under \$10 group, a shortage of 6,137, in the \$10 to \$20 group a shortage of 64,080, and in the \$20 to \$30 group a shortage of 60,484 units.

After following this procedure for each region we may now sum up our net shortages, as shown in Table V. Our net result shows that we have shortages in only three price groups, namely, under \$10, \$10 to \$20, and \$20 to \$30. Approximately three-fourths of these shortages are in the \$10 to \$20 group. This varies, of course, by regions. In the Mid-Atlantic, South Atlantic, West South Central, Mountain and Pacific regions we have no shortages in the under \$10 group. This does not mean that no housing is needed in these groups. We have not taken into account any change necessary to improve the standards of housing. We are merely taking 1930 as the base, and showing the shortages from that point. In other words, it would be necessary to make up the shortages shown merely to get back to the 1930 status. We have a net shortage of 195,409 units in the under \$10 group, the greatest portion of which is in the East South Central region. The greatest single shortage lies in the \$10 to \$20 group in the South Atlantic region. The South Atlantic region includes many of the heavily populated states such as Maryland, Virginia, Florida, etc., including the District of Columbia. In the \$20 to \$30 group the net shortage is 435,370 units. This shortage occurs in four regions—New England, Mid-Atlantic, South Atlantic and Mountain. The only region where no shortage exists, on the basis of the regional study, is the

Pacific. As pointed out previously, if a study were made on the basis of each city and town in the region, undoubtedly there would develop shortages, but since we have transferred our surpluses within the region, we arrive at a net where no shortages exist.

Current Needs

Having developed the market to make up the shortages, let us now discuss current needs. Since our population is growing, and fire losses and demolitions continue for various reasons, we must consider the total current replacement market. To do this we have merely projected our population for the next two years, 1938 and 1939, at the same rate of increase as between 1935 and 1937. This was done for each region and is shown in Table VIII. We have first found the increase in the number of families to be expected in each region and apportioned it by rental groups in accordance with the 1937 rental distribution. This implies, of course, no change in the rental distribution from 1937. Then we have allowed a loss by fire and demolition of one-half of one percent per year for each of the rental groups.¹ Having added the shortages, as shown in Table V, the net result arrived at from Table VIII is summarized in Table VII. The summary in Table VII shows that on the basis of making up the shortages in two years there is a market for 1,503,853 dwelling units per year for each of the next two years; that more than half of this market, or 55.8 percent, is in the \$2,000 class; and that only 3.4 percent, or 50,672 units, will be needed for the \$5,000 and over class. This represents current needs only. For the price class between \$3,000 and \$5,000, 114,133 units are needed, representing current requirements only, or a total of 11 percent for \$3,000 and over, and 89 percent under \$3,000.

Contrast these percentages with the number of units built from 1929 to 1937. This distribution shows that 51.3 percent of the units were built in the \$5,000 and over class, or a total of 83.4 percent for the \$3,000 and over class, and only 16.6 percent under \$3,000. In New England, for instance, the market for houses valued at \$5,000 and over is only 10 percent of that for the \$3,000 houses, and only 5 percent of the number needed for the combined \$1,000 to \$3,000 group.

While we have shown that the market for non-farm dwelling units, on the basis of making up the shortages in two years, will amount to approximately 1,500,000 units per year, the current needs due to population increase, demolitions and other recurring factors will amount to 485,574 family units for non-farm population in each of the next two years. This is summarized in Table VI, which shows that only 34 percent of this number is needed for families paying \$30 or over per month for rent or in the carrying and maintenance charges necessary for ownership, as contrasted to 83 percent of the construction available to this group in the past eight years.

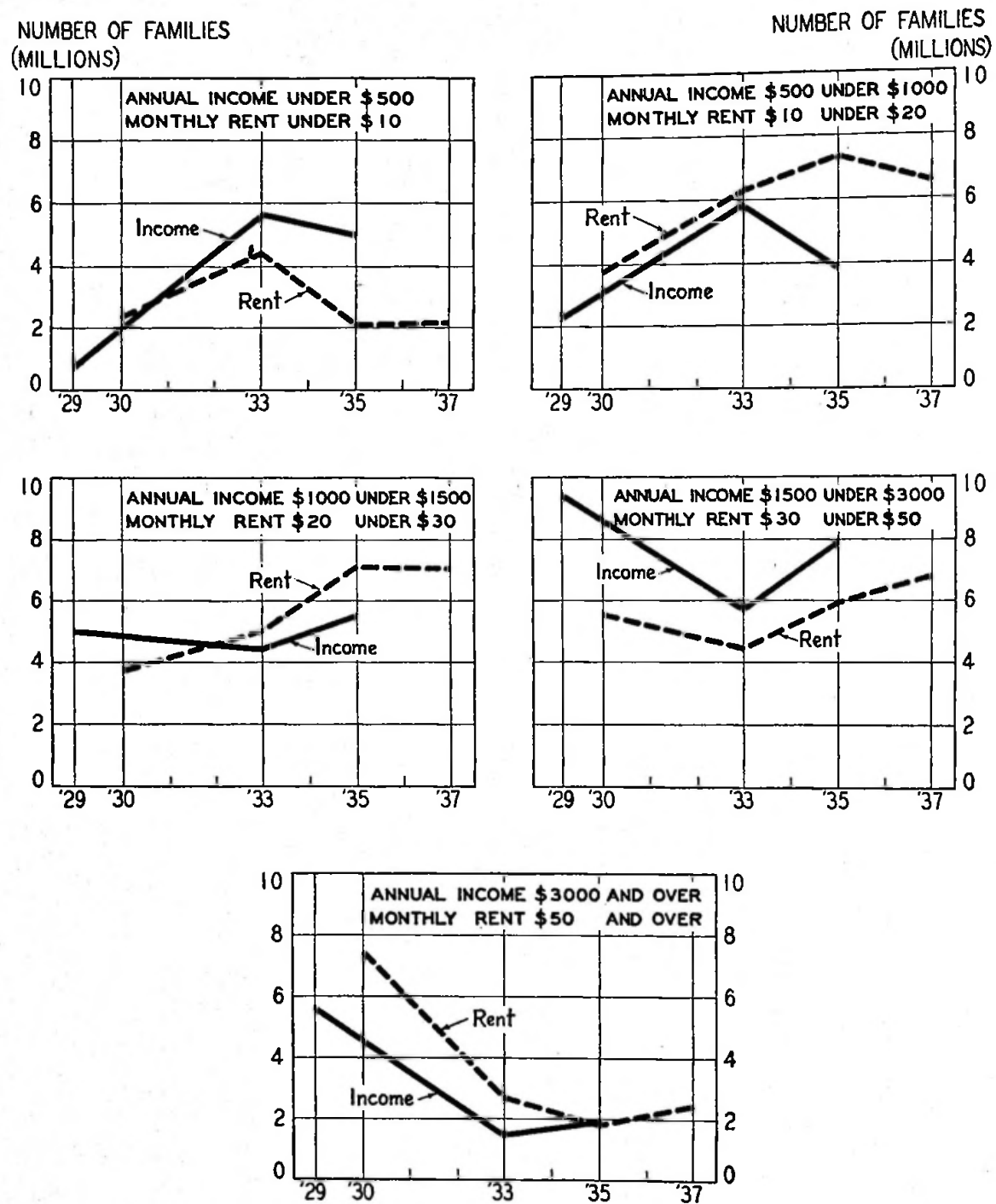
¹ Actually such losses should be greater in the lower groups than in the higher price groups. However, since the amounts involved are so small, the change would not be of any great significance.

TOTAL U.S. SHORTAGES OF NON-FARM FAMILY DWELLING UNITS,
BY RENTAL GROUPS

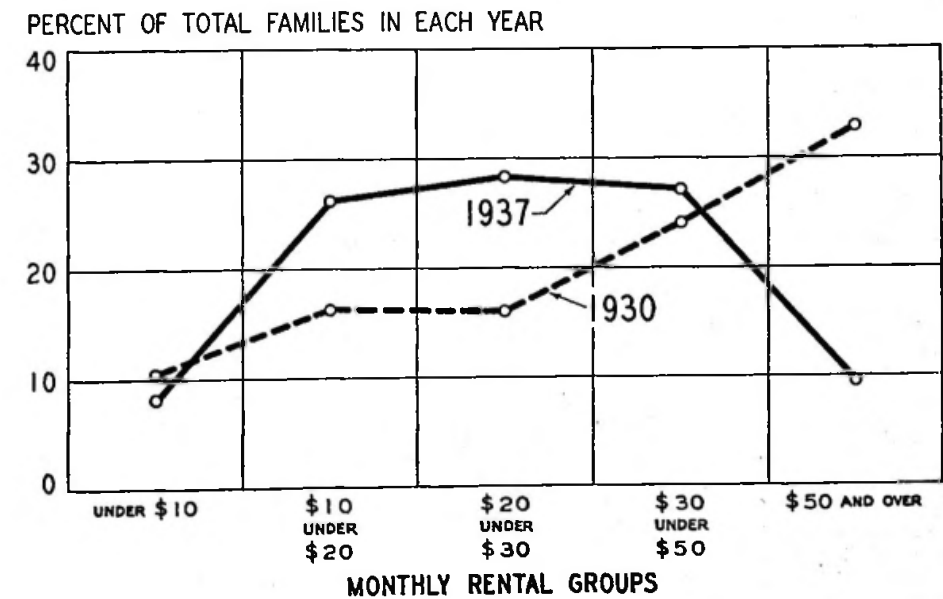
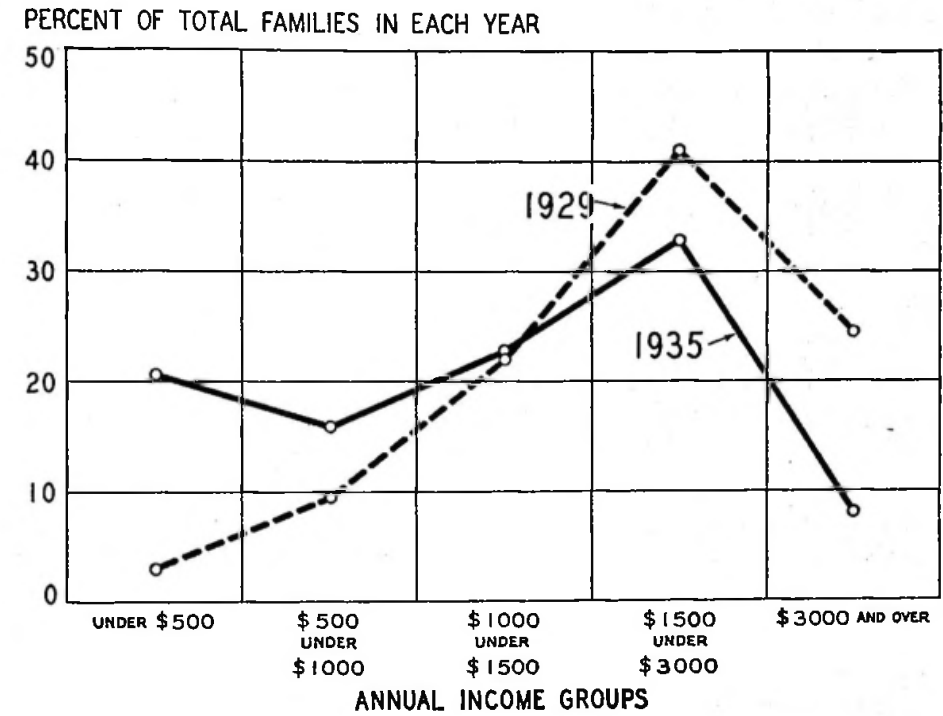
| RENTAL GROUPS | | | |
|--|-----------------|-----------------|--|
| under \$10 | \$10 under \$20 | \$20 under \$30 | \$30 under \$50 \$50 and over |
| 195,409 UNITS | 1,405,779 UNITS | 435,370 UNITS | |
| 9.6% | 69.0% | 21.4% | NO SHORTAGE IN THESE TWO RENTAL GROUPS |
| TOTAL U.S. SHORTAGE 2,036,558 UNITS = 100% | | | |

APPENDIX

CHANGE IN NON-FARM FAMILY DISTRIBUTION OF INCOME AND RENTS IN THE UNITED STATES 1929 - 1937



NON-FARM FAMILY DISTRIBUTION OF INCOMES AND RENTS IN THE UNITED STATES



THE HOUSING MARKET

TABLE I
NEW NON-FARM RESIDENTIAL BUILDING IN THE UNITED STATES
ESTIMATED VOLUME, 1920—1936

| Year | Number of New Dwelling Units Constructed (thousands) | Value (millions of dollars) |
|------|--|-----------------------------|
| 1920 | 247 | 1,122 |
| 1921 | 449 | 1,841 |
| 1922 | 716 | 3,115 |
| 1923 | 871 | 3,980 |
| 1924 | 893 | 4,244 |
| 1925 | 937 | 4,754 |
| 1926 | 849 | 4,314 |
| 1927 | 810 | 4,064 |
| 1928 | 753 | 3,813 |
| 1929 | 509 | 2,623 |
| 1930 | 286 | 1,456 |
| 1931 | 212 | 1,005 |
| 1932 | 74 | 282 |
| 1933 | 54 | 204 |
| 1934 | 55 | 214 |
| 1935 | 144 | 585 |
| 1936 | 282 | 1,202 |

Source: David L. Wickens and Ray R. Foster, "Non-Farm Residential Construction, 1920-1936," National Bureau of Economic Research Bulletin 65, Page 2, Table 1.

TABLE III
FAMILY INCOME DISTRIBUTION
1929—1933—1935

| | 1929 Percent of Total A | 1933 Percent of Total B | 1935 Percent of Total C | Percent Change 1933 to 1935 |
|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|---|
| \$ 0—\$ 499..... | 3.0 | 24.6 | 20.6 | -16.2 |
| 500— 999..... | 9.6 | 25.4 | 15.9 | -37.4 |
| 1,000— 1,499..... | 21.9 | 19.2 | 22.7 | +18.2 |
| 1,500— 1,999..... | 18.9 | 13.7 | 17.4 | +27.0 |
| 2,000— 2,499..... | 12.7 | 6.4 | 9.2 | +43.8 |
| 2,500— 2,999..... | 9.5 | 4.3 | 6.2 | +44.2 |
| 3,000—Over..... | 24.4 | 6.4 | 8.0 | +25.0 |
| | 100.0 | 100.0 | 100.0 | |
| Total National Income (billions)... | 83.6 | 39.2 | 53.1 | +35.5 |

Sources: A Brookings Institution, "America's Capacity to Consume," 1934.
B Department of Commerce, (CWA Project), "Financial Survey of Urban Housing," preliminary releases 1934.
C Bureau of Labor Statistics, (WPA Project), "Urban Study of Consumer Purchases," published in part in 1937.

THE HOUSING MARKET

TABLE II
ESTIMATED NUMBER OF NEW NON-FARM DWELLING UNITS BUILT
IN THE UNITED STATES FROM 1930 TO 1935, INCLUSIVE,
BY GEOGRAPHIC DIVISIONS AND PRICE RANGES

| Region | Under \$1,500 | \$1,500—2,000 | \$2,000—3,000 | \$3,000—5,000 | Over \$5,000 | Total |
|----------------------------|---------------|---------------|---------------|---------------|--------------|---------|
| UNITED STATES: | | | | | | |
| Number of new units..... | 48,675 | 37,950 | 50,325 | 264,825 | 423,225 | 825,000 |
| Percent..... | 5.9 | 4.6 | 6.1 | 32.1 | 51.3 | 100.0 |
| New England: | | | | | | |
| Number of new units..... | 1,080 | 900 | 765 | 9,405 | 32,850 | 45,000 |
| Percent..... | 2.4 | 2.0 | 1.7 | 20.9 | 73.0 | 100.0 |
| Mid-Atlantic: | | | | | | |
| Number of new units..... | 1,666 | 1,904 | 6,664 | 76,874 | 150,892 | 238,000 |
| Percent..... | 0.7 | 0.8 | 2.8 | 32.3 | 63.4 | 100.0 |
| East North Central: | | | | | | |
| Number of new units..... | 2,805 | 2,465 | 3,145 | 23,970 | 52,615 | 85,000 |
| Percent..... | 3.3 | 2.9 | 3.7 | 28.2 | 61.9 | 100.0 |
| West North Central: | | | | | | |
| Number of new units..... | 4,482 | 3,132 | 3,996 | 18,360 | 24,030 | 54,000 |
| Percent..... | 8.3 | 5.8 | 7.4 | 34.0 | 44.5 | 100.0 |
| South Atlantic: | | | | | | |
| Number of new units..... | 9,625 | 7,000 | 9,125 | 38,500 | 60,750 | 125,000 |
| Percent..... | 7.7 | 5.6 | 7.3 | 30.8 | 48.6 | 100.0 |
| East South Central: | | | | | | |
| Number of new units..... | 8,060 | 4,030 | 2,542 | 8,308 | 8,060 | 31,000 |
| Percent..... | 26.0 | 13.0 | 8.2 | 26.8 | 26.0 | 100.0 |
| West South Central: | | | | | | |
| Number of new units..... | 24,206 | 12,054 | 10,388 | 27,342 | 24,010 | 98,000 |
| Percent..... | 24.7 | 12.3 | 10.6 | 27.9 | 24.5 | 100.0 |
| Mountain: | | | | | | |
| Number of new units..... | 1,092 | 1,239 | 1,386 | 8,001 | 9,282 | 21,000 |
| Percent..... | 5.2 | 5.9 | 6.6 | 38.1 | 44.2 | 100.0 |
| Pacific: | | | | | | |
| Number of new units..... | 8,192 | 10,624 | 14,976 | 51,456 | 42,752 | 128,000 |
| Percent..... | 6.4 | 8.3 | 11.7 | 40.2 | 33.4 | 100.0 |

Source: Total number from David L. Wickens and Ray R. Foster, "Non-Farm Residential Construction, 1920-1936," National Bureau of Economic Research Bulletin 65, Page 4, Table 3, distributed by price range according to preliminary data from the Bureau of Labor Statistics.

THE HOUSING MARKET

TABLE IV

NON-FARM FAMILY DISTRIBUTION OF INCOMES AND RENTS IN THE UNITED STATES

| | 1929 | | 1933 | | 1935 | | | |
|-------------------------------|--------------------|----------|--------------------|----------|--------------------|----------|------------|-------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent | | |
| <i>Annual Income Groups</i> | | | | | | | | |
| Under \$500..... | 685,651 | 3.0 | 5,622,342 | 24.6 | 4,986,391 | 20.6 | | |
| \$ 500—\$ 999... | 2,194,085 | 9.6 | 5,805,183 | 25.4 | 3,848,720 | 15.9 | | |
| 1,000—1,499... | 5,005,256 | 21.9 | 4,388,170 | 19.2 | 5,494,713 | 22.7 | | |
| 1,500—2,999... | 9,393,426 | 41.1 | 5,576,632 | 24.4 | 7,939,496 | 32.8 | | |
| 3,000—Over..... | 5,576,632 | 24.4 | 1,462,723 | 6.4 | 1,936,463 | 8.0 | | |
| Total..... | 22,855,050 | 100.0 | 22,855,050 | 100.0 | 24,205,783 | 100.0 | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| <i>Monthly Rental Groups*</i> | | | | | | | | |
| Under \$10..... | 2,358,676 | 10.4 | 4,388,169 | 19.2 | 2,009,080 | 8.3 | 2,065,136 | 8.3 |
| \$10—\$19.99..... | 3,734,638 | 16.3 | 6,307,994 | 27.6 | 7,358,558 | 30.4 | 6,543,742 | 26.3 |
| 20—29.99..... | 3,712,533 | 16.2 | 5,005,256 | 21.9 | 7,116,500 | 29.4 | 7,066,246 | 28.4 |
| 30—49.99..... | 5,535,204 | 24.2 | 4,433,880 | 19.4 | 5,930,417 | 24.5 | 6,767,673 | 27.2 |
| 50—Over..... | 7,513,999 | 32.9 | 2,719,751 | 11.9 | 1,791,228 | 7.4 | 2,438,352 | 9.8 |
| Total..... | 22,855,050 | 100.0 | 22,855,050 | 100.0 | 24,205,783 | 100.0 | 24,881,149 | 100.0 |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE V

SUMMARY OF ESTIMATED SHORTAGES OF NON-FARM FAMILY DWELLING UNITS AT THE END OF 1937 BY REGIONS AND RENTAL GROUPS

| Region | Rental Groups | | | | | Total |
|-------------------------|---------------|--------------|--------------|--------------|-----------|-----------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over | |
| New England..... | 6,137 | 64,080 | 60,484 | ..... | ..... | 130,701 |
| Mid-Atlantic..... | ..... | 168,607 | 141,418 | ..... | ..... | 310,025 |
| East North Central..... | 38,533 | ..... | ..... | ..... | ..... | 38,533 |
| West North Central..... | 66,047 | 123,278 | ..... | ..... | ..... | 189,325 |
| South Atlantic..... | ..... | 521,540 | 222,667 | ..... | ..... | 744,207 |
| East South Central..... | 84,692 | 209,655 | ..... | ..... | ..... | 294,347 |
| West South Central..... | ..... | 271,929 | ..... | ..... | ..... | 271,929 |
| Mountain..... | ..... | 46,690 | 10,801 | ..... | ..... | 57,491 |
| Pacific..... | ..... | ..... | ..... | ..... | ..... | ..... |
| U. S. Total..... | 195,409 | 1,405,779 | 435,370 | ..... | ..... | 2,036,558 |

THE HOUSING MARKET

TABLE VI

SUMMARY OF ANNUAL REQUIREMENTS FOR NON-FARM DWELLINGS IN THE UNITED STATES (EXCLUSIVE OF SHORTAGES) FOR 1938 AND 1939 (In Number of Units)

| Region | Rental Groups | | | | | Total | Percent |
|---|---------------|--------------|--------------|--------------|-----------|---------|---------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over | | |
| New England..... | 1,235 | 5,839 | 8,675 | 13,746 | 3,870 | 33,365 | 6.9 |
| Mid-Atlantic..... | 2,036 | 10,738 | 29,990 | 30,730 | 19,067 | 92,561 | 18.2 |
| East North Central..... | 2,793 | 11,492 | 12,210 | 9,975 | 3,431 | 39,901 | 8.3 |
| West North Central..... | 4,829 | 13,217 | 11,353 | 9,193 | 3,770 | 42,362 | 8.8 |
| South Atlantic..... | 22,872 | 46,757 | 32,571 | 28,952 | 13,608 | 144,760 | 30.2 |
| East South Central..... | 18,538 | 22,414 | 9,753 | 7,390 | 2,483 | 60,578 | 12.6 |
| West South Central..... | 6,394 | 20,563 | 13,964 | 8,184 | 2,046 | 51,151 | 10.6 |
| Mountain..... | 289 | 1,108 | 1,014 | 901 | 307 | 3,619 | .8 |
| Pacific..... | 518 | 4,043 | 5,564 | 5,062 | 2,090 | 17,277 | 3.6 |
| Total..... | 59,504 | 136,171 | 125,094 | 114,133 | 50,672 | 485,574 | 100.0 |
| Percent..... | 12.25 | 28.04 | 25.76 | 23.51 | 10.44 | 100.0 | ..... |
| Cumulative percent..... | ..... | 40.30 | 66.06 | 89.56 | 100.0 | ..... | ..... |
| Average annual construction, 1930—1937..... | 7,916 | 6,172 | 8,184 | 43,068 | 68,827 | 134,167 | ..... |
| Percent..... | 5.9 | 4.6 | 6.1 | 32.1 | 51.3 | ..... | ..... |
| Cumulative percent..... | ..... | 10.5 | 16.6 | 48.7 | 100.0 | ..... | ..... |

TABLE VII

SUMMARY OF MARKET FOR NON-FARM DWELLINGS FOR 1938 AND 1939 INCLUDING ONE-HALF THE SHORTAGES EACH YEAR BY REGIONS AND RENTAL GROUPS (In Number of Units)

| Region | Rental Groups | | | | | Total |
|-------------------------|---------------|--------------|--------------|--------------|-----------|-----------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over | |
| New England..... | 4,303 | 37,879 | 38,916 | 13,746 | 3,870 | 98,714 |
| Mid-Atlantic..... | 2,036 | 95,042 | 100,699 | 30,730 | 19,067 | 247,574 |
| East North Central..... | 22,060 | 11,491 | 12,210 | 9,975 | 3,431 | 59,167 |
| West North Central..... | 37,853 | 74,856 | 11,353 | 9,193 | 3,770 | 137,025 |
| South Atlantic..... | 22,872 | 307,528 | 143,905 | 28,952 | 13,608 | 516,865 |
| East South Central..... | 60,884 | 127,242 | 9,753 | 7,390 | 2,483 | 207,752 |
| West South Central..... | 6,394 | 156,528 | 13,964 | 8,184 | 2,046 | 187,116 |
| Mountain..... | 289 | 24,452 | 6,414 | 901 | 307 | 32,363 |
| Pacific..... | 518 | 4,043 | 5,564 | 5,062 | 2,090 | 17,277 |
| Total..... | 157,209 | 839,061 | 342,778 | 114,133 | 50,672 | 1,503,853 |
| Percent..... | 10.4 | 55.8 | 22.8 | 7.6 | 3.4 | 100.0 |

THE HOUSING MARKET

TABLE VIII

MARKET FOR NON-FARM FAMILIES, BY REGIONS,
MAKING UP THE EXISTING SHORTAGE IN TWO YEARS

| Region | Rental Groups | | | | |
|---|---------------|--------------|--------------|--------------|-----------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over |
| New England | | | | | |
| Allowance for new families..... | 1,739 | 8,225 | 12,220 | 19,364 | 5,452 |
| Allowance for loss by fire, demolition, etc. (2 yrs. @ ½% per year) | 730 | 3,453 | 5,129 | 8,128 | 2,288 |
| Shortage 1937 (from Table V)..... | 6,137 | 64,080 | 60,484 | ..... | 7,740 |
| Total market for new families for two years..... | 8,606 | 75,758 | 77,833 | 27,492 | 7,740 |
| Total for each year..... | 4,303 | 37,879 | 38,916 | 13,746 | 3,870 |
| Mid Atlantic | | | | | |
| Allowance for new families..... | 2,663 | 14,041 | 39,218 | 40,186 | 24,935 |
| Allowance for loss by fire, demolition, etc. (2 yrs. @ ½% per year) | 1,410 | 7,436 | 20,762 | 21,274 | 13,200 |
| Shortage 1937 (from Table V)..... | ..... | 168,607 | 141,418 | ..... | ..... |
| Total market for new families for two years..... | 4,073 | 190,084 | 201,398 | 61,460 | 38,135 |
| Total for each year..... | 2,036 | 95,042 | 100,699 | 30,730 | 19,067 |
| East North Central | | | | | |
| Allowance for new families..... | 1,860 | 7,653 | 8,132 | 6,643 | 2,285 |
| Allowance for loss by fire, demolition, etc. (2 yrs. @ ½% per year) | 3,726 | 15,330 | 16,288 | 13,308 | 4,578 |
| Shortage 1937 (from Table V)..... | 38,533 | ..... | ..... | ..... | ..... |
| Total market for new families for two years..... | 44,119 | 22,983 | 24,420 | 19,951 | 6,863 |
| Total for each year..... | 22,060 | 11,491 | 12,210 | 9,975 | 3,431 |
| West North Central | | | | | |
| Allowance for new families..... | 7,013 | 19,194 | 16,487 | 13,350 | 5,475 |
| Allowance for loss by fire, demolition, etc. (2 yrs. @ ½% per year) | 2,646 | 7,240 | 6,219 | 5,036 | 2,065 |
| Shortage 1937 (from Table V)..... | 66,047 | 123,278 | ..... | ..... | ..... |
| Total market for new families for two years..... | 75,706 | 149,712 | 22,706 | 18,386 | 7,540 |
| Total for each year..... | 37,853 | 74,856 | 11,353 | 9,193 | 3,770 |
| South Atlantic | | | | | |
| Allowance for new families..... | 40,878 | 83,567 | 58,212 | 51,744 | 24,320 |
| Allowance for loss by fire, demolition, etc. (2 yrs. @ ½% per year) | 4,866 | 9,948 | 6,930 | 6,160 | 2,895 |
| Shortage 1937 (from Table V)..... | ..... | 521,540 | 222,667 | ..... | ..... |
| Total market for new families for two years..... | 45,744 | 615,055 | 287,809 | 57,904 | 27,215 |
| Total for each year..... | 22,872 | 307,528 | 143,905 | 28,952 | 13,608 |
| East South Central | | | | | |
| Allowance for new families..... | 32,559 | 39,369 | 17,131 | 12,981 | 4,362 |
| Allowance for loss by fire, demolition, etc. (2 yrs. @ ½% per year) | 4,516 | 5,460 | 2,376 | 1,800 | 605 |
| Shortage 1937 (from Table V)..... | 84,692 | 209,655 | ..... | ..... | ..... |
| Total market for new families for two years..... | 121,767 | 254,484 | 19,507 | 14,781 | 4,967 |
| Total for each year..... | 60,884 | 127,242 | 9,753 | 7,390 | 2,483 |
| West South Central | | | | | |
| Allowance for new families..... | 10,387 | 33,406 | 22,686 | 13,296 | 3,324 |
| Allowance for loss by fire, demolition, etc. (2 yrs. @ ½% per year) | 2,401 | 7,721 | 5,243 | 3,073 | 768 |
| Shortage 1937 (from Table V)..... | ..... | 271,929 | ..... | ..... | ..... |
| Total market for new families for two years..... | 12,788 | 313,056 | 27,929 | 16,369 | 4,092 |
| Total for each year..... | 6,394 | 156,528 | 13,964 | 8,184 | 2,046 |
| Mountain | | | | | |
| Allowance for new families..... | 64 | 245 | 225 | 200 | 68 |
| Allowance for loss by fire, demolition, etc. (2 yrs. @ ½% per year) | 515 | 1,970 | 1,803 | 1,603 | 547 |
| Shortage 1937 (from Table V)..... | ..... | 46,690 | 10,801 | ..... | ..... |
| Total market for new families for two years..... | 579 | 48,905 | 12,829 | 1,803 | 615 |
| Total for each year..... | 289 | 24,452 | 6,414 | 901 | 307 |
| Pacific | | | | | |
| Allowance for new families..... | 433 | 3,376 | 4,646 | 4,227 | 1,746 |
| Allowance for loss by fire, demolition, etc. (2 yrs. @ ½% per year) | 604 | 4,710 | 6,481 | 5,897 | 2,435 |
| Shortage 1937 (from Table V)..... | ..... | ..... | ..... | ..... | ..... |
| Total market for new families for two years..... | 1,037 | 8,086 | 11,127 | 10,124 | 4,181 |
| Total for each year..... | 518 | 4,043 | 5,564 | 5,062 | 2,090 |

THE HOUSING MARKET

TABLE IX

NON-FARM FAMILY DISTRIBUTION OF INCOME AND RENT FOR THE
NEW ENGLAND REGION

| Annual Income Groups | 1929 | | 1933 | | 1935 | |
|----------------------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| Under \$500..... | 36,562 | 2.0 | 301,638 | 16.5 | 325,345 | 16.9 |
| \$ 500—\$ 999... | 173,671 | 9.5 | 471,652 | 25.8 | 286,842 | 14.9 |
| 1,000—1,499... | 462,512 | 25.3 | 689,198 | 37.7 | 812,399 | 42.2 |
| 1,500—2,999... | 824,478 | 45.1 | 215,717 | 11.8 | 309,944 | 16.1 |
| 3,000—Over..... | 330,887 | 18.1 | 149,905 | 8.2 | 190,586 | 9.9 |
| Total..... | 1,828,110 | 100.0 | 1,828,110 | 100.0 | 1,925,116 | 100.0 |

| Monthly Rental Groups* | 1930 | | 1933 | | 1935 | | 1937 | |
|------------------------|--------------------|----------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| Under \$10..... | 68,220 | 3.7 | 310,778 | 17.0 | 73,155 | 3.8 | 72,997 | 3.7 |
| \$10—\$19.99..... | 293,690 | 16.1 | 480,793 | 26.3 | 567,909 | 29.5 | 345,260 | 17.5 |
| 20—29.99..... | 370,086 | 20.2 | 464,340 | 25.4 | 664,165 | 34.5 | 512,958 | 26.0 |
| 30—49.99..... | 486,642 | 26.8 | 343,685 | 18.8 | 502,455 | 26.1 | 812,841 | 41.2 |
| 50—Over..... | 609,472 | 33.2 | 228,514 | 12.5 | 117,432 | 6.1 | 228,858 | 11.6 |
| Total..... | 1,828,110 | 100.0 | 1,828,110 | 100.0 | 1,925,116 | 100.0 | 1,972,914 | 100.0 |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE IX-A

SUMMARY OF NON-FARM FAMILY AND DWELLING UNIT CHANGES IN THE
NEW ENGLAND REGION

| | Rental Groups* | | | | |
|--|----------------|--------------|--------------|--------------|------------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over |
| 1. Families 1930..... | 68,220 | 293,690 | 370,086 | 486,642 | 609,474 |
| 2. " 1935..... | 73,155 | 567,909 | 664,165 | 502,455 | 117,432 |
| 3. " 1937..... | 72,997 | 345,260 | 512,958 | 812,841 | 228,858 |
| 4. 1930 less 1937..... | - 4,777 | - 51,570 | -142,872 | -326,199 | +380,616 |
| 5. Add new units 1930—1937..... | + 1,560 | + 1,300 | + 1,105 | + 13,585 | + 47,450 |
| 6. Less allowance for loss by fire, demolition, etc..... | - 2,729 | - 11,748 | - 14,803 | - 9,733 | - 6,095 |
| 7. Net change in available units, 1930—1937..... | - 5,946 | - 62,018 | -156,570 | -322,347 | +421,971 |
| 8. Less allowance for vacancies 1937 (4%)..... | - 2,920 | - 13,810 | - 20,518 | - 32,514 | - 9,154 |
| 9. Add allowance for vacancies 1930 (4%)..... | + 2,729 | + 11,748 | + 14,803 | + 19,466 | + 24,379 |
| 10. Shortage (-) or surplus (+)..... | - 6,137 | - 64,080 | -162,285 | -335,395 | +437,196 |
| 11. Surplus forwarded: | | | | | |
| \$50—Over..... | | | | +437,196 | (+437,196) |
| 30—49.99..... | | | +101,801 | (+101,801) | ..... |
| 12. Net shortage..... | - 6,137 | - 64,080 | - 60,484 | ..... | ..... |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE X

NON-FARM FAMILY DISTRIBUTION OF INCOME AND RENT FOR THE MID-ATLANTIC REGION

| | 1929 | | 1933 | | 1935 | | 1937 | |
|-------------------------------|--------------------|----------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Annual Income Groups</i> | | | | | | | | |
| Under \$500..... | 165,356 | 2.8 | 1,340,564 | 22.7 | 1,408,325 | 22.4 | 140,974 | 2.2 |
| \$ 500—\$ 999... | 620,084 | 10.5 | 1,671,275 | 28.3 | 880,204 | 14.0 | 743,618 | 11.6 |
| 1,000—1,499... | 1,370,092 | 23.2 | 1,222,452 | 20.7 | 1,521,495 | 24.2 | 2,076,163 | 32.4 |
| 1,500—2,999... | 2,244,115 | 38.0 | 1,334,658 | 22.6 | 2,068,478 | 32.9 | 2,127,426 | 33.2 |
| 3,000—Over..... | 1,505,919 | 25.5 | 336,617 | 5.7 | 408,666 | 6.5 | 1,320,030 | 20.6 |
| Total..... | 5,905,566 | 100.0 | 5,905,566 | 100.0 | 6,287,168 | 100.0 | 6,408,211 | 100.0 |
| | | | | | | | | |
| <i>Monthly Rental Groups*</i> | | | | | | | | |
| Under \$10..... | 181,799 | 3.1 | 767,723 | 13.0 | 138,318 | 2.2 | 140,974 | 2.2 |
| \$10—\$19.99..... | 601,756 | 10.2 | 1,104,341 | 18.7 | 1,062,531 | 16.9 | 743,618 | 11.6 |
| 20—29.99..... | 865,362 | 14.6 | 1,175,208 | 19.9 | 1,905,012 | 30.3 | 2,076,163 | 32.4 |
| 30—49.99..... | 1,594,046 | 27.0 | 1,163,397 | 19.7 | 1,955,309 | 31.1 | 2,127,426 | 33.2 |
| 50—Over..... | 2,662,603 | 45.1 | 1,694,897 | 28.7 | 1,225,998 | 19.5 | 1,320,030 | 20.6 |
| Total..... | 5,905,566 | 100.0 | 5,905,566 | 100.0 | 6,287,168 | 100.0 | 6,408,211 | 100.0 |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE X-A

SUMMARY OF NON-FARM FAMILY AND DWELLING UNIT CHANGES IN THE MID-ATLANTIC REGION

| | Rental Groups* | | | | |
|--|----------------|--------------|--------------|--------------|--------------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over |
| 1. Families 1930..... | 181,799 | 601,756 | 865,362 | 1,594,046 | 2,662,603 |
| 2. " 1935..... | 138,318 | 1,062,531 | 1,905,012 | 1,955,309 | 1,225,998 |
| 3. " 1937..... | 140,974 | 743,618 | 2,076,163 | 2,127,426 | 1,320,030 |
| 4. 1930 less 1937..... | + 40,825 | -141,862 | -1,210,801 | -533,380 | +1,342,573 |
| 5. Add new units 1930—1937..... | + 2,625 | + 3,000 | + 10,500 | +121,125 | + 237,750 |
| 6. Less allowance for loss by fire, demolition, etc..... | - 7,271 | - 24,070 | - 34,614 | - 31,881 | - 26,626 |
| 7. Net change in available units, 1930—1937..... | + 36,179 | -162,932 | -1,234,915 | -444,136 | +1,553,697 |
| 8. Less allowance for vacancies 1937 (4%)... | - 5,639 | - 29,745 | - 83,046 | - 85,097 | - 52,801 |
| 9. Add allowance for vacancies 1930 (4%)... | + 7,271 | + 24,070 | + 34,614 | + 63,762 | + 106,504 |
| 10. Shortage (-) or surplus (+)..... | + 37,811 | -168,607 | -1,283,347 | -465,471 | +1,607,400 |
| 11. Surplus forwarded: | | | | | |
| \$50—Over..... | | | | +1,607,400 | (+1,607,400) |
| 30—49.99..... | | | +1,141,929 | (+1,141,929) | |
| 12. New shortage or surplus..... | + 37,811 | -168,607 | - 141,418 | | |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XI

NON-FARM FAMILY DISTRIBUTION OF INCOME AND RENT FOR THE EAST NORTH CENTRAL REGION

| | 1929 | | 1933 | | 1935 | | 1937 | |
|-------------------------------|--------------------|----------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Annual Income Groups</i> | | | | | | | | |
| Under \$500..... | 157,299 | 3.0 | 1,242,661 | 23.7 | 1,011,621 | 19.1 | 372,611 | 7.0 |
| \$ 500—\$ 999... | 503,356 | 9.6 | 1,363,257 | 26.0 | 868,617 | 16.4 | 1,533,030 | 28.8 |
| 1,000—1,499... | 1,122,065 | 21.4 | 1,001,470 | 19.1 | 1,271,147 | 24.0 | 1,628,844 | 30.6 |
| 1,500—2,999... | 2,102,562 | 40.1 | 1,247,904 | 23.8 | 1,769,013 | 33.4 | 1,330,755 | 25.0 |
| 3,000—Over..... | 1,358,014 | 25.9 | 388,004 | 7.4 | 376,048 | 7.1 | 457,780 | 8.6 |
| Total..... | 5,243,296 | 100.0 | 5,243,296 | 100.0 | 5,296,446 | 100.0 | 5,323,020 | 100.0 |
| | | | | | | | | |
| <i>Monthly Rental Groups*</i> | | | | | | | | |
| Under \$10..... | 300,790 | 5.7 | 802,224 | 15.3 | 413,123 | 7.8 | 372,611 | 7.0 |
| \$10—\$19.99..... | 746,647 | 14.2 | 1,510,069 | 28.8 | 1,647,195 | 31.1 | 1,533,030 | 28.8 |
| 20—29.99..... | 810,890 | 15.5 | 1,237,418 | 23.6 | 1,620,712 | 30.6 | 1,628,844 | 30.6 |
| 30—49.99..... | 1,343,853 | 25.6 | 1,053,903 | 20.1 | 1,287,036 | 24.3 | 1,330,755 | 25.0 |
| 50—Over..... | 2,041,116 | 39.0 | 639,682 | 12.2 | 328,380 | 6.2 | 457,780 | 8.6 |
| Total..... | 5,243,296 | 100.0 | 5,243,296 | 100.0 | 5,296,446 | 100.0 | 5,323,020 | 100.0 |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XI-A

SUMMARY OF NON-FARM FAMILY AND DWELLING UNIT CHANGES IN THE EAST NORTH CENTRAL REGION

| | Rental Groups* | | | | |
|--|----------------|--------------|--------------|--------------|--------------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over |
| 1. Families 1930..... | 300,790 | 746,647 | 810,890 | 1,343,853 | 2,041,116 |
| 2. " 1935..... | 413,123 | 1,647,195 | 1,620,712 | 1,287,036 | 328,380 |
| 3. " 1937..... | 372,611 | 1,533,030 | 1,628,844 | 1,330,755 | 457,780 |
| 4. 1930 less 1937..... | - 71,821 | -786,383 | - 817,954 | + 13,098 | +1,583,336 |
| 5. Add new units 1930—1937..... | + 5,478 | + 4,814 | + 6,142 | + 46,812 | + 102,754 |
| 6. Less allowance for loss by fire, demolition, etc..... | - 12,031 | - 29,866 | - 32,436 | - 26,877 | - 29,411 |
| 7. Net change in available units, 1930—1937..... | - 78,374 | -811,435 | - 844,248 | + 33,033 | +1,665,679 |
| 8. Less allowance for vacancies 1937 (4%)... | - 14,904 | - 61,321 | - 65,154 | - 53,230 | - 18,311 |
| 9. Add allowance for vacancies 1930 (4%)... | + 12,031 | + 29,866 | + 32,436 | + 53,754 | + 81,645 |
| 10. Shortage (-) or surplus (+)..... | - 81,247 | -842,890 | - 876,966 | - 33,557 | +1,729,013 |
| 11. Surplus forwarded: | | | | | |
| \$50—Over..... | | | | +1,729,013 | (+1,729,013) |
| 30—49.99..... | | | +1,762,570 | (+1,762,570) | |
| 20—29.99..... | | +885,604 | (+ 885,604) | | |
| 10—19.99..... | + 42,714 | (+ 42,714) | | | |
| 12. Net shortage..... | - 38,533 | | | | |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

THE HOUSING MARKET

TABLE XII

NON-FARM FAMILY DISTRIBUTION OF INCOME AND RENT FOR THE WEST NORTH CENTRAL REGION

| | 1929 | | 1933 | | 1935 | | 1937 | |
|-------------------------------|--------------------|----------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Annual Income Groups</i> | | | | | | | | |
| Under \$500..... | 55,538 | 2.6 | 442,170 | 20.7 | 463,120 | 20.5 | | |
| \$ 500—\$ 999... | 207,200 | 9.7 | 561,790 | 26.3 | 372,755 | 16.5 | | |
| 1,000—1,499... | 493,436 | 23.1 | 440,034 | 20.6 | 490,230 | 21.7 | | |
| 1,500—2,999... | 922,789 | 43.2 | 551,110 | 25.8 | 740,993 | 32.8 | | |
| 3,000—Over..... | 457,122 | 21.4 | 140,981 | 6.6 | 192,025 | 8.5 | | |
| Total..... | 2,136,085 | 100.0 | 2,136,085 | 100.0 | 2,259,123 | 100.0 | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| <i>Monthly Rental Groups*</i> | | | | | | | | |
| Under \$10..... | 203,942 | 9.5 | 314,004 | 14.7 | 284,650 | 12.6 | 264,553 | 11.4 |
| \$10—\$19.99..... | 475,211 | 22.3 | 583,151 | 27.3 | 752,288 | 33.3 | 724,040 | 31.2 |
| 20—29.99..... | 406,893 | 19.0 | 478,483 | 22.4 | 589,631 | 26.1 | 621,933 | 26.8 |
| 30—49.99..... | 544,284 | 25.5 | 516,933 | 24.2 | 478,934 | 21.2 | 503,579 | 21.7 |
| 50—Over..... | 505,755 | 23.7 | 243,514 | 11.4 | 153,620 | 6.8 | 206,537 | 8.9 |
| Total..... | 2,136,085 | 100.0 | 2,136,085 | 100.0 | 2,259,123 | 100.0 | 2,320,642 | 100.0 |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XII-A

SUMMARY OF NON-FARM FAMILY AND DWELLING UNIT CHANGES IN THE WEST NORTH CENTRAL REGION

| | Rental Groups* | | | | |
|--|----------------|--------------|--------------|--------------|------------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over |
| 1. Families 1930..... | 203,942 | 475,211 | 406,893 | 544,284 | 505,755 |
| 2. " 1935..... | 284,650 | 752,288 | 589,631 | 478,934 | 153,620 |
| 3. " 1937..... | 264,553 | 724,040 | 621,933 | 503,579 | 206,537 |
| 4. 1930 less 1937..... | - 60,611 | -248,829 | -215,040 | + 40,705 | -299,218 |
| 5. Add new units 1930—1937..... | + 5,146 | + 3,596 | + 4,588 | + 21,080 | + 27,590 |
| 6. Less allowance for loss by fire, demolition, etc..... | - 8,157 | - 19,008 | - 16,276 | - 10,886 | - 5,058 |
| 7. Net change in available units, 1930—1937... | - 63,622 | -264,241 | -226,728 | + 50,899 | +321,750 |
| 8. Less allowance for vacancies 1937 (4%)..... | - 10,582 | - 28,962 | - 24,877 | - 20,143 | - 8,261 |
| 9. Add allowance for vacancies 1930 (4%)..... | + 8,157 | + 19,008 | + 16,276 | + 21,771 | + 20,230 |
| 10. Shortage (-) or surplus (+)..... | - 66,047 | -274,195 | -235,329 | + 52,527 | +333,719 |
| 11. Surplus forwarded: | | | | | |
| \$50—Over..... | | | | +333,719 | (+333,719) |
| 30—49.99..... | | | +386,246 | (+386,246) | |
| 20—29.99..... | | +150,917 | (+150,917) | | |
| 12. Net shortage..... | - 66,047 | -123,278 | | | |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

THE HOUSING MARKET

TABLE XIII

NON-FARM FAMILY DISTRIBUTION OF INCOME AND RENT FOR THE SOUTH ATLANTIC REGION

| | 1929 | | 1933 | | 1935 | | 1937 | |
|-------------------------------|--------------------|----------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Annual Income Groups</i> | | | | | | | | |
| Under \$500..... | 99,066 | 4.3 | 792,525 | 34.4 | 496,548 | 17.6 | | |
| \$ 500—\$ 999... | 205,043 | 8.9 | 552,924 | 24.0 | 569,902 | 20.2 | | |
| 1,000—1,499... | 380,135 | 16.5 | 338,666 | 14.7 | 488,084 | 17.3 | | |
| 1,500—2,999... | 797,132 | 34.6 | 467,682 | 20.3 | 871,781 | 30.9 | | |
| 3,000—Over..... | 822,475 | 35.7 | 152,054 | 6.6 | 394,981 | 14.0 | | |
| Total..... | 2,303,851 | 100.0 | 2,303,851 | 100.0 | 2,821,296 | 100.0 | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| <i>Monthly Rental Groups*</i> | | | | | | | | |
| Under \$10..... | 609,618 | 26.5 | 615,128 | 26.7 | 493,726 | 17.5 | 486,642 | 15.8 |
| \$10—\$19.99..... | 498,764 | 21.8 | 651,990 | 28.3 | 959,241 | 34.0 | 994,846 | 32.3 |
| 20—29.99..... | 325,131 | 14.0 | 398,566 | 17.3 | 598,115 | 21.2 | 693,004 | 22.5 |
| 30—49.99..... | 372,622 | 16.1 | 382,439 | 16.6 | 558,617 | 19.8 | 616,004 | 20.0 |
| 50—Over..... | 497,716 | 21.6 | 255,728 | 11.1 | 211,597 | 7.5 | 289,522 | 9.4 |
| Total..... | 2,303,851 | 100.0 | 2,303,851 | 100.0 | 2,821,296 | 100.0 | 3,080,018 | 100.0 |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XIII-A

SUMMARY OF NON-FARM FAMILY AND DWELLING UNIT CHANGES IN THE SOUTH ATLANTIC REGION

| | Rental Groups* | | | | |
|--|----------------|--------------|--------------|--------------|------------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over |
| 1. Families 1930..... | 609,618 | 498,764 | 325,131 | 372,622 | 497,716 |
| 2. " 1935..... | 493,726 | 959,241 | 598,115 | 558,617 | 211,597 |
| 3. " 1937..... | 486,642 | 994,846 | 693,004 | 616,004 | 289,522 |
| 4. 1930 less 1937..... | +122,976 | -496,082 | -367,873 | -243,382 | +208,194 |
| 5. Add new units 1930—1937..... | + 19,712 | + 14,336 | + 18,688 | + 78,848 | +124,416 |
| 6. Less allowance for loss by fire, demolition, etc..... | - 24,384 | - 19,950 | - 13,005 | - 7,453 | - 4,977 |
| 7. Net change in available units, 1930—1937... | +118,304 | -501,696 | -362,190 | -171,987 | +327,633 |
| 8. Less allowance for vacancies 1937 (4%)..... | - 19,465 | - 39,794 | - 27,720 | - 24,640 | - 11,581 |
| 9. Add allowance for vacancies 1930 (4%)..... | + 24,384 | + 19,950 | + 13,005 | + 14,905 | + 19,908 |
| 10. Shortage (-) or surplus (+)..... | -123,223 | -521,540 | -376,905 | -181,722 | +335,960 |
| 11. Surplus forwarded: | | | | | |
| \$50—Over..... | | | | +335,960 | (+335,960) |
| 30—49.99..... | | | +154,238 | (+154,238) | |
| 12. Net shortage or surplus..... | +123,223 | -521,540 | -222,667 | | |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XIV

NON-FARM FAMILY DISTRIBUTION OF INCOME AND RENT FOR THE EAST SOUTH CENTRAL REGION

| | 1929 | | 1933 | | 1935 | |
|-----------------------------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Annual Income Groups</i> | | | | | | |
| Under \$500..... | 60,141 | 5.2 | 482,281 | 41.7 | 410,806 | 30.0 |
| \$ 500—\$ 999... | 85,584 | 7.4 | 232,467 | 20.1 | 340,969 | 24.9 |
| 1,000—1,499... | 170,013 | 14.7 | 151,508 | 13.1 | 206,773 | 15.1 |
| 1,500—2,999... | 395,540 | 34.2 | 235,936 | 20.4 | 312,213 | 22.8 |
| 3,000—Over..... | 445,272 | 38.5 | 54,358 | 4.7 | 98,594 | 7.2 |
| Total..... | 1,156,550 | 100.0 | 1,156,550 | 100.0 | 1,369,355 | 100.0 |

| | 1930 | | 1933 | | 1935 | | 1937 | |
|-------------------------------|--------------------|----------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Monthly Rental Groups*</i> | | | | | | | | |
| Under \$10..... | 365,453 | 31.6 | 484,595 | 41.9 | 419,023 | 30.6 | 451,582 | 30.6 |
| \$10—\$19.99..... | 290,723 | 25.1 | 328,460 | 28.4 | 488,860 | 35.7 | 546,030 | 37.0 |
| 20—29.99..... | 151,912 | 13.1 | 145,725 | 12.6 | 238,267 | 17.4 | 237,597 | 16.1 |
| 30—49.99..... | 156,301 | 13.5 | 127,220 | 11.0 | 184,863 | 13.5 | 180,042 | 12.2 |
| 50—Over..... | 192,161 | 16.7 | 70,550 | 6.1 | 38,342 | 2.8 | 60,506 | 4.1 |
| Total..... | 1,156,550 | 100.0 | 1,156,550 | 100.0 | 1,369,355 | 100.0 | 1,475,757 | 100.0 |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XIV-A

SUMMARY OF NON-FARM FAMILY AND DWELLING UNIT CHANGES IN THE EAST SOUTH CENTRAL REGION

| | Rental Groups* | | | | |
|--|----------------|--------------|--------------|--------------|------------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over |
| 1. Families 1930..... | 365,453 | 290,723 | 151,912 | 156,301 | 192,161 |
| 2. " 1935..... | 419,023 | 488,860 | 238,267 | 184,863 | 38,342 |
| 3. " 1937..... | 451,582 | 546,030 | 237,597 | 180,042 | 60,506 |
| 4. 1930 less 1937..... | - 86,129 | -255,307 | - 85,685 | - 23,741 | +131,655 |
| 5. Add new units 1930—1937..... | + 19,500 | + 9,750 | + 6,150 | + 20,100 | + 19,500 |
| 6. Less allowance for loss by fire, demolition, etc..... | - 14,618 | - 11,629 | - 6,076 | - 3,126 | - 1,922 |
| 7. Net change in available units, 1930—1937..... | - 81,247 | -257,186 | - 85,611 | - 6,767 | +149,233 |
| 8. Less allowance for vacancies 1937 (4%)..... | - 18,063 | - 21,841 | - 9,504 | - 7,202 | - 2,420 |
| 9. Add allowance for vacancies 1930 (4%)..... | + 14,618 | + 11,629 | + 6,076 | + 6,252 | + 7,686 |
| 10. Shortage (-) or surplus (+)..... | - 84,692 | -267,398 | - 89,039 | - 7,717 | +154,499 |
| 11. Surplus forwarded: | | | | | |
| \$50—Over..... | | | | +154,499 | (+154,499) |
| 30—49.99..... | | | +146,782 | (+146,782) | |
| 20—29.99..... | | + 57,742 | (+ 57,743) | | |
| 12. Net shortage..... | - 84,692 | -209,655 | | | |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XV

NON-FARM FAMILY DISTRIBUTION OF INCOME AND RENT FOR THE WEST SOUTH CENTRAL REGION

| | 1929 | | 1933 | | 1935 | |
|-----------------------------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Annual Income Groups</i> | | | | | | |
| Under \$500..... | 46,797 | 2.8 | 381,065 | 22.8 | 373,020 | 20.3 |
| \$ 500—\$ 999... | 142,064 | 8.5 | 384,408 | 23.0 | 290,331 | 15.8 |
| 1,000—1,499... | 357,667 | 21.4 | 319,226 | 19.1 | 404,258 | 22.0 |
| 1,500—2,999... | 760,459 | 45.5 | 447,919 | 26.8 | 610,062 | 33.2 |
| 3,000—Over..... | 364,352 | 21.8 | 138,721 | 8.3 | 159,866 | 8.7 |
| Total..... | 1,671,339 | 100.0 | 1,671,339 | 100.0 | 1,837,537 | 100.0 |

| | 1930 | | 1933 | | 1935 | | 1937 | |
|-------------------------------|--------------------|----------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Monthly Rental Groups*</i> | | | | | | | | |
| Under \$10..... | 338,304 | 20.2 | 367,695 | 22.0 | 253,581 | 13.8 | 240,079 | 12.5 |
| \$10—\$19.99..... | 404,655 | 24.2 | 488,031 | 29.2 | 791,978 | 43.1 | 772,096 | 40.2 |
| 20—29.99..... | 285,794 | 17.1 | 364,352 | 21.8 | 441,009 | 24.0 | 524,334 | 27.3 |
| 30—49.99..... | 296,622 | 17.8 | 312,540 | 18.7 | 308,706 | 16.8 | 307,302 | 16.0 |
| 50—Over..... | 345,964 | 20.7 | 138,721 | 8.3 | 42,263 | 2.3 | 76,825 | 4.0 |
| Total..... | 1,671,339 | 100.0 | 1,671,339 | 100.0 | 1,837,537 | 100.0 | 1,920,636 | 100.0 |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XV-A

SUMMARY OF NON-FARM FAMILY AND DWELLING UNIT CHANGES IN THE WEST SOUTH CENTRAL REGION

| | Rental Groups* | | | | |
|--|----------------|--------------|--------------|--------------|------------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over |
| 1. Families 1930..... | 338,304 | 404,655 | 285,794 | 296,622 | 345,964 |
| 2. " 1935..... | 253,581 | 791,978 | 441,009 | 308,706 | 42,263 |
| 3. " 1937..... | 240,079 | 772,096 | 524,334 | 307,302 | 76,825 |
| 4. 1930 less 1937..... | + 98,225 | -367,441 | -238,540 | - 10,680 | +269,139 |
| 5. Add new units 1930—1937..... | + 41,496 | + 20,664 | + 17,808 | + 46,872 | + 41,160 |
| 6. Less allowance for loss by fire, demolition, etc..... | - 13,532 | - 16,186 | - 11,432 | - 5,932 | - 3,460 |
| 7. Net change in available units, 1930—1937..... | +126,189 | -362,963 | -232,164 | + 30,260 | +306,839 |
| 8. Less allowance for vacancies 1937 (4%)..... | - 9,603 | - 30,884 | - 20,973 | - 12,292 | - 3,073 |
| 9. Add allowance for vacancies 1930 (4%)..... | + 13,532 | + 16,186 | + 11,432 | + 11,865 | + 13,838 |
| 10. Shortage (-) or surplus (+)..... | +130,118 | -377,661 | -241,705 | + 29,833 | +317,604 |
| 11. Surplus forwarded: | | | | | |
| \$50—Over..... | | | | +317,604 | (+317,604) |
| 30—49.99..... | | | +347,437 | (+347,437) | |
| 20—29.99..... | | +105,732 | (+105,732) | | |
| 12. Net shortage or surplus..... | +130,118 | -271,929 | | | |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XVI
NON-FARM FAMILY DISTRIBUTION OF INCOME AND RENT FOR THE MOUNTAIN REGION

| | 1929 | | 1933 | | 1935 | |
|-----------------------------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Annual Income Groups</i> | | | | | | |
| Under \$500..... | 20,524 | 3.2 | 164,195 | 25.6 | 129,242 | 20.1 |
| \$ 500—\$ 999... | 59,008 | 9.2 | 159,706 | 24.9 | 75,873 | 11.8 |
| 1,000—1,499... | 132,768 | 20.7 | 118,657 | 18.5 | 135,029 | 21.0 |
| 1,500—2,999... | 262,969 | 41.0 | 157,140 | 24.5 | 237,907 | 37.0 |
| 3,000—Over..... | 166,119 | 25.9 | 41,690 | 6.5 | 64,942 | 10.1 |
| Total..... | 641,388 | 100.0 | 641,388 | 100.0 | 642,993 | 100.0 |

| | 1930 | | 1933 | | 1935 | | 1937 | |
|-------------------------------|--------------------|----------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Monthly Rental Groups*</i> | | | | | | | | |
| Under \$10..... | 121,547 | 18.9 | 164,837 | 25.7 | 51,439 | 8.0 | 51,504 | 8.0 |
| \$10—\$19.99..... | 156,154 | 24.3 | 194,982 | 30.4 | 222,477 | 34.6 | 197,000 | 30.6 |
| 20—29.99..... | 120,947 | 18.9 | 122,505 | 19.1 | 172,965 | 26.9 | 180,263 | 28.0 |
| 30—49.99..... | 133,792 | 20.9 | 109,677 | 17.1 | 146,602 | 22.8 | 160,305 | 24.9 |
| 50—Over..... | 108,948 | 17.0 | 49,387 | 7.7 | 49,510 | 7.7 | 54,723 | 8.5 |
| Total..... | 641,388 | 100.0 | 641,388 | 100.0 | 642,993 | 100.0 | 643,795 | 100.0 |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XVI-A

SUMMARY OF NON-FARM FAMILY AND DWELLING UNIT CHANGES IN THE MOUNTAIN REGION

| | Rental Groups* | | | | |
|--|----------------|--------------|--------------|--------------|------------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over |
| 1. Families 1930..... | 121,547 | 156,154 | 120,947 | 133,792 | 108,948 |
| 2. " 1935..... | 51,439 | 222,476 | 172,965 | 146,602 | 49,510 |
| 3. " 1937..... | 51,504 | 197,000 | 180,263 | 160,305 | 54,723 |
| 4. 1930 less 1937..... | + 70,043 | - 40,846 | - 59,316 | - 26,513 | + 54,225 |
| 5. Add new units 1930—1937..... | + 1,794 | + 2,036 | + 2,277 | + 13,144 | + 15,249 |
| 6. Less allowance for loss by fire, demolition, etc..... | - 4,862 | - 6,246 | - 4,838 | - 2,676 | - 1,089 |
| 7. Net change in available units, 1930—1937..... | + 66,975 | - 45,056 | - 61,877 | - 16,045 | + 68,385 |
| 8. Less allowance for vacancies 1937 (4%)..... | - 2,060 | - 7,880 | - 7,211 | - 6,412 | - 2,189 |
| 9. Add allowance for vacancies 1930 (4%)..... | + 4,862 | + 6,246 | + 4,838 | + 5,352 | + 4,358 |
| 10. Shortage (-) or surplus (+)..... | + 69,777 | - 46,690 | - 64,250 | - 17,105 | + 70,554 |
| 11. Surplus forwarded: | | | | | |
| \$50—Over..... | | | | + 70,554 | (+ 70,554) |
| 30—49.99..... | | | + 53,449 | (+ 53,449) | |
| 12. Net shortage or surplus..... | + 69,777 | - 46,690 | - 10,801 | | |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XVII
NON-FARM FAMILY DISTRIBUTION OF INCOME AND RENT FOR THE PACIFIC REGION

| | 1929 | | 1933 | | 1935 | |
|-----------------------------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Annual Income Groups</i> | | | | | | |
| Under \$500..... | 57,107 | 2.9 | 458,824 | 23.3 | 427,645 | 21.4 |
| \$ 500—\$ 999... | 183,135 | 9.3 | 494,269 | 25.1 | 263,781 | 13.2 |
| 1,000—1,499... | 450,946 | 22.9 | 401,716 | 20.4 | 473,607 | 23.7 |
| 1,500—2,999... | 842,817 | 42.8 | 510,022 | 25.9 | 693,425 | 34.7 |
| 3,000—Over..... | 435,193 | 22.1 | 104,367 | 5.3 | 139,884 | 7.0 |
| Total..... | 1,969,198 | 100.0 | 1,969,198 | 100.0 | 1,998,342 | 100.0 |

| | 1930 | | 1933 | | 1935 | | 1937 | |
|-------------------------------|--------------------|----------|--------------------|----------|--------------------|----------|--------------------|----------|
| | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent | Number of Families | Per Cent |
| <i>Monthly Rental Groups*</i> | | | | | | | | |
| Under \$10..... | 105,846 | 5.4 | 230,396 | 11.7 | 59,950 | 3.0 | 60,383 | 3.0 |
| \$10—\$19.99..... | 270,028 | 13.7 | 584,852 | 29.7 | 517,571 | 25.9 | 470,988 | 23.4 |
| 20—29.99..... | 375,518 | 19.0 | 541,529 | 27.5 | 671,443 | 33.6 | 648,112 | 32.2 |
| 30—49.99..... | 604,042 | 30.7 | 433,224 | 22.0 | 519,569 | 26.0 | 589,742 | 29.3 |
| 50—Over..... | 613,764 | 31.2 | 179,197 | 9.1 | 229,809 | 11.5 | 243,545 | 12.1 |
| Total..... | 1,969,198 | 100.0 | 1,969,198 | 100.0 | 1,998,342 | 100.0 | 2,012,770 | 100.0 |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

TABLE XVII-A

SUMMARY OF NON-FARM FAMILY AND DWELLING UNIT CHANGES IN THE PACIFIC REGION

| | Rental Groups* | | | | |
|--|----------------|--------------|--------------|--------------|-------------|
| | Under \$10 | \$10—\$19.99 | \$20—\$29.99 | \$30—\$49.99 | \$50—Over |
| 1. Families 1930..... | 105,846 | 270,028 | 375,518 | 604,042 | 613,764 |
| 2. " 1935..... | 59,950 | 517,571 | 671,443 | 519,569 | 229,809 |
| 3. " 1937..... | 60,383 | 470,988 | 648,112 | 589,742 | 243,545 |
| 4. 1930 less 1937..... | + 45,463 | - 200,960 | - 272,594 | + 14,300 | + 370,219 |
| 5. Add new units 1930—1937..... | + 13,568 | + 17,596 | + 24,804 | + 85,224 | + 70,808 |
| 6. Less allowance for loss by fire, demolition, etc..... | - 4,234 | - 10,801 | - 15,021 | - 12,081 | - 6,138 |
| 7. Net change in available units, 1930—1937..... | + 54,797 | - 194,165 | - 262,811 | + 87,443 | + 434,889 |
| 8. Less allowance for vacancies 1937 (4%)..... | - 2,415 | - 18,840 | - 25,924 | - 23,590 | - 9,742 |
| 9. Add allowance for vacancies 1930 (4%)..... | + 4,234 | + 10,801 | + 15,021 | + 24,162 | + 24,550 |
| 10. Shortage (-) or surplus (+)..... | + 56,616 | - 202,204 | - 273,714 | + 88,015 | + 449,697 |
| 11. Surplus forwarded: | | | | | |
| \$50—Over..... | | | | + 449,697 | (+ 449,697) |
| 30—49.99..... | | | + 537,712 | (+ 537,712) | |
| 20—29.99..... | | + 263,998 | (+ 263,998) | | |
| 10—19.99..... | + 61,794 | (+ 61,794) | | | |
| 12. Net surplus..... | + 118,410 | | | | |

* Includes owner-occupied units, using as rent equivalent: one percent of value equals monthly rent.

SUMMARY OF MARKET FOR NON-FARM DWELLINGS FOR EACH OF THE NEXT TWO YEARS BY REGIONS

TOTAL MARKET = 1,503,853 UNITS = 100%

