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Housing Characteristics of Recent Movers



U.S. Department of Housing
and Urban Development

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BUREAU OF THE CENSUS

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Housing Characteristics of Recent Movers: 1989

INTRODUCTION

This report presents demographic, economic, and housing characteristics of recent movers based on the 1989 American Housing Survey (AHS), a biennial national sample survey of approximately 49,400 housing units conducted by the Bureau of the Census for the Department of Housing and Urban Development. The information for the 1989 AHS-National was collected by interviewers from July 1989 through December 1989. Housing units occupied by recent movers were those where the householders moved into their present units during the 12-month period prior to the interview.

The data in the report consist of cross classifications of mobility status by such characteristics as age, race, and educational attainment of the householder, physical conditions of the housing unit, and affordability of housing in relation to family income. Although the primary focus of these data is on the United States as a whole, some tables also show data by region and type of residence. A facsimile of the AHS questionnaire, definitions and explanations of subject characteristics used, and a description of the source and accuracy of the sample estimates, are included in the American Housing Survey for the United States in 1989 (Current Housing Reports, Series H-150-89, issued 1991).

HIGHLIGHTS

(The figures in parentheses denote the 90-percent confidence interval of the estimate.)

- Approximately 18.0(+.3) percent of the Nation's 93.7 million householders moved into their homes during the 12 months preceding the survey date.
- Householders who presently rent their homes were more than four times as likely as current homeowners to change residences, 36.4(+.7) percent versus 7.7(+.3) percent.
- Most householders in metropolitan areas moved locally. Approximately seven out of ten owners and renters lived in the same metropolitan area before and after moving.
- Householders living in the Western United States were the most mobile. Nearly a quarter of the households residing in this region were recent movers.

- Moving rates declined with the increasing age of householders. The highest moving rates were for owners and renters under 30.
- Movers lived in newer housing than nonmovers.
- Recent movers who own their present homes had higher median income than homeowners who did not move in the past year.
- The monthly housing costs of owners with mortgages were higher for movers than nonmovers.
- The median value of homes owned by recent movers was higher than those of nonmovers.
- Changes in family status and housing needs were among the most frequently cited reasons for moving.
- Approximately one in three owners and renters chose their homes mainly for financial reasons.

Mobility Trends Among Owners and Renters

The American Housing Survey conducted in the United States in 1989 indicated that there were approximately 16,888,000 units where the householders moved into their present residences during the 12 months preceding the date of interview, representing 18.0 percent of the approximately 93,683,000 units that were occupied by homeowners and renters. Nearly half (47.9 percent) of the Nation's householders moved into their present units between January 1985 and the time of the 1989 survey. Over the nearly 15 years since 1975, almost three out of four householders (74.1 percent) had changed residences, and since 1960, all but 8.8 percent of the Nation's householders had moved.

Significant differences occurred between owners and renters in their rates of mobility. For example, since January 1985, renters moved at more than twice the rate of owners, 74.9 percent compared with 32.8 percent. Since 1960, only 1.7 percent of the renters had not moved compared with 12.9 percent of the owners.

The predominance of renters over owners among mover households was especially evident among the households that moved during the previous 12 months. Approximately 4,585,000 mover households, or 27.1 percent, of the 16,888,000 recent-mover households in the United States, owned their present units. The remaining 12,303,000 households, 72.9 percent of total movers, rented their present

Table A. Year Householder Moved Into Unit by Tenure: 1989

(Numbers in thousands)

Year moved into unit	Total occupied units		Tenure of present unit			
			Owner occupied		Renter occupied	
	Number	Percent	Number	Percent	Number	Percent
Total.....	93,683	100.0	59,916	100.0	33,767	100.0
January 1985 or later.....	44,914	47.9	19,631	32.8	25,283	74.9
Within past 12 months.....	16,888	18.0	4,585	7.7	12,303	36.4
1980 to 1984.....	13,535	14.4	9,389	15.7	4,146	12.3
1975 to 1979.....	10,946	11.7	8,972	15.0	1,975	5.8
1970 to 1974.....	7,122	7.6	6,171	10.3	951	2.8
1960 to 1969.....	8,883	9.5	8,036	13.4	847	2.5
1959 or earlier.....	8,283	8.8	7,718	12.9	565	1.7

units. This was in contrast to the tenure pattern among all occupied housing units where owners outnumbered renters by almost two to one, 64.0 percent compared with 36.0 percent. Recent movers who were renting their present units represented over one-third (36.4 percent) of all renter households in the nation, while the recent movers who were homeowners comprised only 7.7 percent of all homeowner households.

Renters were more than four times as likely to have moved in the past year than owners. This was true whether they resided inside the central cities of metropolitan statistical areas (MSA's), in the suburbs, or outside metropolitan areas. The most mobile group was comprised of renters living in suburban metropolitan areas.

Mover Patterns

Metropolitan/Nonmetropolitan Location. Table C presents a cross classification of the previous location of units

Table B. Tenure and Location of Present Unit, All Households and Recent-Mover Households: 1989

(Numbers in thousands)

Tenure and location of present unit	Total occupied units	Units occupied by recent movers	
		Number	Percent of occupied units
United States.....	93,683	16,888	18.0
Owner occupied.....	59,916	4,585	7.7
Renter occupied.....	33,767	12,303	36.4
Inside Metropolitan Statistical Areas.....	73,388	13,920	19.0
Owner occupied.....	45,070	3,607	8.0
Renter occupied.....	28,318	10,313	36.4
In central cities.....	30,294	6,474	21.4
Owner occupied.....	14,762	1,151	7.8
Renter occupied.....	15,532	5,322	34.3
Suburbs.....	43,095	7,446	17.3
Owner occupied.....	30,308	2,455	8.1
Renter occupied.....	12,787	4,991	39.0
Outside Metropolitan Statistical Areas.....	20,295	2,968	14.6
Owner occupied.....	14,846	979	6.6
Renter occupied.....	5,449	1,989	36.5

occupied by recent-mover householders by their present location and tenure. The metropolitan statistical areas (MSA's) shown in the AHS are those defined by the Office of Management and Budget in 1983 in accordance with the results of the 1980 Census.

Approximately 9,451,000, or 56.0 percent, of the 16,888,000 recent-mover householders, lived in the same metropolitan area before and after the move. Another 3,301,000 householders, or 19.5 percent, moved from one metropolitan area to another. About 2,362,000 householders, or 14.0 percent, remained in nonmetropolitan locations. Detailed data available in the Current Housing Report, H-150-89, indicate that about 92 percent of the householders who moved within nonmetropolitan areas lived in the same state before and after the move. Approximately 1,486,000, or 8.8 percent of all recent-mover households, moved between metropolitan and nonmetropolitan locations, with 897,000 moving from nonmetropolitan to metropolitan areas and 589,000 moving in the opposite direction. The remaining 287,000 householders, or 1.7 percent, moved from other countries to the United States during the preceding 12 months.

Generally, the current and previous residences of homeowners who moved were in similar locations. Data included in table C indicate that of the 3,588,000 mover owners with a previous metropolitan residence, 3,355,000 (93.5 percent) were also current metropolitan residents in 1989, and 2,452,000 (68.3 percent) resided in the same metropolitan area as before the move.

A similar pattern exists for householders who currently rent their homes. Among the 9,753,000 movers with a previous metropolitan residence, 9,397,000 householders (96.3 percent) continued to live in metropolitan areas, and 6,999,000 householders (71.8 percent) lived in the same metropolitan area before and after moving.

Nonmetropolitan movers also chose residences in similar locations to their previous ones, although not by so large a proportion as metropolitan movers. Among owners, 952,000 previously lived in areas outside metropolitan areas, and 744,000 (78.2 percent) continued to do so. Of

the 2,308,000 renters who previously lived in nonmetropolitan areas, 1,618,000 (70.1 percent) were also current nonmetropolitan residents. When moving to metropolitan areas, nonmetropolitan owners and renters more often chose the suburbs than central cities.

Regions. Households in the West were the most likely to have relocated in the previous year. About a quarter (23.2 percent) of the households residing in this region were

recent movers. The mobility rates for the Northeast, Midwest, and South regions were 12.0, 16.2, and 19.8 percent, respectively.

The national pattern of higher mobility among renters than homeowners was evident in each of the four regions. Among renters, 42.9 percent of the householders in the South and 40.9 percent in the West changed residences while the proportion in the Midwest and Northeast were

Table C. Tenure and Location of Present Unit by Location of Previous Unit: 1989

(Numbers in thousands)

Location of previous unit	Total occupied					Owner occupied					Renter occupied				
	Total	Inside (P) MSA			Out- side (P) MSA's	Total	Inside (P) MSA			Out- side (P) MSA's	Total	Inside (P) MSA			Out- side (P) MSA's
		Total	Central cities	Sub- urbs			Total	Central cities	Sub- urbs			Total	Central cities	Sub- urbs	
Units where householder moved during past year															
All occupied	16,888	13,920	6,474	7,446	2,968	4,585	3,606	1,151	2,455	979	12,303	10,313	5,322	4,991	1,989
Location of previous unit															
Inside any metropolitan area	13,341	12,752	6,015	6,737	589	3,588	3,355	1,093	2,262	233	9,753	9,397	4,922	4,475	356
Inside same (P)MSA	9,451	9,451	4,714	4,737	-	2,452	2,452	860	1,592	-	6,999	6,999	3,854	3,145	-
In central city (s)	4,836	4,836	3,701	1,135	-	1,045	1,045	649	396	-	3,791	3,791	3,052	739	-
Not in central city (s)	4,615	4,615	1,013	3,603	-	1,407	1,408	211	1,197	-	3,208	3,208	802	2,406	-
Inside different (P)MSA	3,890	3,301	1,301	2,000	589	1,136	903	233	670	233	2,754	2,398	1,068	1,330	356
In central city (s)	1,703	1,459	737	722	244	417	339	101	238	78	1,286	1,120	636	484	166
Not in central city (s)	2,187	1,842	564	1,278	345	719	564	132	432	155	1,468	1,278	432	846	190
Outside any metropolitan area	3,260	897	314	583	2,362	952	208	47	161	744	2,308	690	267	423	1,618
Different nation	287	270	145	125	18	46	44	12	32	3	241	227	134	93	15

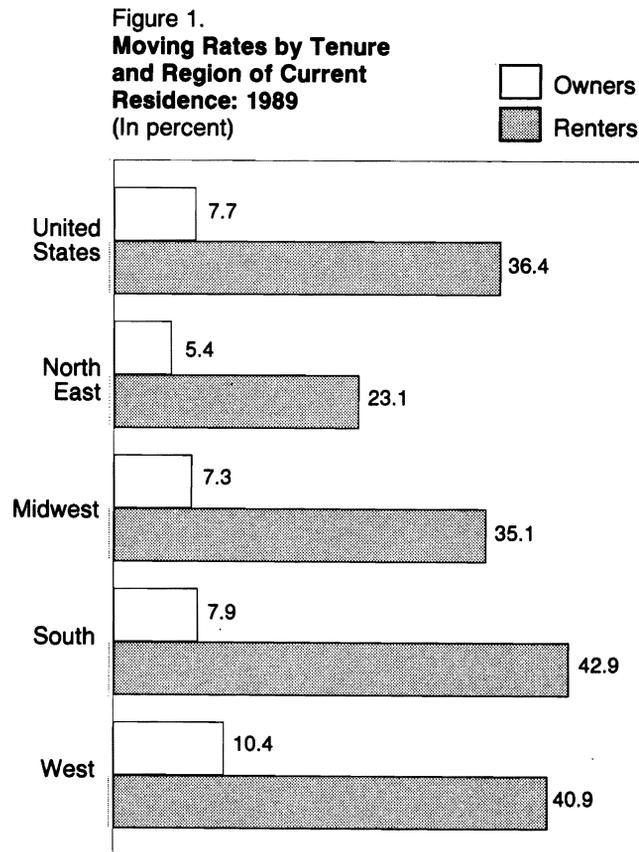
- Represents zero.

Table D. Tenure and Region of Present Unit, All Households and Recent-Mover Households: 1989

(Numbers in thousands)

Tenure and region of present unit	Total occupied units	Units occupied by recent movers	
		Number	Percent of occupied units
United States	93,683	16,888	18.0
Owner occupied	59,916	4,585	7.7
Renter occupied	33,767	12,303	36.4
Northeast	19,389	2,327	12.0
Owner occupied	12,108	648	5.4
Renter occupied	7,281	1,679	23.1
Midwest	22,869	3,716	16.2
Owner occupied	15,470	1,122	7.3
Renter occupied	7,400	2,595	35.1
South	32,429	6,433	19.8
Owner occupied	21,358	1,678	7.9
Renter occupied	11,073	4,754	42.9
West	18,996	4,412	23.2
Owner occupied	10,982	1,138	10.4
Renter occupied	8,014	3,275	40.9

35.1 percent and 23.1 percent, respectively. Among homeowners, 10.4 percent in the West changed residences. There was no significant difference in the proportions of owners in the Midwest (7.3 percent) and South (7.9 percent) that changed residences. Only 5.4 percent of owners in the Northeast moved in the previous 12 months.



Characteristics of Recent-Mover Households

The following sections examine various characteristics of householders who moved in the previous 12 months and those who have resided in their homes for a minimum of 12 months. Selected characteristics of movers by tenure are shown in tables E-K, inclusive, as well as the detailed tables which follow the text.

Tenure of Previous Unit. These data are available for units where the householder moved within the United States during the past year and whose previous residence was a house, apartment, or mobile home. Householders who previously resided in group quarters such as military barracks, college dormitories, boarding houses, etc., were excluded. Persons designated as householders in the present residences need not have been the householders in the previous residences. This distinction helps to explain

the fact that of the 5,288,000 movers who lived in owner-occupied units prior to their move, 2,947,000 or 56 percent, presently rent their current residences. Typically these households were comprised of young adults who moved from their family-owned residences, forming new households, in rental units.

Data from the 1989 AHS indicated that three out of four (8,756,000 out of 11,703,000) renters who moved during the prior year also lived in rental units before the move. Among the 4,495,000 recent-mover homeowners, approximately half, or 2,341,000, also lived in owner-occupied units prior to their move.

Table E. Present and Previous Tenure of Units Occupied by Recent Movers: 1989

(Numbers in thousands)

Tenure of previous unit	Tenure of present unit		
	Total occupied units	Owner occupied	Renter occupied
Units Where Householder Moved During Previous 12 Months			
House, Apt., Mobile Home in United States	16,198	4,495	11,703
Owner occupied	5,288	2,341	2,947
Renter occupied	10,910	2,154	8,756

Race. The AHS sample is not large enough to allow comparison of mobility rates for every race group, but the differences in rates for White and Black households are shown in table F.

Overall, the rate of mobility among Black households was higher than that of White households, 21.6 percent compared to 17.3 percent. However, it has been shown that residential mobility is much more common for renters than for homeowners. In 1989, 57 percent of Black households rented their units compared with 33 percent of White households. Consequently, the higher Black mobility rate was largely a consequence of their increased likelihood to rent, rather than own, their housing units. Support for this inference was found when the mobility rates of the two race groups were examined within tenure groups. The rates of mobility among White owners and renters were higher than those of Black owners and renters.

Hispanic Origin. Hispanic households had a higher total rate of moving than non-Hispanic households, 25.9 percent as compared with 17.5 percent, respectively. This high rate of mobility among Hispanic householders was affected by their increased likelihood to rent (60 percent) compared with non-Hispanics (34 percent). When the

Table F. Tenure, Race, and Hispanic Origin of Householder, All Households and Recent-Mover Households: 1989

(Numbers in thousands)

Characteristic	Total occupied units	Units occupied by recent movers	
		Number	Percent occupied units
Total households	93,683	16,888	18.0
Owner occupied	59,916	4,585	7.7
Renter occupied	33,767	12,303	36.4
White households	80,313	13,905	17.3
Owner occupied	54,170	4,138	7.6
Renter occupied	26,143	9,767	37.4
Black households	10,633	2,297	21.6
Owner occupied	4,563	292	6.4
Renter occupied	6,070	2,005	33.0
Hispanic origin: ¹			
Hispanic Households	6,204	1,608	25.9
Owner occupied	2,503	243	9.7
Renter occupied	3,701	1,365	36.9
Non-Hispanic	87,479	15,280	17.5
Owner occupied	57,413	4,342	7.6
Renter occupied	30,066	10,938	36.4

Note: The race or Hispanic origin of the household was based on the race or origin of the householder.

¹Hispanic-origin householders may be of any race.

mobility rates of Hispanic renters were compared with those of non-Hispanics, the apparent difference was not significant. Hispanic owners, however, had a higher rate of mobility than non-Hispanic owners.

Age of Householder. Movers were younger than nonmovers. The median age of all owners who moved into their homes during the previous 12 months was 37. About a third (36.5 percent) of these movers were first-time buyers and their median age was 31 years. The corresponding age for owners who have resided in their homes for a minimum of 12 months was 52 years. Among renters, the median ages of movers and nonmovers were 31 years and 41 years, respectively.

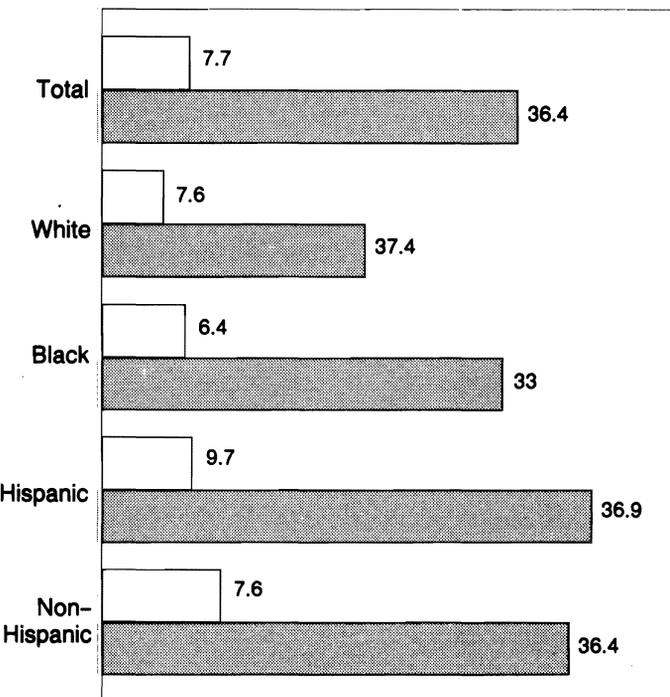
For owners as well as renters, rates of moving were highly dependent upon age. The highest moving rates were for householders under 30 years of age; 27.8 percent of owners and 55.7 percent of renters in this age group moved into their homes during the preceding 12 months.

Moving rates declined with age of householders. Among owners, moving rates ranged from 10.6 percent for householders 30 to 44 years to 2.2 percent for homeowners 65 years of age and over. Among renters, the proportion who moved into their homes during the past year ranged from 36.4 percent for householders 30 to 44 years to 12.2 percent for householders 65 years and over.

Mobility at advanced ages was somewhat greater than these data imply because older adults who move in with their children or to an institution were no longer counted as

Figure 2. Moving Rates by Tenure, Race, and Hispanic Origin of Householder: 1989
(In percent)

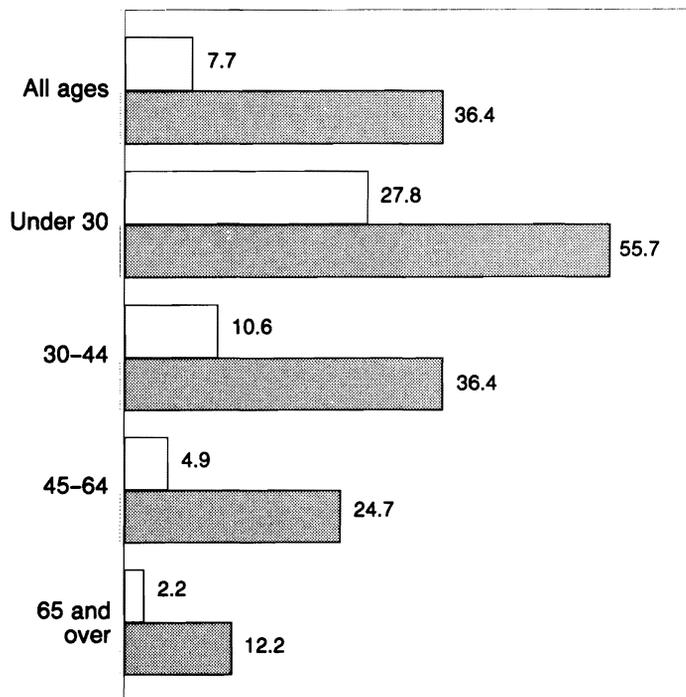
□ Owners
▨ Renters



*Householders of Hispanic origin may be of any race.

Figure 3. Moving Rates by Tenure and Age of Householder: 1989
(In percent)

□ Owners
▨ Renters



"householders." Consequently, these moving rates by age reflect residential changes of householders who maintained independent living arrangements.

Education. Recent movers were better educated than nonmovers. Detailed data shown in table 1 indicate that a third (32.2 percent) of the homeowners who changed residences completed 4 or more years of college compared with a quarter (24.6 percent) of the nonmover owners. Only 11.2 percent of the recent-mover owners completed less than 12 years of school compared with 21.6 percent of nonmover owners. About 19.1 percent of recent-mover renters and 28.0 percent of nonmover renters completed less than 12 years of school. The proportions of college graduates among mover and nonmover renters were 21.4 percent and 19.2 percent, respectively.

Table G. includes moving rates by years of school completed by householders. The moving rate of householders with less than 12 years of school was significantly lower than for those householders with more education. Among householders who did not complete high school, 4.1 percent of owners and 28.1 percent of renters changed residences during the past year. The moving rates for owners and renters with 12 or more years of school were 8.6 percent and 39.2 percent, respectively.

The data suggest that the age composition of householders with less than 12 years of school influenced their moving rate. Generally, they were older than their more educated counterparts. Among householders who did not complete high school, the median ages of owners and renters were 66 years and 49 years, respectively, while the corresponding ages for owners and renters with 12 or more years of school were 47 years and 36 years, respectively. When moving rates by educational attainment were examined within age groups, the differences between nonhigh-school and high-school graduates were less apparent. Among owners, the moving rate of householders with 12 or more years of school was significantly higher than householders with less education only among householders between 45 and 64 years of age. Among renters, significant differences in the moving rates of householders with and without a high school diploma were evident among householders age 30 to 44 as well as 65 years of age and over.

Household Size, Composition, and Presence of Children. Detailed data on these characteristics by tenure are shown in table 1.

Movers had slightly larger households than nonmovers. Among owners, the median household sizes for movers and nonmovers were 2.6 and 2.4 persons, respectively. Among renters, the median household sizes for movers and nonmovers were 2.1 and 2.0 persons, respectively.

Two-thirds (65.9 percent) of the homeowners who moved in the past year were married-couple families. An additional 19.9 percent were 2-or-more-person households maintained either by householders without spouses or

Table G. Selected Social Characteristics of Households by Tenure and Mobility Status of Householder: 1989

(Numbers in thousands)

Characteristic	Total occupied units	Units occupied by recent movers		Units occupied by non-movers
		Number	Percent occupied units	
Age of Householder				
Owner occupied	59,916	4,585	7.7	55,331
Under 30	4,135	1,150	27.8	2,986
30 to 44	19,590	2,073	10.6	17,517
45 to 64	20,864	1,024	4.9	19,839
65 and over	15,326	339	2.2	14,988
Median	51	37	...	52
Renter occupied	33,767	12,303	36.4	21,464
Under 30	9,759	5,437	55.7	4,322
30 to 44	13,044	4,754	36.4	8,290
45 to 64	6,191	1,529	24.7	4,663
65 and over	4,774	584	12.2	4,190
Median	36	31	...	41
Years of School Completed by Householder				
Owner occupied	59,916	4,585	7.7	55,331
Less than 12 years	12,470	514	4.1	11,956
Under 30	352	90	25.6	262
30 to 44	1,435	137	9.5	1,299
45 to 64	4,269	158	3.7	4,111
65 and over	6,413	130	2.0	6,283
Median age	66	49	...	66
12 or more years	47,447	4,072	8.6	43,375
Under 30	3,784	1,060	28.0	2,724
30 to 44	18,154	1,936	10.7	16,218
45 to 64	16,594	866	5.2	15,728
65 and over	8,915	210	2.4	8,705
Median age	47	38	...	48
Renter occupied	33,767	12,303	36.4	21,464
Less than 12 years	8,359	2,347	28.1	6,012
Under 30	1,512	821	54.3	692
30 to 44	2,291	778	33.9	1,513
45 to 64	2,076	489	23.6	1,587
65 and over	2,480	259	10.4	2,220
Median age	49	37	...	55
12 or more years	25,408	19,956	39.2	15,452
Under 30	8,246	4,616	56.0	3,631
30 to 44	10,752	3,976	37.0	6,776
45 to 64	4,115	1,040	25.3	3,075
65 and over	2,294	325	14.2	1,970
Median age	36	31	...	39
Household Composition				
Owner occupied	59,916	4,585	7.7	55,331
2-or-more persons	49,381	3,933	8.0	45,448
Married couple no nonrelatives	39,682	3,021	7.6	36,661
Other households	9,699	913	9.4	8,787
1-person households	10,536	653	6.2	9,883
Renter occupied	33,767	12,303	36.4	21,464
2-or-more persons	21,947	8,613	39.2	13,334
Married couple no nonrelatives	10,535	3,936	37.4	6,599
Other households	11,412	4,677	41.0	6,735
1-person households	11,820	3,690	31.2	8,130

married couples living with nonrelatives. The remaining 14.2 percent of the recent-mover owners lived alone.

The household composition of recent-mover renters was more evenly distributed among these three types; 32.0 percent were married-couple families, 38.0 percent were other householders, and 30.0 percent lived alone.

According to table G., for owners and renters alike, persons living alone had lower moving rates than households with 2-or-more-persons, maintained either by married couples without nonrelatives or other type householders. The age composition of these single householders, especially among homeowners, affected their moving rates. Data published in the Current Housing Report, Series H-150-89, indicate that in 1989 householders 65 years of age and over comprised 52.2 percent of single homeowners and 27.6 percent of renters who lived alone. Previously cited findings show that age has an inverse relationship to the moving rate.

Movers were younger than nonmovers and, consequently, more likely to have their own children under 18 years of age living at home. Approximately 48.4 percent of owners and 41.2 percent of renters who moved had children. Among nonmovers, about 37 percent of owners and renters had children.

Physical Characteristics of Housing Occupied by Recent Movers. Movers lived in newer housing than nonmovers. The median age of homes occupied by owners who had recently moved was 14 years compared with a median age of 26 years for homes occupied by owners who had not moved in the 12 months preceding the survey. The corresponding ages of homes occupied by mover and non-mover renters were 20 years and 30 years, respectively. These figures are shown in table H.

Units occupied by recent-mover owners were newer than those occupied by renters who moved. Approximately 39.0 percent of the units occupied by recent-mover homeowners were constructed since 1980, compared with 22.3 percent of the renters who changed residences. On the other hand, 18.2 percent of these homeowners occupied units built before 1950, whereas 27.1 percent of the renters resided in structures of that vintage.

Recent-mover owners shared a preference with other homeowners for single-family homes; approximately four out of five owners who moved (81.7 percent) live in one-unit attached or detached structures. Homes owned by recent movers and nonmovers were comparable in size, measured in terms of number of rooms, with a median of six, as well as floor area (median square footage was determined for single detached housing units and mobile homes). Similarly, there were few significant differences in the type of unit and size of homes occupied by renter households. Almost two-thirds of renters lived in multiunit structures, 65 percent of movers and 63 percent of non-movers. The median number of rooms in rental units

occupied by mover and nonmover households was approximately four.

Homes occupied by movers were not significantly different from those of nonmovers with respect to measures of housing quality such as crowding (persons per room) and physical problems. Approximately 2 percent of owners and 5 percent of renters, movers and nonmovers alike, had more than one person per room. Data included in table H. indicate that housing problems, including incomplete plumbing facilities, heating equipment breakdowns, inadequate or exposed electrical wiring, signs of mice or rats, and structural and maintenance problems such as cracks or holes in ceilings, walls, or floors, were more likely to be reported by renters than owners. However, the apparent differences between mover and nonmover owners who reported severe or moderate problems were not statistically different.

Table H. Selected Physical Characteristics of Units by Tenure and Mobility Status of Householder: 1989

(Numbers in thousands)

Characteristic	Owner-occupied units		Renter-occupied unit	
	Recent movers	Non-movers	Recent movers	Non-movers
Year Structure Built				
Total	4,585	55,331	12,303	21,464
Percent	100.0	100.0	100.0	100.0
1985 or later	29.2	7.3	12.5	4.0
1980 to 1984	9.8	7.4	9.8	6.8
1970 to 1979	22.0	23.2	26.0	22.4
1960 to 1969	10.9	17.1	14.9	15.4
1950 to 1959	9.8	16.1	9.6	11.4
1949 or earlier	18.2	28.9	27.1	40.0
Median years	14	26	20	30
Units in Structure				
Total	4,585	55,331	12,303	21,464
Percent	100.0	100.0	100.0	100.0
1 unit	81.7	87.4	30.5	34.2
2 or more units	8.5	5.5	65.3	63.4
Mobile homes	9.8	7.1	4.2	2.4
Size of Units				
Median:				
Rooms	6.0	6.0	4.1	4.2
Standard error				
Floor area (sq. ft.)	1,731	1,769	1,235	1,170
Standard error				
Selected Indicators of Housing Quality				
Total	4,585	55,331	12,303	21,464
Percent with 1.01 or more persons per room	2.0	1.6	5.2	5.1
Percent of units with physical problems:				
Severe physical problems . . .	2.2	2.7	3.9	5.1
Moderate physical problems .	2.9	3.4	6.3	7.8

Income of Families and Primary Individuals. The median family income of all mover owners was \$37,601, 14.3 percent higher than the median family income of homeowners who did not move (\$32,891). The median income of first-time buyers who moved was \$32,993. There was no statistical difference in the median family income of first-time owners and owners who have resided in their units for more than a year.

Regionally, the median family income of recent-mover owners was higher in the Northeast and West than the South and Midwest. The national pattern of higher family income among mover owners than nonmover owners was evident in the Northeast, South, and West. There was no significant difference in the median family income of mover and nonmover owners in the Midwest.

Nationally, the median income of renters who moved, \$18,101, was not statistically different than renters who resided in their homes for more than a year, \$18,354. Also, there were no significant differences in the median family income of movers and nonmovers in any of the four regions. Movers who rented their homes in the Northeast and West, however, had higher median family incomes than renters in the Midwest and South who also changed their residences in the past year.

Monthly Housing Costs. In the United States, the median monthly housing cost for recent-mover owners with mortgages was \$834, 23.0 percent higher than the comparable estimate for owners who have resided in their homes for more than a year (\$678). The median housing costs for first-time owners with mortgages who moved was \$746 (see table I). Monthly housing costs for owners with mortgages is the sum of monthly payments for all mortgages or installment loans or contracts, real estate taxes, property insurance, homeowners association fee, cooperative or condominium fee, mobile home park, land rent, utilities, and garbage and trash collection.

Among mortgaged owners, the housing cost burdens of movers were higher than nonmovers. The typical (median) recent-mover owner with a mortgage paid 26 percent of family income for housing while the comparable estimate for nonmover owners was 21 percent. Housing costs that equalled or exceeded 30 percent of family income were borne by 37 percent of movers with mortgages and 24 percent of nonmovers with mortgages. Detailed data on monthly housing costs as percent of income for owners are shown in table 3.

Movers who owned their homes free and clear paid a median of \$214 for housing expenses, including real estate

Figure 4.
Median Family Income in Owner-Occupied Units by Mobility Status and Region: 1989
(In current dollars)

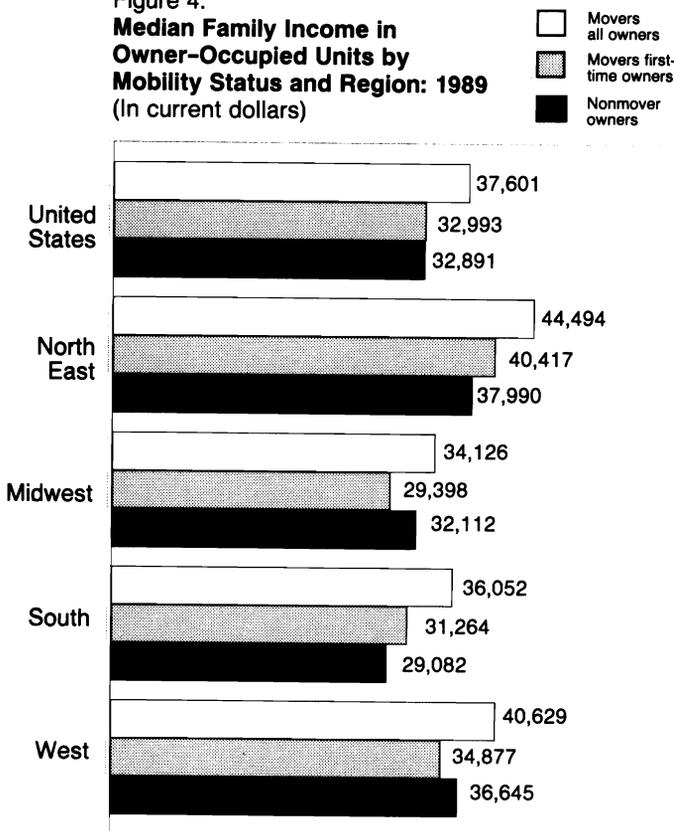
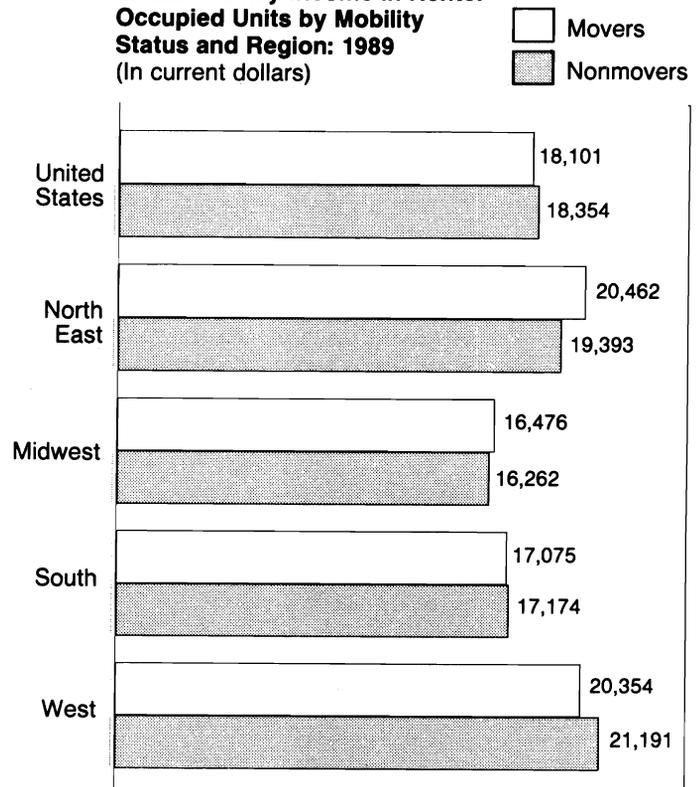


Figure 5.
Median Family Income in Renter-Occupied Units by Mobility Status and Region: 1989
(In current dollars)



taxes, insurance, utilities, and homeowner and condominium fees, if applicable. This estimate was not statistically different from the median paid by nonmortgaged owners who did not change residences (\$220). Half of all mover and nonmover owners without mortgages paid less than 15 percent of their income on housing.

Among renters, recent movers paid a median of \$449 per month for rent and utilities, 7.7 percent higher than the amount paid by nonmovers (\$417). Half of all renters, movers and nonmovers alike, paid about 27 percent or more of total family income for housing. Detailed data on monthly housing costs as percent of income for renters are shown in table 4.

Housing costs, especially among owners, typically increased after moving. Data available in the Current Housing Report, Series H-150-89, indicate the 70 percent of recent-mover

owners responded that their housing costs were higher in their current residence than their previous one, and 52 percent of the renters responded "higher."

Home Values. For the nation as a whole, owners who had recently moved occupied homes whose median value was \$83,881, or 7.1 percent higher than the median property value (\$78,291) of homes occupied by owners who did not move (see table I). The higher median value of homes owned by recent movers was influenced by the fact that movers were more likely to own newer houses than nonmover owners. For instance, data included in table H indicate that 29.2 percent of recent movers own homes built since 1985 compared to 7.3 percent of nonmovers. The median value of homes built since 1985 was \$107,637

Table I. Selected Financial Characteristics by Tenure and Mobility Status of Householder: 1989

(Numbers in thousands, except dollar amounts)

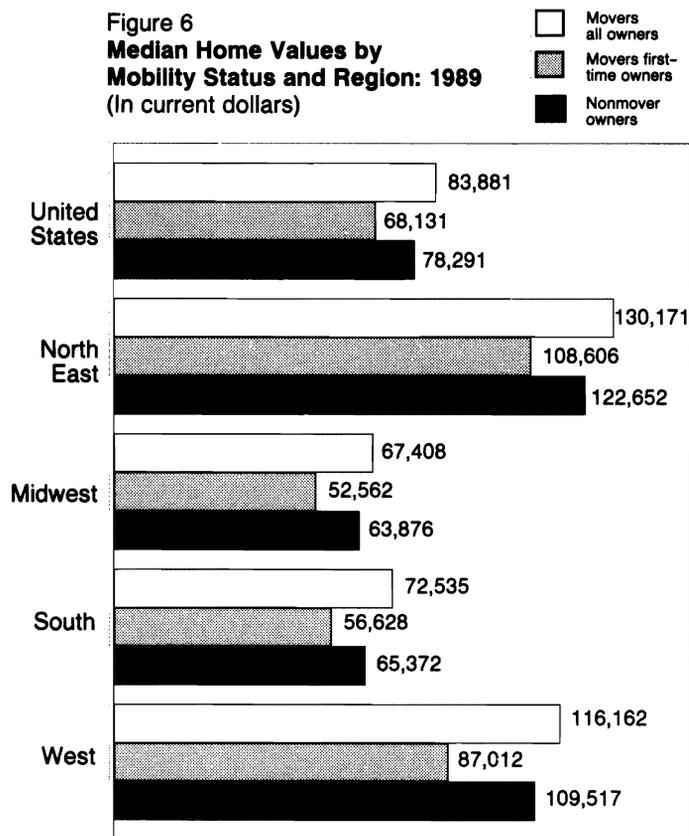
Characteristic	Owner-occupied units			Renter-occupied units	
	Recent movers		Nonmovers	Recent movers	Nonmovers
	Total	First time owners			
Income of Families and Primary Individuals, by Region					
Total	4,585	1,673	55,331	12,303	21,464
Median	\$37,601	\$32,993	\$32,891	\$18,101	\$18,354
Standard error	\$810	\$1,159	\$267	\$254	\$220
Northeast	648	292	11,460	1,679	5,602
Median	\$44,494	\$40,417	\$37,990	\$20,462	\$19,393
Standard error	\$2,218	\$2,797	\$557	\$835	\$442
Midwest	1,122	397	14,348	2,595	4,805
Median	\$34,126	\$29,398	\$32,112	\$16,476	\$16,262
Standard error	\$1,525	\$1,757	\$493	\$547	\$429
South	1,678	610	19,678	4,754	6,318
Median	\$36,052	\$31,264	\$29,082	\$17,075	\$17,174
Standard error	\$1,386	\$1,877	\$320	\$374	\$414
West	1,138	375	9,845	3,275	4,740
Median	\$40,629	\$34,877	\$36,645	\$20,354	\$21,191
Standard error	\$1,660	\$2,184	\$612	\$567	\$507
Monthly Housing Costs					
Mortgaged owners	3,689	1,456	30,798	(X)	(X)
Median	\$834	\$746	\$678	(X)	(X)
Standard error	\$14	\$20	\$4	(X)	(X)
Non-Mortgaged owners	896	218	24,583	(X)	(X)
Median	\$214	\$195	\$220	(X)	(X)
Standard error	\$8	\$16	\$1	(X)	(X)
Renters	(X)	(X)	(X)	12,303	21,464
Median	(X)	(X)	(X)	\$449	\$417
Standard error	(X)	(X)	(X)	\$4	\$3
Value of Owner-occupied units					
Total	4,585	1,673	55,331	(X)	(X)
Median	\$83,881	\$68,131	\$78,291	(X)	(X)
Standard error	\$1,730	\$2,471	\$467	(X)	(X)
Northeast	648	292	11,460	(X)	(X)
Median	\$130,171	\$108,606	\$122,652	(X)	(X)
Standard error	\$7,047	\$9,268	\$1,762	(X)	(X)
Midwest	1,122	397	14,348	(X)	(X)
Median	\$67,408	\$52,562	\$63,876	(X)	(X)
Standard error	\$3,028	\$4,485	\$760	(X)	(X)
South	1,678	610	19,678	(X)	(X)
Median	\$72,535	\$56,628	\$65,372	(X)	(X)
Standard error	\$2,526	\$3,762	\$725	(X)	(X)
West	1,138	375	9,845	(X)	(X)
Median	\$116,162	\$87,012	\$109,517	(X)	(X)
Standard error	\$6,314	\$5,805	\$2,570	(X)	(X)

(X) Not applicable.

compared to \$75,359 for all owner-occupied properties in 1989 (see Current Housing Reports, Series H-150-89, tables 3-22).

Regionally, the median values of homes owned by recent movers in the Northeast and West were higher than in the Midwest and South. The only region where there was a significant difference in the median value of homes owned by movers and nonmovers was the South where the ratio of mover-to-nonmover median values was 1.11.

Nationally, the median value of homes purchased by first-time buyers who moved in the past year was \$68,131.



The median home value of first-time buyers was highest in the Northeast, followed by the West. There was no significant difference between the median home values of first-time owners in the Midwest and and South (figure 6).

Condominiums and Cooperatives. Movers were more apt to own condominiums and cooperatives than nonmovers (see table J). Approximately 9.1 percent of movers and 3.9 percent of nonmovers purchased homes with condominium or cooperative ownerships. Condominiums and cooperatives represent a small portion of the occupied rental inventory. Approximately 5 percent of movers and 4

Table J. Condominiums and Cooperatives by Tenure and Mobility Status of Householder: 1989

(Numbers in thousands)

Characteristic	Owner-occupied units		Renter-occupied units	
	Recent movers	Non-movers	Recent movers	Non-movers
Total	4,585	55,331	12,303	21,464
Condominiums and Cooperatives.....	418	2,177	572	763
Percent of total	9.1	3.9	4.6	3.6

percent of nonmovers reported that the units they rented were owned on a condominium or cooperative basis.

Mortgage Characteristics of Recent Movers. Data on mortgage status, loan type, and amount of debt obtained from owners who recently moved provide information on how householders are financing homeownership in the current housing market. Detailed data on mortgage characteristics are shown in table 3.

Four out of five (80.5 percent) of the owners who moved in the past year placed one or more mortgages on their properties. The majority of these owners obtained new mortgages; less than one in ten assumed previous owners' mortgages or employed "creative" financing methods such as wrap-arounds. About three out of four (77.1 percent) of the primary mortgages held by recent-mover owners were being paid in accordance with fixed payment, self amortizing schedules. The median mortgage interest rate of their loans was 10 percent, with a median outstanding principal amount of approximately \$66,000. The median home equity among movers at time of interview was approximately 25 percent. More than half of all owners who moved reported personal savings as the major source of down payment for their home purchases, with an additional 30 percent using the proceeds from previous home sales.

Main Reasons for Move and Choices of Home and Neighborhood

These data were collected only for units where the respondents moved during the previous 12 months. The categories refer to the main reason for moving from their previous residences within the United States and the principal factors for their home and neighborhood selections. Respondents who did not specify the main reason or responded that there were multiple reasons of equal importance were excluded.

Main Reason for Move. Changes in family status and housing needs, factors that are interrelated and often interchangeable, account for about 46.8 percent of the reasons cited by respondents in owner-occupied homes

as the main reasons for leaving their previous units. A number of the reasons included in the change in family status category reflect personal or social characteristics such as marriage, divorce, death of a spouse, or the expansion of a household as a consequence of a birth or to accommodate elderly parents or other relatives. Oftentimes such demographic changes affect housing needs, requiring moves to larger, smaller, or less expensive homes, or ones requiring less maintenance. The goal of homeownership was the principal factor that motivated a fifth (20.9 percent) of the owners who previously rented to change residences. Another 15.6 percent cited job-related reasons, including transfers, acquisition of new jobs, commute times, and other employment related factors. The remaining 16.7 percent of the respondents in owner-occupied homes cited other factors as the main reason for leaving their previous residence including private or government displacement, disaster loss, neighborhood crime, racial or ethnic composition of neighborhood, or the desire for a change in climate.

Renters, like owners, most frequently cited changes in family status or housing needs as the main reasons for their move. Job-related factors were more important for renters, however; approximately one in four renters (24.9 percent) cited employment factors as the main reason for changing residences. Only 1.3 percent responded that they wanted to rent rather than own their homes. The remaining 17.6 percent of renters moved for other reasons.

Choice of Home. Among owners who moved, financial considerations (34.1 percent) and physical attributes of the home (34.7 percent), such as overall size, room layout or design, or quality of construction, were about equal in importance when respondents were asked the main reason for their home selection. Only 2.1 percent of the owners responded that their present residences were the only ones available. A sizeable proportion (29.1 percent) of these owners, however, cited reasons other than these specified categories as the main reason for their choice of home.

About a third (32.1 percent) of the renters chose their present residences mainly for financial considerations while 22.6 percent were motivated by the physical attributes of their homes. A larger share of renters than owners were limited in their housing selections; 12.4 percent responded that their home was the only one available. The remaining third (32.9 percent) cited other reasons for their home choice.

Choice of Neighborhood. Movers chose their neighborhoods, as they did their homes, for varied reasons. A quarter (27.5 percent) of the owners responded that the choice of their home was the most important determinant in their choice of neighborhood, followed by physical

Table K. Main Reason for Move and Choices of Present Home and Neighborhood by Tenure: 1989

(Numbers in thousands)

Characteristic	Recent movers	
	Owner occupied	Renter occupied
Main Reason for Move		
Respondent moved from within the United States during previous 12 months*	4,335	11,572
Percent	100.0	100.0
Job related	15.6	24.9
Family status	20.8	28.2
Housing needs	26.0	28.0
Tenure change	20.9	1.3
Other	16.7	17.6
Main Reason for Choice Of Home		
Respondent moved during previous 12 months*	4,449	11,600
Percent	100.0	100.0
Financial	34.1	32.1
Physical attributes	34.7	22.6
Only one available	2.1	12.4
Other reasons	29.1	32.9
Main Reason for Choice of Neighborhood		
Respondent moved during previous 12 months*	4,428	11,540
Percent	100.0	100.0
Job related	8.9	18.6
Good schools	5.1	3.9
Home Choice	27.5	18.6
Convenient location	10.7	13.3
Physical attributes	16.3	9.7
Other reasons	31.5	35.8

*Excludes respondents who did not report main reason.

attributes such as the looks or design of the neighborhood (16.3 percent), location convenient to family, services, and leisure activities (10.7 percent), convenience to job (8.9 percent), and good schools (5.1 percent). Approximately 31.5 percent of the owners, however, cited reasons other than these categories as the principal motivating factor in selecting their neighborhood.

Among renters, home choice (18.6 percent) and convenience to job (18.6 percent) were major determinants of neighborhood selection, followed by convenience to family, services, and leisure activities (13.3 percent), physical attributes of the neighborhood (9.7 percent), and good schools (3.9 percent). Like owners, the largest share (35.8 percent) of renters responded that there were reasons other than these for their neighborhood selection.

Related Bureau of the Census Data on Migration and Residential Mobility

The American Housing Survey (formerly Annual Housing Survey), conducted since 1973, contains a broad array

of data pertaining to residential mobility for the nation as a whole and for selected metropolitan areas. In the AHS, housing units occupied by recent movers were those where the householders moved into their present units during the 12-month period prior to the interview. Since 1985, data for the national reports are collected every other year in odd numbered years from a sample of housing units that is independent of the sample housing units used to produce metropolitan reports. The AHS-MS survey is collected in 44 selected metropolitan areas divided into four groups of approximately 11 each with a group interviewed once every 4 years on a rotating basis.

Statistics on the geographical mobility of the population of the United States have been collected in the Current Population Survey (CPS) since 1948. Migration data from these annual surveys are published in Series P-20 of the Current Population Reports.

Data from the 1989 Current Population Survey's Annual Demographic File (March Supplement) indicate that 17.8 percent of all persons 1 year and over were living in a different house at the end of the migration period (March 1, 1989) than at the beginning of the migration period (March 1, 1988). Questions on residence 1 year before the survey date and the geographical location of the respondent's current residence were asked of all members of the survey household who were 15 years old and over on the survey date. Residence 1 year earlier for persons under 15 years old was allocated based on the responses of their parents or other members of the household. Additional data from the 1989 CPS indicate that 17.5 percent of all householders were movers. Approximately 8.0 percent of owners and 34.3 percent of renters reported that they were living in a different house in March 1989 than they were in March 1988. Tenure status in the CPS is determined after the move. These data will be included in the forthcoming report, Series P-20, Geographical Mobility: March 1987 to March 1990.

Various forms of mobility data are also collected as part of the decennial census. The 1990 census will provide detailed data on the housing characteristics of mover households in the forthcoming publication, Series CH-3, Recent-Mover Households, a part of the Subject Report series which will be published beginning in 1993. The decennial census categorized households as movers if the

Table L. **Mobility Rates of Householders by Tenure: 1988 to 1989**

Characteristic	AHS (Percent)	CPS (Percent)
All householders	18.0 (± 0.3)	17.5 (± 0.3)
Owners	7.7 (± 0.3)	8.0 (± 0.3)
Renters	36.4 (± 0.7)	34.3 (± 0.7)

Note: The figures in the parentheses denote the 90-percent confidence interval of the estimate.

householders were reported as having moved into their present housing units from January 1, 1989 to March 31, 1990.

User Comments

We are interested in your reaction to the usefulness of the information presented here and the content of the questions used to provide these results. (See Current Housing Reports, Series H-150-89 for the Facsimile of the American Housing Questionnaire: 1989.) We welcome your recommendations for improving our survey work. If you have any suggestions or comments, please send them to:

Current Survey Comments
Housing and Household Economics
Statistics Division
U.S. Bureau of the Census
Washington, DC 20233

Table 1. Selected Social Characteristics by Tenure and Mobility Status of Householder: 1989

(Numbers in thousands)

Characteristic	Total			Owner-occupied units				Renter-occupied units		
	Households	Recent movers	Non-movers	Total	Recent movers		Non-movers	Total	Recent movers	Non-movers
					Total	First-time owners				
All Occupied Units										
Regional Distribution by Race and Hispanic Origin of Householder										
Total households										
United States	93,683	16,888	76,795	59,916	4,585	1,673	55,331	33,767	12,303	21,464
Northeast	19,389	2,327	17,061	12,108	648	292	11,460	7,281	1,680	5,601
Midwest	22,869	3,716	19,153	15,470	1,122	397	14,348	7,400	2,595	4,805
South	32,429	6,433	25,996	21,357	1,678	610	19,678	11,073	4,755	6,318
West	18,996	4,412	14,584	10,982	1,138	375	9,845	8,014	3,273	4,740
White Households	80,313	13,905	66,408	54,170	4,138	1,417	50,032	26,143	9,767	16,376
Northeast	16,961	1,938	15,023	11,275	583	248	10,692	5,686	1,355	4,331
Midwest	20,376	3,191	17,186	14,461	1,058	359	13,403	5,915	2,133	3,782
South	26,344	4,991	21,353	18,412	1,463	477	16,949	7,932	3,528	4,404
West	16,631	3,784	12,846	10,022	1,034	333	8,988	6,609	2,750	3,859
Black Households	10,633	2,297	8,335	4,563	292	175	4,270	6,070	2,005	4,065
Northeast	1,842	287	1,555	619	36	23	583	1,224	252	972
Midwest	2,162	447	1,714	904	60	34	845	1,257	388	869
South	5,650	1,282	4,367	2,744	178	115	2,566	2,906	1,105	1,802
West	979	280	699	297	20	4	277	682	261	422
Hispanic-origin Households ..	6,204	1,608	4,597	2,503	243	101	2,260	3,701	1,365	2,336
Northeast	1,102	210	893	249	22	9	226	854	187	666
Midwest	532	143	389	185	23	11	162	347	120	227
South	1,969	571	1,398	999	97	38	902	971	475	496
West	2,601	684	1,917	1,071	101	43	970	1,529	583	946
Age of Householder										
Under 25 years	4,234	2,694	1,540	681	286	231	395	3,552	2,408	1,144
25 to 29 years	9,661	3,893	5,769	3,455	864	560	2,591	6,207	3,029	3,178
30 to 34 years	12,268	3,427	8,841	6,070	920	410	5,150	6,199	2,508	3,691
35 to 44 years	20,365	3,399	16,966	13,520	1,153	304	12,367	6,845	2,246	4,599
45 to 54 years	14,442	1,638	12,803	10,861	622	107	10,238	3,581	1,016	2,565
55 to 64 years	12,613	914	11,699	10,003	402	42	9,601	2,610	513	2,098
65 to 74 years	11,781	611	11,170	9,417	255	12	9,162	2,364	356	2,008
75 years and over	8,319	312	8,008	5,909	84	7	5,826	2,410	228	2,182
Median	45	33	49	51	37	31	52	36	31	41
Years of School Completed by Householder										
8 years or less	9,963	1,019	8,944	6,314	201	66	6,113	3,649	818	2,831
High school:										
1 to 3 years	10,866	1,842	9,024	6,156	313	108	5,843	4,710	1,529	3,181
4 years	33,395	6,157	27,237	21,328	1,558	678	19,769	12,067	4,599	7,468
College:										
1 to 3 years	17,581	3,761	13,820	10,999	1,036	373	9,964	6,582	2,726	3,856
4 years or more	21,879	4,109	17,770	15,120	1,478	448	13,642	6,759	2,631	4,127
Median	13	13	13	13	14	13	13	13	13	13
Size of Household										
1 person	22,356	4,343	18,013	10,536	653	237	9,883	11,820	3,690	8,130
2 persons	30,108	5,301	24,807	20,751	1,514	605	19,238	9,357	3,787	5,570
3 persons	16,229	3,141	13,089	10,915	995	377	9,920	5,314	2,146	3,168
4 persons	14,606	2,336	12,270	10,588	846	263	9,742	4,018	1,489	2,529
5 or more persons	10,385	1,768	8,616	7,126	578	192	6,548	3,259	1,191	2,068
Median	2.3	2.3	2.3	2.4	2.6	2.5	2.4	2.0	2.1	2.0

Table 1. Selected Social Characteristics by Tenure and Mobility Status of Householder: 1989—Con.

(Numbers in thousands)

Characteristic	Total			Owner-occupied units				Renter-occupied units		
	Households	Recent movers	Non-movers	Total	Recent movers		Non-movers	Total	Recent movers	Non-movers
					Total	First-time owners				
Household Composition										
2-or-more-person households	71,328	12,545	58,782	49,381	3,933	1,437	45,448	21,947	8,613	13,334
Married-couple families, no non-relatives	50,217	6,957	43,260	39,682	3,021	1,048	36,661	10,535	3,936	6,599
Other male householder	7,542	2,049	5,493	3,921	451	203	3,471	3,621	1,599	2,022
Other female householder	13,568	3,539	10,029	5,778	462	186	5,316	7,791	3,078	4,713
1-person households	22,356	4,343	18,013	10,536	653	237	9,883	11,820	3,690	8,130
Male householder	8,897	2,425	6,472	3,409	347	140	3,062	5,488	2,078	3,410
Female householder	13,459	1,918	11,541	7,127	306	97	6,821	6,332	1,612	4,720
Adult and Single Children Under 18 Years Old										
No own children under 18 years	57,979	9,598	48,381	37,112	2,365	873	34,747	20,867	7,233	13,634
With own children under 18 years	35,704	7,291	28,414	22,804	2,221	801	20,584	12,900	5,070	7,830
Under 6 years only	8,900	2,663	6,237	4,957	796	398	4,161	3,943	1,867	2,076
6 to 17 years only	18,774	2,883	15,891	13,106	936	258	12,170	5,668	1,947	3,721
Both age groups	8,030	1,745	6,286	4,741	489	145	4,253	3,289	1,256	2,033

Note: Householders of Hispanic origin may be of any race.

Table 2. Selected Physical Characteristics of Occupied Housing Units by Tenure and Mobility Status of Householder: 1989

(Numbers in thousands)

Characteristic	Total			Owner-occupied units				Renter-occupied units		
	Households	Recent movers	Non-movers	Total	Recent movers		Non-movers	Total	Recent movers	Non-movers
					Total	First-time owners				
Total	93,683	16,888	76,795	59,916	4,585	1,673	55,331	33,767	12,303	21,464
Units in Structure										
1, detached.....	58,243	6,328	51,914	49,584	3,463	1,164	46,121	8,659	2,865	5,793
1, attached.....	4,962	1,169	3,793	2,527	281	123	2,246	2,435	887	1,548
2 to 4.....	9,873	2,926	6,946	1,863	149	57	1,714	8,010	2,778	5,232
5 to 9.....	4,746	1,851	2,895	406	71	26	336	4,340	1,780	2,560
10 to 19.....	4,107	1,779	2,328	291	60	19	231	3,815	1,719	2,097
20 or more.....	6,315	1,864	4,451	839	109	62	730	5,476	1,754	3,722
Mobile home or trailer.....	5,438	972	4,467	4,406	452	224	3,953	1,033	519	514
Year Structure Built										
1985-89.....	7,809	2,880	4,929	5,404	1,341	392	4,063	2,405	1,539	866
1980-84.....	7,222	1,660	5,562	4,548	451	180	4,096	2,675	1,209	1,466
1970-79.....	21,826	4,206	17,620	13,830	1,010	326	12,820	7,997	3,197	4,800
1960-69.....	15,109	2,340	12,769	9,963	501	166	9,462	5,146	1,839	3,307
1950-59.....	12,972	1,629	11,343	9,351	449	222	8,902	3,621	1,180	2,441
1940-49.....	7,925	1,094	6,831	4,929	213	109	4,716	2,996	880	2,116
1939 or earlier.....	20,820	3,079	17,741	11,892	620	278	11,272	8,928	2,459	6,468
Median years.....	26	18	27	25	14	17	26	26	20	30
Number of Rooms										
2 rooms or less.....	1,752	653	1,099	98	17	3	82	1,654	637	1,017
3 rooms.....	8,435	2,966	5,469	901	127	52	774	7,534	2,839	4,695
4 rooms.....	17,615	4,748	12,867	6,585	565	280	6,020	11,029	4,183	6,846
5 rooms.....	21,174	3,486	17,688	13,859	990	463	12,869	7,315	2,497	4,819
6 rooms.....	19,435	2,372	17,063	15,573	1,081	445	14,492	3,862	1,290	2,571
7 rooms.....	12,726	1,362	11,365	11,240	834	253	10,406	1,486	528	958
8 rooms or more.....	12,547	1,302	11,245	11,659	972	178	10,687	887	329	558
Median number of rooms.....	5.4	4.5	5.6	6.0	6.1	5.6	6.0	4.2	4.1	4.2
Square Footage of Unit										
Single detached and mobile home.....	59,579	6,634	52,946	50,936	3,622	1,262	47,315	8,643	3,011	5,632
Median square footage.....	1,688	1,467	1,715	1,766	1,731	1,458	1,769	1,272	1,236	1,292
Standard error.....	7	18	8	8	29	37	8	14	23	17
Median square feet per person.....	660	542	674	688	634	552	692	478	442	501
Standard error.....	3	11	3	3	13	24	4	6	9	10
Persons Per Room										
.50 or less.....	61,984	9,959	52,024	41,856	3,099	1,077	38,757	20,128	6,861	13,267
.51 to 1.00.....	29,024	6,204	22,820	17,106	1,396	549	15,710	11,918	4,807	7,110
1.01 to 1.50.....	2,081	556	1,525	823	79	43	744	1,258	477	781
1.51 or more.....	595	169	426	132	11	5	120	464	157	306
Selected Equipment by Region										
United States.....	93,683	16,888	76,795	59,916	4,585	1,673	55,331	33,767	12,303	21,464
Air conditioning.....	64,763	11,175	53,588	43,878	3,388	1,175	40,490	20,885	7,788	13,097
Central.....	37,554	7,451	30,103	26,789	2,572	775	24,218	10,765	4,880	5,885
Room units.....	27,209	3,724	23,485	17,089	816	400	16,272	10,120	2,908	7,212
Central heating equipment.....	82,177	15,165	67,011	52,674	4,244	1,544	48,430	29,503	10,922	18,581
Northeast.....	19,389	2,327	17,062	12,108	648	292	11,460	7,281	1,679	5,602
Air conditioning.....	11,352	1,158	10,194	7,578	405	175	7,173	3,774	753	3,022
Central.....	3,093	417	2,676	2,299	172	51	2,127	794	245	549
Room units.....	8,259	741	7,518	5,279	233	124	5,046	2,980	508	2,473
Central heating equipment.....	18,344	2,206	16,138	11,421	623	277	10,798	6,924	1,584	5,340

Table 2. Selected Physical Characteristics of Occupied Housing Units by Tenure and Mobility Status of Householder: 1989—Con.

(Numbers in thousands)

Characteristic	Total			Owner-occupied units				Renter-occupied units		
	House-holds	Recent movers	Non-movers	Total	Recent movers		Non-movers	Total	Recent movers	Non-movers
					Total	First-time owners				
Midwest	22,869	3,716	19,153	15,469	1,122	397	14,348	7,400	2,595	4,805
Air conditioning	16,352	2,387	13,964	11,658	821	263	10,837	4,693	1,566	3,127
Central	9,153	1,368	7,784	7,171	582	159	6,589	1,981	786	1,195
Room units	7,199	1,019	6,180	4,487	239	104	4,248	2,712	780	1,932
Central heating equipment	21,507	3,527	17,981	14,587	1,073	384	13,514	6,921	2,454	4,467
South	32,429	6,433	25,996	21,357	1,678	609	19,678	11,072	4,754	6,318
Air conditioning	28,563	5,620	22,943	19,341	1,555	564	17,786	9,222	4,064	5,157
Central	19,563	4,258	15,305	13,369	1,291	426	12,078	6,194	2,967	3,227
Room units	9,000	1,362	7,638	5,972	264	138	5,708	3,028	1,097	1,930
Central heating equipment	26,093	5,556	20,537	17,313	1,531	539	15,782	8,781	4,025	4,756
West	18,996	4,412	14,584	10,982	1,138	374	9,845	8,014	3,275	4,740
Air conditioning	8,495	2,009	6,486	5,301	605	173	4,694	3,196	1,404	1,792
Central	5,745	1,407	4,338	3,950	525	139	3,424	1,796	882	914
Room units	2,750	602	2,148	1,351	80	34	1,270	1,400	522	878
Central heating equipment	16,231	3,877	12,355	9,353	1,017	344	8,336	6,878	2,859	4,019
Selected Indicators of Housing Quality										
Units with more than 1 complete bathroom	31,425	4,705	26,720	26,513	2,492	689	24,021	4,913	2,213	2,699
Telephone available	87,881	14,472	73,409	58,457	4,409	1,586	54,048	29,424	10,064	19,361
Units with physical problems										
Severe physical problems	3,161	587	2,574	1,573	103	49	1,470	1,588	484	1,104
Moderate physical problems	4,442	906	3,536	1,999	134	59	1,865	2,443	772	1,671

Note: Square footage is based on respondents estimate of the size of the unit. Households that did not report were excluded in the calculation of median square footage estimates.

Table 3. Selected Financial Characteristics of Owner-Occupied Households by Age of Householder and Mobility Status: 1989

(Numbers in thousands)

Characteristic	All ages				Under 35 years				35 to 64 years				65 years and over			
	Total	Recent movers		Non-movers	Total	Recent movers		Non-movers	Total	Recent movers		Non-movers	Total	Recent movers		Non-movers
		Total	First time owners			Total	First time owners			Total	First time owners			Total	First time owners	
Owner-Occupied Units																
Income of Families and Primary Individuals by Region																
United States.....	59,916	4,585	1,673	55,331	10,206	2,070	1,202	8,137	34,384	2,177	453	32,206	15,327	339	(X)	14,989
Less than \$10,000.....	7,225	375	131	6,851	463	164	82	299	2,298	134	40	2,164	4,465	77	(X)	4,387
\$10,000 to \$19,999.....	9,253	545	245	8,708	1,187	260	182	926	3,537	196	58	3,341	4,529	88	(X)	4,441
\$20,000 to \$29,999.....	10,669	829	371	9,839	2,058	403	276	1,655	5,511	357	92	5,155	3,100	70	(X)	3,030
\$30,000 to \$39,999.....	8,559	715	299	7,844	2,007	385	236	1,622	5,190	286	61	4,904	1,363	44	(X)	1,319
\$40,000 to \$49,999.....	6,822	618	264	6,204	1,613	295	179	1,317	4,561	299	85	4,261	648	23	(X)	625
\$50,000 to \$59,999.....	5,054	455	167	4,599	1,098	222	121	876	3,548	224	46	3,324	408	9	(X)	399
\$60,000 to \$79,999.....	5,946	503	129	5,443	1,025	203	85	823	4,505	284	45	4,221	416	17	(X)	400
\$80,000 to \$99,999.....	2,699	227	30	2,472	346	66	20	280	2,222	155	10	2,067	131	6	(X)	126
\$100,000 or more.....	3,689	318	37	3,371	410	72	20	338	3,012	242	17	2,771	266	4	(X)	262
Median.....	\$33,284	\$37,801	\$32,993	\$32,891	\$36,953	\$35,403	\$32,564	\$37,324	\$41,438	\$43,863	\$36,066	\$41,267	\$17,062	\$20,642	(X)	\$16,997
Northeast.....	12,108	648	292	11,460	1,983	332	212	1,651	6,934	282	80	6,652	3,191	34	(X)	3,157
Less than \$10,000.....	1,125	33	8	1,092	53	18	3	34	323	12	4	311	749	2	(X)	747
\$10,000 to \$19,999.....	1,651	48	31	1,602	128	23	18	105	539	18	14	521	984	8	(X)	976
\$20,000 to \$29,999.....	1,948	119	61	1,829	361	60	47	300	923	48	15	875	664	10	(X)	654
\$30,000 to \$39,999.....	1,594	84	44	1,510	365	50	33	315	921	27	11	895	307	7	(X)	300
\$40,000 to \$49,999.....	1,473	89	48	1,383	349	54	38	296	985	33	11	952	138	2	(X)	136
\$50,000 to \$59,999.....	1,145	89	42	1,056	248	49	34	199	769	40	7	728	128	-	(X)	128
\$60,000 to \$79,999.....	1,410	87	40	1,323	269	47	28	222	1,022	36	12	987	119	5	(X)	115
\$80,000 to \$99,999.....	762	44	11	718	99	22	9	77	623	22	2	601	40	-	(X)	40
\$100,000 or more.....	1,001	55	7	946	111	8	2	103	829	47	4	782	61	-	(X)	61
Median.....	\$38,347	\$44,494	\$40,417	\$37,990	\$42,421	\$42,685	\$41,316	\$42,416	\$47,726	\$50,875	\$36,364	\$47,605	\$18,598	\$27,000	(X)	\$18,519
Midwest.....	15,469	1,122	397	14,348	2,773	504	310	2,269	8,926	532	85	8,394	3,771	86	(X)	3,685
Less than \$10,000.....	1,733	73	26	1,659	112	25	16	87	545	23	8	522	1,076	25	(X)	1,051
\$10,000 to \$19,999.....	2,459	156	71	2,303	333	82	61	251	907	55	10	852	1,219	19	(X)	1,200
\$20,000 to \$29,999.....	2,981	246	108	2,735	645	120	86	524	1,536	107	22	1,430	800	20	(X)	780
\$30,000 to \$39,999.....	2,461	206	83	2,254	663	113	73	551	1,492	83	10	1,408	306	10	(X)	295
\$40,000 to \$49,999.....	1,765	144	44	1,621	398	55	24	344	1,217	87	20	1,130	150	2	(X)	148
\$50,000 to \$59,999.....	1,312	115	46	1,196	290	59	35	231	942	54	10	888	80	2	(X)	78
\$60,000 to \$79,999.....	1,463	87	6	1,375	161	24	4	137	1,233	59	2	1,174	69	4	(X)	65
\$80,000 to \$99,999.....	548	44	6	504	58	9	4	49	475	35	2	440	15	-	(X)	15
\$100,000 or more.....	748	49	6	699	113	17	6	96	581	31	-	550	55	2	(X)	53
Median.....	\$32,282	\$34,126	\$29,398	\$32,112	\$34,472	\$32,212	\$29,012	\$34,955	\$39,893	\$39,880	\$32,000	\$39,893	\$16,637	\$18,947	(X)	\$16,596
South.....	21,357	1,678	610	19,678	3,671	733	429	2,938	12,018	822	171	11,196	5,667	124	(X)	5,544
Less than \$10,000.....	3,290	148	57	3,142	188	57	37	130	1,046	54	16	992	2,057	37	(X)	2,020
\$10,000 to \$19,999.....	3,646	225	91	3,421	548	91	65	457	1,550	98	26	1,452	1,548	36	(X)	1,512
\$20,000 to \$29,999.....	3,921	313	145	3,607	755	154	102	601	2,123	140	40	1,983	1,042	19	(X)	1,023
\$30,000 to \$39,999.....	2,955	252	91	2,703	673	136	66	537	1,831	104	23	1,726	452	12	(X)	440
\$40,000 to \$49,999.....	2,220	234	111	1,986	550	112	84	438	1,469	111	28	1,358	201	11	(X)	190
\$50,000 to \$59,999.....	1,653	149	53	1,504	396	65	34	331	1,145	82	19	1,063	112	2	(X)	110
\$60,000 to \$79,999.....	1,821	160	38	1,661	362	71	27	291	1,331	89	11	1,242	128	-	(X)	128
\$80,000 to \$99,999.....	802	83	8	719	102	19	4	82	661	58	4	603	39	6	(X)	34
\$100,000 or more.....	1,050	113	15	936	98	26	10	72	862	85	6	777	89	2	(X)	87
Median.....	\$29,545	\$36,052	\$31,264	\$29,082	\$35,126	\$34,669	\$31,591	\$35,242	\$37,045	\$41,306	\$31,957	\$36,784	\$15,016	\$17,083	(X)	\$14,974
West.....	10,982	1,138	375	9,845	1,779	501	251	1,278	6,505	541	117	5,964	2,698	96	(X)	2,602
Less than \$10,000.....	1,078	120	40	957	111	63	26	48	383	44	12	339	583	13	(X)	570
\$10,000 to \$19,999.....	1,498	115	51	1,382	178	64	38	114	542	26	8	516	778	26	(X)	753
\$20,000 to \$29,999.....	1,819	151	56	1,668	297	68	41	229	929	62	15	867	593	21	(X)	572
\$30,000 to \$39,999.....	1,550	173	81	1,377	306	86	64	219	946	72	17	874	299	15	(X)	284
\$40,000 to \$49,999.....	1,364	151	60	1,213	315	75	34	240	890	68	27	821	160	8	(X)	152
\$50,000 to \$59,999.....	944	101	26	843	164	48	18	116	692	48	9	644	88	5	(X)	83
\$60,000 to \$79,999.....	1,252	168	45	1,084	233	60	25	173	919	101	20	818	100	8	(X)	92
\$80,000 to \$99,999.....	588	57	5	531	87	16	3	71	463	41	2	423	37	-	(X)	37
\$100,000 or more.....	890	101	9	789	88	21	2	67	741	80	7	661	61	-	(X)	61
Median.....	\$37,074	\$40,629	\$34,877	\$36,645	\$39,918	\$36,453	\$33,203	\$41,188	\$45,084	\$49,853	\$42,222	\$44,696	\$19,852	\$24,286	(X)	\$19,721
Low-Income Status																
Total.....	59,916	4,585	1,673	55,331	10,206	2,070	1,202	8,137	34,383	2,177	453	32,206	15,327	339	(X)	14,989
Households with low income ¹	4,920	284	119	4,636	498	138	72	361	2,097	108	40	1,989	2,325	38	(X)	2,287
Percent of total.....	8	6	7	8	5	7	6	4	6	5	9	6	15	11	(X)	15

Table 3. Selected Financial Characteristics of Owner-Occupied Households by Age of Householder and Mobility Status: 1989—Con.

(Numbers in thousands)

Characteristic	All ages				Under 35 years				35 to 64 years				65 years and over			
	Total	Recent movers		Non-movers	Total	Recent movers		Non-movers	Total	Recent movers		Non-movers	Total	Recent movers		Non-movers
		Total	First time owners			Total	First time owners			Total	First time owners			Total	First time owners	
Monthly Housing Costs																
Mortgaged units	34,487	3,689	1,456	30,798	8,428	1,835	1,079	6,593	23,365	1,763	369	21,601	2,694	91	(X)	2,603
Median	\$692	\$834	\$746	\$678	\$728	\$795	\$733	\$707	\$701	\$887	\$791	\$688	\$494	\$691	(X)	\$490
Standard error	\$4	\$14	\$20	\$4	\$9	\$18	\$22	\$10	\$5	\$19	\$47	\$5	\$11	\$160	(X)	\$10
Nonmortgaged units	25,429	896	218	24,533	1,778	235	123	1,543	11,019	414	84	10,605	12,633	248	(X)	12,385
Median	\$220	\$214	\$195	\$220	\$205	\$191	\$196	\$207	\$226	\$218	\$192	\$226	\$216	\$231	(X)	\$216
Standard error	\$1	\$8	\$16	\$1	\$5	\$15	\$19	\$5	\$2	\$12	\$30	\$2	\$2	\$15	(X)	\$2
Monthly Housing Costs as Percent of Income																
Total	59,916	4,585	1,673	55,331	10,206	2,070	1,202	8,137	34,384	2,177	453	32,206	15,327	339	(X)	14,989
Mortgaged units	34,487	3,689	1,456	30,798	8,428	1,835	1,079	6,593	23,365	1,763	369	21,601	2,694	91	(X)	2,603
Less than 15 percent	7,085	314	103	6,771	992	111	67	881	5,789	199	37	5,589	305	4	(X)	301
15 to 24 percent	10,456	1,074	443	9,383	2,961	525	338	2,436	6,962	525	102	6,437	533	24	(X)	509
25 to 29 percent	3,762	569	251	3,193	1,316	313	185	1,003	2,241	251	65	1,991	204	5	(X)	199
30 to 34 percent	2,275	379	158	1,895	767	206	122	561	1,322	164	37	1,159	185	10	(X)	175
35 to 49 percent	2,829	438	190	2,391	787	235	135	551	1,715	193	56	1,523	327	10	(X)	317
50 percent or more	2,248	316	143	1,932	469	146	105	323	1,300	144	35	1,156	479	26	(X)	453
Zero or negative income	156	23	9	133	29	15	7	14	95	8	3	87	32	-	(X)	32
Mortgage payment not reported	5,676	577	158	5,100	1,107	284	120	823	3,940	279	35	3,660	630	14	(X)	616
Median (excludes 2 previous lines)	22	26	27	21	24	27	27	23	21	25	27	20	29	33	(X)	29
Nonmortgaged units	25,429	896	218	24,533	1,778	235	123	1,543	11,019	414	84	10,605	12,633	248	(X)	12,385
Less than 15 percent	15,127	597	148	14,529	1,383	171	83	1,212	8,002	305	60	7,696	5,742	121	(X)	5,621
15 to 24 percent	5,122	126	25	4,996	219	33	23	187	1,514	35	-	1,480	3,388	58	(X)	3,330
25 to 29 percent	1,291	44	11	1,247	38	9	9	29	342	16	2	326	912	19	(X)	892
30 to 34 percent	870	33	5	836	22	2	-	20	241	18	5	223	607	13	(X)	594
35 to 49 percent	1,285	22	3	1,263	27	-	-	27	350	5	3	345	907	17	(X)	890
50 percent or more	1,444	57	21	1,387	66	15	3	50	421	28	13	393	958	14	(X)	944
Zero or negative income	292	17	4	275	23	4	4	19	150	7	-	143	119	6	(X)	113
Median (excludes previous line)	15-	15-	15-	15-	15-	15-	15-	15-	15-	15-	15-	15-	17	15	(X)	17
Low-income households ¹	4,920	284	119	4,636	498	137	72	361	2,097	108	40	1,989	2,325	38	(X)	2,287
Less than 15 percent	267	16	6	251	37	7	2	30	124	6	2	118	107	3	(X)	103
15 to 24 percent	679	13	4	666	53	8	2	44	243	2	-	241	383	2	(X)	381
25 to 29 percent	405	18	8	387	29	9	6	20	131	5	2	125	245	4	(X)	241
30 to 34 percent	335	11	4	324	16	4	4	12	130	5	-	125	190	2	(X)	187
35 to 49 percent	775	41	19	734	56	10	5	46	315	22	13	293	405	9	(X)	396
50 percent or more	1,662	106	54	1,556	190	53	31	138	703	42	20	662	768	12	(X)	756
Zero or negative income	418	34	14	383	46	16	11	31	223	13	3	210	149	6	(X)	143
Mortgage payment not reported	379	44	9	335	71	31	9	40	229	13	-	216	79	-	(X)	79
Median (excludes 2 previous lines)	42	50	50	42	50	50	50	48	44	50	50	44	40	43	(X)	40
Value of Units by Region																
United States	59,916	4,585	1,673	55,331	10,206	2,070	1,202	8,136	34,384	2,177	453	32,207	15,327	339	(X)	14,988
Median	\$78,694	\$83,881	\$68,131	\$78,291	\$72,396	\$77,076	\$68,409	\$71,147	\$84,718	\$94,199	\$69,340	\$84,206	\$69,715	\$75,901	(X)	\$69,600
Standard error	\$451	\$1,730	\$2,471	\$467	\$1,018	\$2,174	\$2,732	\$1,151	\$603	\$2,967	\$5,695	\$615	\$907	\$7,414	(X)	\$913
Northeast	12,108	648	292	11,460	1,983	332	212	1,651	6,934	282	80	6,652	3,191	34	(X)	3,157
Median	\$123,073	\$130,171	\$108,606	\$122,652	\$106,323	\$115,267	\$97,167	\$104,794	\$136,289	\$147,550	\$138,656	\$135,778	\$108,560	\$134,628	(X)	\$108,148
Standard error	\$1,709	\$7,047	\$9,268	\$1,762	\$3,538	\$9,927	\$8,423	\$3,778	\$2,399	\$11,168	\$16,066	\$2,457	\$3,312	\$23,443	(X)	\$3,347
Midwest	15,469	1,122	397	14,348	2,773	504	310	2,269	8,926	532	85	8,394	3,771	86	(X)	3,685
Median	\$64,107	\$67,408	\$52,562	\$63,876	\$60,066	\$60,768	\$53,119	\$59,906	\$69,017	\$75,066	\$51,582	\$68,704	\$54,945	\$68,149	(X)	\$54,756
Standard error	\$737	\$3,028	\$4,485	\$760	\$1,724	\$3,978	\$5,108	\$1,912	\$957	\$4,760	\$11,004	\$976	\$1,558	\$16,707	(X)	\$1,561
South	21,357	1,678	610	19,878	3,671	733	429	2,938	12,018	822	171	11,197	5,667	124	(X)	5,544
Median	\$65,926	\$72,535	\$56,628	\$65,372	\$60,980	\$67,415	\$59,098	\$59,098	\$71,620	\$82,163	\$52,534	\$71,023	\$56,337	\$57,230	(X)	\$56,310
Standard error	\$697	\$2,526	\$3,762	\$725	\$1,584	\$3,128	\$4,140	\$1,832	\$914	\$4,466	\$8,345	\$932	\$1,462	\$9,388	(X)	\$1,478
West	10,982	1,138	375	9,845	1,779	501	251	1,278	6,505	541	117	5,964	2,698	96	(X)	2,602
Median	\$110,325	\$116,162	\$87,012	\$109,517	\$96,256	\$102,557	\$90,182	\$94,395	\$125,250	\$135,497	\$83,903	\$124,322	\$92,364	\$99,706	(X)	\$92,184
Standard error	\$2,386	\$6,314	\$5,805	\$2,570	\$2,798	\$7,853	\$7,610	\$3,196	\$2,969	\$10,294	\$9,583	\$3,101	\$2,251	\$16,690	(X)	\$2,265

Table 3. Selected Financial Characteristics of Owner-Occupied Households by Age of Householder and Mobility Status: 1989—Con.

(Numbers in thousands)

Characteristic	All ages				Under 35 years				35 to 64 years				65 years and over			
	Total	Recent movers		Non-movers	Total	Recent movers		Non-movers	Total	Recent movers		Non-movers	Total	Recent movers		Non-movers
		Total	First time owners			Total	First time owners			Total	First time owners			Total	First time owners	
Major Source of Down Payment																
Home purchased or built	56,941	4,321	1,632	52,621	9,718	1,923	1,186	7,795	32,996	2,076	432	30,920	14,228	322	(X)	13,906
Sale of previous home	17,283	1,262	-	16,022	1,422	318	-	1,104	11,262	786	-	10,476	4,599	158	(X)	4,441
Savings or cash on hand	27,495	2,246	1,186	25,250	5,856	1,194	873	4,662	15,019	938	301	14,081	6,621	114	(X)	6,507
Sale of other investment	483	61	21	422	94	19	15	75	251	34	6	217	138	8	(X)	129
Borrowing, other than mortgage on this property ..	2,257	119	75	2,137	491	79	67	411	1,230	35	9	1,195	536	5	(X)	531
Inheritance or gift	1,024	105	74	918	298	61	50	237	531	42	23	489	194	2	(X)	192
Land where building built used for financing	432	26	13	406	87	13	9	75	257	14	4	243	88	-	(X)	88
Other	2,193	124	60	2,070	421	64	37	357	1,244	53	23	1,191	528	6	(X)	522
No down payment	4,257	297	180	3,960	827	152	118	676	2,357	126	59	2,231	1,072	18	(X)	1,053
Not reported	1,517	80	25	1,437	221	24	17	198	844	48	7	796	452	9	(X)	443
Current Interest Rate																
Median interest rate (percent) ..	9.7	9.9	10.0	9.7	10.0	9.9	10.0	10.1	9.6	9.9	9.9	9.6	9.0	10.1	(X)	9.0
Standard error (percent)	0.03	0.07	0.11	0.03	0.05	0.10	0.13	0.06	0.04	0.10	0.23	0.04	0.17	0.46	(X)	0.18
Mortgage Orientation																
Placed new mortgage(s)	27,889	3,300	1,362	24,589	7,267	1,638	1,017	5,628	18,498	1,581	337	16,918	2,123	81	(X)	2,043
Primary obtained when property acquired	23,145	3,248	1,346	19,897	6,824	1,621	1,005	5,003	14,925	1,551	333	13,375	1,595	76	(X)	1,519
Obtained later	4,670	50	16	4,620	636	17	12	618	3,513	28	4	3,485	521	5	(X)	517
Date not reported	74	2	-	72	7	-	-	7	60	2	-	58	7	-	(X)	7
Assumed	1,903	198	71	1,705	419	90	49	329	1,257	99	22	1,158	226	9	(X)	218
Wrap-around	21	2	2	19	12	2	2	10	9	-	-	9	-	-	(X)	-
Combination of the above	3,342	19	-	3,323	426	4	-	422	2,791	13	-	2,778	124	2	(X)	123
Origin not reported	1,333	170	20	1,163	304	100	11	204	809	70	9	739	220	-	(X)	220
Payment Plan of Primary Mortgage																
Fixed payment, self amortizing	25,604	2,586	1,135	23,018	6,139	1,290	838	4,848	17,611	1,225	289	16,385	1,855	71	(X)	1,784
Adjustable rate mortgage	3,617	517	155	3,100	1,079	225	113	854	2,372	288	41	2,085	166	4	(X)	162
Adjustable term mortgage	79	10	5	69	18	5	5	14	52	5	-	47	9	-	(X)	9
Graduated payment mortgage	462	128	60	334	202	82	47	120	249	46	13	204	11	-	(X)	11
Balloon	228	35	15	194	71	16	10	54	147	18	5	128	11	-	(X)	11
Other	247	47	8	200	77	26	8	51	161	19	-	142	9	3	(X)	7
Combination of the above	448	29	10	420	122	19	7	103	293	10	3	283	33	-	(X)	33
Not reported	3,801	337	69	3,464	721	172	51	549	2,479	152	18	2,327	600	13	(X)	587

-Represents zero or rounds to zero. (X) Not applicable or base for a derived figure is too small for it to be shown.
¹Incomes below household poverty levels.

Table 4. Selected Financial Characteristics of Renter-Occupied Households by Age of Householder and Mobility Status: 1989

(Numbers in thousands)

Characteristic	All ages			Under 30 years			30 to 44 years			45 years and over		
	Total	Recent movers	Non-movers	Total	Recent movers	Non-movers	Total	Recent movers	Non-movers	Total	Recent movers	Non-movers
Renter-Occupied Units												
Income of Families and Primary Individuals by Region												
United States	33,767	12,303	21,464	9,759	5,437	4,322	13,043	4,754	8,289	10,965	2,113	8,853
Less than \$10,000	9,626	3,334	6,292	2,570	1,599	971	2,575	985	1,590	4,481	749	3,731
\$10,000 to \$19,999	8,793	3,478	5,315	2,846	1,683	1,163	3,349	1,283	2,067	2,598	512	2,086
\$20,000 to \$29,999	7,095	2,598	4,497	2,226	1,180	1,046	3,005	1,024	1,981	1,863	393	1,471
\$30,000 to \$39,999	3,976	1,435	2,542	1,165	530	635	1,919	698	1,221	892	206	686
\$40,000 to \$49,999	1,938	665	1,273	517	239	279	958	326	632	463	100	363
\$50,000 to \$59,999	981	331	650	212	111	101	478	155	323	292	66	226
\$60,000 to \$79,999	823	265	559	127	57	71	488	168	320	209	40	168
\$80,000 to \$99,999	229	81	147	34	11	22	124	48	76	71	22	48
\$100,000 or more	306	117	189	62	27	35	146	67	79	98	24	74
Median	\$18,254	\$18,101	\$18,354	\$18,115	\$16,652	\$20,263	\$21,987	\$21,064	\$22,461	\$13,859	\$15,996	\$13,334
Northeast												
Less than \$10,000	7,281	1,679	5,602	1,641	759	882	2,583	618	1,965	3,057	302	2,755
\$10,000 to \$19,999	2,009	406	1,602	359	200	160	479	120	359	1,170	87	1,083
\$20,000 to \$29,999	1,693	417	1,276	412	190	222	522	126	396	759	101	658
\$30,000 to \$39,999	1,506	357	1,149	376	181	195	594	122	472	536	54	482
\$40,000 to \$49,999	920	198	721	226	76	150	447	106	342	246	16	230
\$50,000 to \$59,999	504	126	377	135	44	91	215	69	146	154	14	140
\$60,000 to \$79,999	293	87	206	72	37	35	120	32	87	101	18	83
\$80,000 to \$99,999	222	53	169	29	19	10	139	28	111	54	7	48
\$100,000 or more	58	15	43	12	5	7	27	6	21	19	4	15
Median	78	20	58	20	8	12	41	10	31	17	2	15
Median	\$19,643	\$20,462	\$19,393	\$21,316	\$19,494	\$23,026	\$24,899	\$25,205	\$24,820	\$14,723	\$16,337	\$14,476
Midwest												
Less than \$10,000	7,400	2,595	4,805	2,265	1,220	1,045	2,776	955	1,822	2,359	420	1,939
\$10,000 to \$19,999	2,412	817	1,596	697	416	281	645	231	414	1,071	170	901
\$20,000 to \$29,999	2,029	742	1,288	686	404	282	775	233	542	568	105	464
\$30,000 to \$39,999	1,424	538	885	473	240	233	622	228	394	329	70	259
\$40,000 to \$49,999	813	273	539	262	107	154	365	128	237	186	38	148
\$50,000 to \$59,999	355	103	252	90	27	63	185	57	127	81	20	61
\$60,000 to \$79,999	172	59	113	22	12	10	101	43	58	49	4	45
\$80,000 to \$99,999	120	34	86	25	10	15	45	19	26	50	5	45
\$100,000 or more	39	13	26	3	3	-	24	5	19	12	5	7
Median	36	16	21	8	2	6	15	10	5	13	4	10
Median	\$16,348	\$16,476	\$16,262	\$16,348	\$14,802	\$18,564	\$19,587	\$20,592	\$19,170	\$11,910	\$13,857	\$11,497
South												
Less than \$10,000	11,072	4,754	6,318	3,340	2,045	1,296	4,424	1,900	2,524	3,307	810	2,498
\$10,000 to \$19,999	3,329	1,303	2,026	883	583	300	903	388	515	1,544	333	1,211
\$20,000 to \$29,999	3,097	1,518	1,578	1,056	701	355	1,295	637	658	746	180	566
\$30,000 to \$39,999	2,278	897	1,380	764	394	370	989	370	620	524	133	391
\$40,000 to \$49,999	1,152	517	635	363	197	166	587	246	341	201	73	128
\$50,000 to \$59,999	554	239	315	148	99	49	286	104	182	120	36	84
\$60,000 to \$79,999	274	110	164	58	41	17	131	40	90	85	29	57
\$80,000 to \$99,999	225	100	125	31	15	16	154	70	84	40	15	25
\$100,000 or more	70	21	49	13	3	10	34	13	21	23	5	18
Median	93	49	44	23	11	13	44	31	14	25	7	18
Median	\$17,126	\$17,075	\$17,174	\$17,448	\$16,263	\$19,803	\$20,137	\$18,815	\$21,444	\$11,475	\$14,028	\$10,671
West												
Less than \$10,000	8,014	3,275	4,740	2,512	1,412	1,101	3,260	1,282	1,978	2,242	581	1,661
\$10,000 to \$19,999	1,876	808	1,068	631	401	230	549	248	301	696	159	536
\$20,000 to \$29,999	1,974	801	1,173	692	388	304	757	286	471	525	127	398
\$30,000 to \$39,999	1,888	805	1,083	613	365	248	800	304	496	475	136	339
\$40,000 to \$49,999	1,092	446	646	314	149	165	519	218	302	259	80	180
\$50,000 to \$59,999	525	196	329	144	69	75	273	96	176	108	31	77
\$60,000 to \$79,999	243	76	167	60	21	39	127	39	88	56	15	41
\$80,000 to \$99,999	256	78	178	42	13	29	149	51	98	65	14	51
\$100,000 or more	62	32	30	6	-	6	40	24	16	16	8	8
Median	98	33	66	10	6	4	46	16	30	42	11	31
Median	\$20,832	\$20,354	\$21,191	\$19,032	\$17,861	\$20,645	\$24,050	\$23,520	\$24,375	\$18,095	\$20,331	\$17,399
Low-Income Status												
Total	33,767	12,303	21,464	9,759	5,437	4,322	13,043	4,754	8,289	10,965	2,113	8,853
Households with low income ¹	7,483	2,689	4,794	2,079	1,241	838	2,549	924	1,625	2,855	525	2,331
Percent of total	22	22	22	21	23	19	20	19	20	26	25	26

Table 4. Selected Financial Characteristics of Renter-Occupied Households by Age of Householder and Mobility Status: 1989—Con.

(Numbers in thousands)

Characteristic	All ages			Under 30 years			30 to 44 years			45 years and over		
	Total	Recent movers	Non-movers	Total	Recent movers	Non-movers	Total	Recent movers	Non-movers	Total	Recent movers	Non-movers
Monthly Housing Cost												
Renters ²	33,767	12,303	21,464	9,759	5,437	4,322	13,043	4,754	8,289	10,965	2,113	8,853
Median	\$430	\$449	\$417	\$434	\$438	\$428	\$456	\$474	\$446	\$389	\$429	\$380
Standard Error	\$2	\$4	\$3	\$4	\$5	\$6	\$4	\$6	\$5	\$5	\$10	\$5
Monthly Housing Costs as a Percentage of Income												
Total	33,767	12,303	21,464	9,759	5,437	4,322	13,043	4,754	8,289	10,965	2,113	8,853
Less than 15 percent	4,590	1,365	3,225	1,225	542	683	2,112	606	1,506	1,253	217	1,036
15 to 24 percent	9,071	3,479	5,592	2,858	1,475	1,384	4,015	1,525	2,490	2,197	479	1,718
25 to 29 percent	3,972	1,408	2,564	1,139	633	506	1,472	511	960	1,362	264	1,097
30 to 34 percent	3,066	1,193	1,873	840	530	309	1,144	454	690	1,082	209	873
35 to 49 percent	4,574	1,794	2,780	1,320	831	489	1,566	644	922	1,688	320	1,369
50 percent or more	5,836	2,314	3,522	1,695	1,097	598	1,796	737	1,059	2,345	480	1,865
Zero or negative income	430	200	230	169	108	62	143	60	83	117	32	85
No cash rent	2,229	549	1,679	513	222	290	795	216	579	921	111	810
Median (excludes 2 previous lines)	27	28	27	27	29	24	25	26	24	31	31	31
Low-income households¹												
Total	7,483	2,689	4,794	2,079	1,241	838	2,549	924	1,625	2,855	525	2,331
Less than 15 percent	193	59	134	51	24	27	84	24	59	58	10	48
15 to 24 percent	605	169	435	186	95	91	230	51	179	188	23	166
25 to 29 percent	568	176	392	135	71	63	164	65	99	269	39	230
30 to 34 percent	512	188	324	108	74	34	189	60	129	215	54	161
35 to 49 percent	1,136	408	728	306	178	128	398	154	244	431	75	355
50 percent or more	3,325	1,283	2,042	971	608	363	1,119	433	687	1,235	242	992
Zero or negative income	395	183	212	151	96	56	134	58	76	110	30	80
No cash rent	750	223	527	170	93	77	230	79	152	349	51	299
Median (excludes 2 previous lines)	50	50	50	50	50	50	50	50	49	50	50	50
Rent Reduction												
No subsidy or income reporting	28,623	11,029	17,594	8,655	4,953	3,703	11,465	4,373	7,092	8,503	1,703	6,800
Rent control	1,281	192	1,089	230	85	145	506	68	438	545	39	505
No rent control	27,314	10,828	16,486	8,422	4,865	3,557	10,949	4,302	6,647	7,944	1,661	6,282
Reduced by owner	1,819	391	1,427	496	172	324	697	146	551	626	74	552
Not reduced by owner	25,280	10,369	14,911	7,876	4,664	3,212	10,151	4,129	6,022	7,254	1,576	5,678
Owner reduction not reported	215	67	148	50	29	22	101	27	74	64	11	52
Rent control not reported	27	8	19	3	3	-	10	3	7	15	2	12
Owned by public housing authority	2,466	527	1,939	455	185	271	722	164	559	1,289	179	1,110
Other, Federal subsidy	1,401	449	952	347	182	165	471	129	342	583	139	444
Other, State or local subsidy	475	154	320	156	67	89	143	44	99	176	43	133
Other, income verification	442	85	357	73	37	36	117	22	95	252	26	226
Subsidy or income verification not reported	361	59	302	73	13	58	125	22	102	162	23	141

-Represents zero or rounds to zero.

¹Incomes below household poverty levels.

²Excludes one-unit structures on 10 acres or more.

Table 5. Selected Characteristics of Recent-Mover Owner-Occupied Households by Metropolitan/Nonmetropolitan Mobility Patterns: 1989

(Numbers in thousands)

Characteristic	Moved within U.S.	Households that moved within same metropolitan statistical areas				Households that moved to different metropolitan statistical areas			
		Current residence: central city		Current residence: suburbs		Current residence: central city		Current residence: suburbs	
		Previous residence: central city	Previous residence: suburbs	Previous residence: central city	Previous residence: suburbs	Previous residence: central city	Previous residence: suburbs	Previous residence: central city	Previous residence: suburbs
Owner-Occupied Units									
Total	4,540	649	211	396	1,196	101	132	238	432
Size of household									
Total	4,540	649	211	396	1,196	101	132	238	432
Percent	100	100	100	100	100	100	100	100	100
1 person	14	19	17	12	13	16	15	14	8
2 person	33	33	36	29	31	40	31	33	33
3 person	22	21	23	23	23	9	20	23	27
4 person	18	15	14	20	20	21	21	20	15
5 or more persons	13	12	10	16	13	14	13	10	17
Age of Householder									
Under 35 years	2,061	314	116	200	598	53	50	72	158
35 to 64 years	2,145	316	94	177	523	41	70	142	247
65 years and over	334	19	1	20	75	7	12	24	27
Household Composition									
2-or-more-person households	3,897	528	176	350	1,036	86	113	205	396
Married-couple families, no non-relatives	2,987	348	118	264	803	70	86	165	364
Other male householder	452	84	36	40	131	11	13	16	18
Other female householder	458	96	22	46	102	5	14	24	14
1-person households	645	122	35	47	161	16	19	34	36
Male householder	345	65	19	26	82	14	12	13	21
Female householder	300	57	16	21	79	2	7	21	15
Race and Hispanic Origin of Householder									
White	4,096	503	188	348	1,107	87	121	211	411
Black	293	103	17	39	47	9	9	16	7
Hispanic origin	238	50	19	30	68	10	5	7	20

Note: Householders of Hispanic origin may be of any race.

Table 5. Selected Characteristics of Recent-Mover Owner-Occupied Households by Metropolitan/Nonmetropolitan Mobility Patterns: 1989—Con.

(Numbers in thousands)

Characteristic	Households that moved between metropolitan and nonmetropolitan areas				Households that moved between nonmetropolitan areas
	Current residence: metropolitan area		Current residence: nonmetropolitan area		
	Central city	Suburbs			
	Previous residence: nonmetropolitan area	Previous residence: nonmetropolitan area	Previous residence: central city	Previous residence: suburbs	
Owner-Occupied Units					
Total	47	161	78	155	744
Size of Household					
Total	47	161	78	155	744
Percent	100	100	100	100	100
1 person	20	8	15	15	16
2 person	36	35	53	47	31
3 person	11	17	9	16	21
4 person	20	23	17	8	21
5 or more persons	13	17	6	13	11
Age of Householder					
Under 35 years	26	71	30	46	327
35 to 64 years	17	70	37	84	327
65 years and over	4	20	11	24	90
Household Composition					
2-or-more-person households	37	148	66	132	624
Married-couple families, no non-relatives	33	119	49	91	477
Other male householder	4	7	7	18	67
Other female householder	-	22	10	23	80
1-person households	9	13	11	22	120
Male householder	7	7	7	10	62
Female householder	2	6	4	12	58
Race and Hispanic Origin of Householder					
White	47	153	76	146	698
Black	-	6	2	6	32
Hispanic origin	-	2	7	3	17

Note: Householders of Hispanic origin may be of any race.

Table 6. Selected Characteristics of Recent-Mover Renter-Occupied Households by Metropolitan/Nonmetropolitan Mobility Patterns: 1989

(Numbers in thousands)

Characteristic	Moved within U.S.	Households that moved within same metropolitan statistical areas				Households that moved within different metropolitan statistical areas			
		Current residence: central city		Current residence: suburbs		Current residence: central city		Current residence: suburbs	
		Previous residence: central city	Previous residence: suburbs	Previous residence: central city	Previous residence: suburbs	Previous residence: central city	Previous residence: suburbs	Previous residence: central city	Previous residence: suburbs
Renter-Occupied Units									
Total	12,061	3,052	802	739	2,406	636	432	484	846
Size of Household									
Total	12,061	3,052	802	739	2,406	636	432	484	846
Percent	100	100	100	100	100	100	100	100	100
1 person	31	34	31	24	27	35	39	27	28
2 person	31	30	29	39	32	32	27	31	34
3 person	18	15	21	19	18	13	22	19	16
4 person	12	11	10	11	12	12	8	10	15
5 or more persons	8	10	9	7	11	8	4	13	7
Age of Householder									
Under 35 years	7,813	1,967	557	487	1,560	426	262	306	555
35 to 64 years	3,671	952	212	214	725	181	146	168	237
65 years and over	573	133	32	38	120	28	23	11	54
Household Composition									
2-or-more-person households	8,421	2,026	552	560	1,765	415	266	352	612
Married-couple families, no non-relatives	3,821	696	252	247	797	195	141	216	358
Other male householder	1,564	374	91	109	355	89	27	66	112
Other female householder	3,036	956	209	204	613	131	98	70	142
1-person households	3,639	1,025	249	179	642	219	167	133	234
Male householder	2,041	590	121	75	345	132	98	79	159
Female householder	1,598	435	128	104	297	87	69	54	75
Race and Hispanic Origin of Householder									
White	9,598	2,013	647	594	2,073	463	357	401	739
Black	1,977	870	113	129	250	143	62	71	67
Hispanic origin	1,294	508	92	82	246	63	20	27	68

Note: Householders of Hispanic origin may be of any race.

Table 6. **Selected Characteristics of Recent-Mover Renter-Occupied Households by Metropolitan/Nonmetropolitan Mobility Patterns: 1989—Con.**

(Numbers in thousands)

Characteristic	Households that moved between metropolitan and nonmetropolitan areas				Households that moved between nonmetropolitan areas
	Current residence: metropolitan area		Current residence: nonmetropolitan area		
	Central city	Suburbs			
	Previous residence: nonmetropolitan area	Previous residence: nonmetropolitan area	Previous residence: central city	Previous residence: suburbs	
Renter-Occupied Units					
Total	267	423	166	190	1,618
Size of Household					
Total	267	423	166	190	1,618
Percent	100	100	100	100	100
1 person	31	33	44	26	28
2 person	31	31	15	28	29
3 person	15	12	14	19	21
4 person	12	10	20	18	14
5 or more persons	11	14	7	9	8
Age of Householder					
Under 35 years	197	238	98	112	1,048
35 to 64 years	63	164	58	69	482
65 years and over	7	21	9	9	88
Household Composition					
2-or-more-person households	186	284	93	141	1,169
Married-couple families, no non-relatives	81	140	55	81	562
Other male householder	29	62	13	24	213
Other female householder	76	82	25	36	394
1-person households	82	138	73	49	449
Male householder	52	84	39	21	246
Female householder	30	54	34	28	203
Race and Hispanic Origin of Householder					
White	234	365	137	188	1,387
Black	24	47	13	-	188
Hispanic origin	30	15	10	8	125

Note: Householders of Hispanic origin may be of any race.

Table 7. Selected Social and Financial Characteristics of Recent-Mover Owner-Occupied Households by Reasons for Move: 1989

(Numbers in thousands)

Characteristic	Total owner respondent recent movers	Main reason for move							
		Job related reason	Family status or family reasons	Physical housing needs	Displacement private, government, or disaster	Less expensive	Change from renter to owner	Other reasons	Reasons not reported
Owner-Occupied Units									
Total	4,803	753	1,018	1,050	61	90	911	542	378
Race and Hispanic Origin of Householder									
White	4,310	711	904	938	56	85	782	493	341
Black	324	22	86	66	5	4	86	36	21
Hispanic origin	253	29	34	68	2	11	61	33	15
Age of Householder									
Under 25 years	299	23	156	35	-	-	45	21	20
25 to 29 years	893	116	226	152	6	19	247	51	77
30 to 34 years	942	129	135	250	9	12	246	90	71
35 to 44 years	1,197	223	167	335	12	13	243	102	103
45 to 54 years	663	189	111	114	7	10	73	108	53
55 to 64 years	430	38	105	88	19	22	40	82	36
65 years and over	379	34	118	77	8	15	18	90	20
Years of School Completed by Householder									
8 years or less	224	16	65	34	12	17	35	32	12
High school:									
1 to 3 years	340	30	87	74	5	4	55	54	31
4 years	1,644	204	386	336	33	27	335	196	128
College:									
1 to 3 years	1,073	142	218	235	2	25	247	114	89
4 years or more	1,523	361	261	371	9	16	239	147	120
Size of Household									
1 person	653	73	239	78	14	19	118	57	55
2 persons	1,607	232	428	242	21	41	313	214	116
3 persons	1,060	173	185	259	12	12	225	99	94
4 persons	871	180	93	274	9	15	154	91	56
5 or more persons	613	96	73	198	5	2	102	81	57
Household Composition									
2-or-more-person households	4,150	680	779	973	47	71	794	486	323
Married-couple families, no non-relatives	3,100	539	463	807	41	41	601	382	228
Other male householder	503	66	132	88	4	6	103	52	53
Other female householder	547	75	184	78	2	24	90	52	42
1-person households	653	73	239	79	13	19	118	57	55
Male householder	347	52	120	46	6	2	74	17	30
Female householder	306	21	119	33	7	17	44	40	25
Own Never Married Children Under 18 Years Old									
No own children under 18 years	2,504	360	683	375	35	55	465	320	211
With own children under 18 years	2,299	393	336	676	25	35	417	221	169
Under 6 years only	827	125	129	231	14	15	185	67	61
6 to 17 years only	959	173	146	276	4	13	173	110	65
Both age groups	513	95	61	169	7	7	89	44	43

Table 7. **Selected Social and Financial Characteristics of Recent-Mover Owner-Occupied Households by Reasons for Move: 1989—Con.**

(Numbers in thousands)

Characteristic	Total owner respondent recent movers	Main reason for move							
		Job related reason	Family status or family reasons	Physical housing needs	Displacement private, government, or disaster	Less expensive	Change from renter to owner	Other reasons	Reasons not reported
Income of Families and Primary Individuals									
Less than \$10,000	395	33	142	63	15	20	37	53	32
\$10,000 to \$19,999	576	77	187	80	17	13	106	67	31
\$20,000 to \$29,999	873	115	237	159	2	21	174	103	61
\$30,000 to \$39,999	741	95	143	177	14	19	169	75	48
\$40,000 to \$49,999	645	111	90	131	4	5	161	75	68
\$50,000 to \$59,999	481	88	82	111	6	4	108	52	30
\$60,000 to \$79,999	521	118	79	132	2	2	90	43	55
\$80,000 to \$99,999	234	41	25	87	-	3	35	27	16
\$100,000 or more	337	78	33	110	-	2	30	46	38
Low-Income Status									
Households with low income ¹	304	24	97	50	10	20	46	34	22
Monthly Housing Costs as Percent of Income									
Less than 15 percent	999	132	244	194	15	24	128	176	86
15 to 24 percent	1,234	188	273	270	14	18	259	126	85
25 to 29 percent	617	113	100	146	9	8	154	48	39
30 to 34 percent	421	83	74	84	4	10	88	44	35
35 to 49 percent	469	73	91	103	6	7	102	39	47
50 percent or more	379	57	87	90	8	14	61	43	18
Zero or negative income	46	5	15	9	-	2	6	5	4
Mortgage payment not reported	636	102	133	155	4	7	112	60	63
Value of Unit									
Less than \$50,000	1,394	153	415	238	32	43	281	141	91
\$50,000 to \$99,999	1,488	242	266	277	18	19	386	177	102
\$100,000 to \$149,999	632	104	85	174	8	5	129	78	49
\$150,000 to \$199,999	338	80	36	95	2	4	45	36	39
\$200,000 to \$249,999	139	25	17	49	-	3	18	11	16
\$250,000 to \$299,999	90	31	7	29	-	2	11	5	5
\$300,000 or more	660	112	161	180	-	11	40	84	71

Note: Householders of Hispanic origin may be of any race.

-Represents zero or rounds to zero.

¹Incomes below household poverty levels.

Table 8. Selected Social and Financial Characteristics of Recent-Mover Renter-Occupied Households by Reasons for Move: 1989

(Numbers in thousands)

Characteristic	Total renter respondent recent movers	Reasons for move							
		Job related reasons	Family status or family reasons	Physical housing needs	Displacement private, government, or disaster	Less expensive	Change from owner to renter	Other reasons	Reasons not reported
Renter-Occupied Units									
Total	12,303	3,011	3,269	2,575	348	677	156	1,759	509
Race and Hispanic Origin of Householder									
White	9,767	2,591	2,575	1,894	277	524	140	1,376	391
Black	2,005	272	596	569	63	126	8	281	91
Hispanic origin	1,365	244	350	375	39	73	15	209	61
Age of Householder									
Under 25 years	2,408	626	816	421	46	113	6	279	100
25 to 29 years	3,029	806	793	642	60	162	29	421	118
30 to 34 years	2,508	660	610	620	75	122	25	309	87
35 to 44 years	2,246	563	544	472	99	113	40	314	100
45 to 54 years	1,016	233	236	199	29	81	14	171	54
55 to 64 years	513	86	125	118	14	36	17	104	12
65 years and over	584	37	145	103	25	50	24	162	39
Years of School Completed by Householder									
8 years or less	818	99	165	251	34	49	12	174	33
High school:									
1 to 3 years	1,529	184	466	393	69	101	12	255	48
4 years	4,599	867	1,367	1,030	152	267	44	646	227
College:									
1 to 3 years	2,726	753	747	531	52	168	53	335	87
4 years or more	2,631	1,107	524	370	40	91	36	349	115
Size of Household									
1 person	3,690	1,018	1,223	486	39	218	49	492	164
2 persons	3,787	911	1,059	709	124	207	72	545	161
3 persons	2,145	455	535	562	80	117	18	280	99
4 persons	1,489	385	268	407	53	82	11	230	53
5 or more persons	1,191	242	182	410	52	53	7	211	33
Household Composition									
2-or-more-person households	8,613	1,993	2,046	2,089	308	458	107	1,266	345
Married-couple families, no non-relatives	3,936	1,208	595	918	156	219	63	622	155
Other male householder	1,599	381	430	410	49	53	9	189	78
Other female householder	3,078	404	1,021	761	103	186	35	455	112
1-person households	3,690	1,018	1,224	486	39	218	49	492	164
Male householder	2,078	675	686	263	23	100	15	230	86
Female householder	1,612	343	538	223	16	118	34	262	78
Own Never Married Children Under 18 Years Old									
No own children under 18 years	7,233	1,965	2,079	1,202	156	390	110	1,024	306
With own children under 18 years	5,070	1,046	1,189	1,372	191	287	46	735	203
Under 6 years only	1,867	428	470	474	43	127	19	226	80
6 to 17 years only	1,947	372	433	521	100	84	25	307	105
Both age groups	1,256	246	286	377	48	76	2	202	18

Table 8. Selected Social and Financial Characteristics of Recent-Mover Renter-Occupied Households by Reasons for Move: 1989—Con.

(Numbers in thousands)

Characteristic	Total renter respondent recent movers	Reasons for move							
		Job related reasons	Family status or family reasons	Physical housing needs	Displacement private, government, or disaster	Less expensive	Change from owner to renter	Other reasons	Reasons not reported
Income of Families and Primary Individuals									
Less than \$10,000	3,334	597	1,057	670	99	207	30	520	154
\$10,000 to \$19,999	3,478	767	983	793	91	212	27	488	117
\$20,000 to \$29,999	2,598	690	660	510	58	152	53	364	110
\$30,000 to \$39,999	1,435	445	326	306	24	67	23	186	59
\$40,000 to \$49,999	665	240	95	146	30	25	7	94	27
\$50,000 to \$59,999	331	99	51	77	26	8	10	48	13
\$60,000 to \$79,999	265	104	64	30	13	3	4	30	16
\$80,000 to \$99,999	81	32	11	15	5	-	2	9	9
\$100,000 or more	117	37	22	28	-	4	-	21	4
Low-Income Status									
Households with low income ¹	2,689	441	831	644	93	164	21	381	114
Monthly Housing Costs as Percent of Income									
Less than 15 percent	1,365	414	360	244	41	61	15	180	50
15 to 24 percent	3,479	985	867	673	103	153	48	490	159
25 to 29 percent	1,408	329	367	320	45	85	22	192	49
30 to 34 percent	1,193	230	331	304	29	93	17	144	46
35 to 49 percent	1,794	374	516	390	39	127	17	286	45
50 percent or more	2,314	428	680	516	71	100	32	367	121
Zero or negative income	200	55	33	39	2	16	4	41	8
No cash rent	549	197	115	88	17	43	-	58	31

Note: Householders of Hispanic origin may be of any race.

¹Incomes below household poverty levels.

-Represents zero or rounds to zero.

Table 9. Moving Patterns of Recent-Mover Owner-Occupied Housing Units by Reasons for Move: 1989

(Numbers in thousands)

Characteristic	Total owner respondent recent movers	Main reason for move							
		Job related reasons	Family status or family reasons	Physical housing needs	Displacement private, government, or disaster	Less expensive	Change from renter to owner	Other reasons	Reasons not reported
Owner-Occupied Units									
Moved From Within United States	4,539	676	902	1,038	61	90	905	664	204
Households That Moved Within Same Metropolitan Statistical Area									
Current residence: Central city									
Previous residence: Central city	649	41	119	151	4	11	212	84	27
Suburbs	211	20	42	37	2	5	74	30	-
Current residence: Suburbs									
Previous residence: Central city	396	16	66	129	2	17	90	70	5
Suburbs	1,197	71	249	368	23	31	271	149	35
Households That Moved Within Different Metropolitan Statistical Area									
Current residence: Central city									
Previous residence: Central city	101	27	13	16	-	3	15	16	9
Suburbs	132	50	27	15	-	2	20	11	6
Current residence: Suburbs									
Previous residence: Central city	238	70	22	34	4	3	30	51	24
Suburbs	432	137	66	83	3	3	43	78	19
Households That Moved Between Metropolitan and Nonmetropolitan Areas									
Current residence: Central city									
Previous residence: Nonmetropolitan area	47	23	6	3	-	-	5	6	4
Current residence: Suburbs									
Previous residence: Nonmetropolitan area	161	68	40	26	2	-	8	13	4
Current residence: Nonmetropolitan area									
Previous residence: Central city	78	25	21	7	-	2	-	13	7
Suburbs	155	29	57	8	2	7	18	27	6
Households That Moved Between Nonmetropolitan Areas									
Current residence: Nonmetropolitan area									
Previous residence: Nonmetropolitan area	744	97	174	161	17	6	118	115	55

-Represents zero or rounds to zero.

Table 10. Moving Patterns of Recent-Mover Renter-Occupied Housing Units by Reasons for Move: 1989

(Numbers in thousands)

Characteristic	Total owner respondent recent movers	Main reason for move							
		Job related reasons	Family status or family reasons	Physical Housing needs	Displacement private, government, or disaster	Less expensive	Change from owner to renter	Other reasons	Reasons not reported
Renter-Occupied Units									
Moved From Within United States	12,062	2,885	3,259	2,559	346	677	156	1,690	490
Households That Moved Within Same Metropolitan Statistical Area									
Current residence:									
Central city									
Previous residence:									
Central city	3,052	352	913	918	83	207	35	455	88
Suburbs	802	136	260	167	17	58	19	121	23
Current residence:									
Suburbs									
Previous residence:									
Central city	739	92	199	190	17	65	12	126	38
Suburbs	2,406	322	716	628	91	156	48	352	87
Households That Moved Within Different Metropolitan Statistical Area									
Current residence:									
Central city									
Previous residence:									
Central city	636	302	127	48	10	12	3	83	53
Suburbs	432	187	102	39	6	8	2	61	26
Current residence:									
Suburbs									
Previous residence:									
Central city	484	251	94	34	14	2	-	72	18
Suburbs	846	375	212	79	24	23	11	69	51
Households That Moved Between Metropolitan and Nonmetropolitan Areas									
Current residence:									
Central city									
Previous residence:									
Nonmetropolitan area	267	160	46	13	7	5	4	27	6
Current residence:									
Suburbs									
Previous residence:									
Nonmetropolitan area	423	202	99	35	12	8	9	37	19
Current residence:									
Nonmetropolitan area									
Previous residence:									
Central city	77	45	13	2	-	3	1	10	3
Suburbs	88	33	17	11	-	5	-	16	6
Households That Moved Between Nonmetropolitan Areas									
Current residence:									
Nonmetropolitan area									
Previous residence:									
Nonmetropolitan area	732	150	204	173	29	49	5	97	25

-Represents zero or rounds to zero.

Table 11. **Selected Social and Financial Characteristics of Recent-Mover Owner-Occupied Households by Main Reasons for Choice of Home and Neighborhood: 1989**

(Numbers in thousands)

Characteristic	Total owner respondent recent movers	Main reason for choice of home					Main reason for choice of neighborhood						
		Financial reasons	Physical attributes	Only one available	Other	Not reported	Job related reasons	Good schools	Physical attributes	Convenient location	Choice of home	Other reasons	Reasons not reported
Owner-Occupied Units													
Total	4,803	1,516	1,546	95	1,293	354	395	228	720	473	1,217	1,397	375
Race and Hispanic Origin of Householder													
White	4,310	1,376	1,376	85	1,164	309	349	212	660	422	1,096	1,234	337
Black	324	93	108	6	90	28	21	-	34	44	98	107	20
Hispanic origin	253	87	63	19	67	16	21	10	45	18	51	94	15
Age of Householder													
Under 25 years	299	165	47	8	62	17	24	3	35	30	70	119	17
25 to 29 years	893	343	251	13	212	74	100	37	121	58	273	222	83
30 to 34 years	942	355	303	16	218	49	74	54	129	85	239	303	58
35 to 44 years	1,197	366	410	27	318	76	115	91	175	92	326	298	99
45 to 54 years	663	145	229	13	195	80	52	20	122	35	157	213	63
55 to 64 years	430	83	152	7	148	40	26	18	75	74	69	134	35
65 years and over	379	59	154	10	140	17	5	4	62	98	82	108	20
Years of School Completed by Householder													
8 years or less	224	61	61	12	77	13	10	12	34	22	51	82	13
High school:													
1 to 3 years	340	113	94	7	98	28	13	11	32	57	70	126	32
4 years	1,644	568	479	28	434	135	112	79	206	190	455	464	138
College:													
1 to 3 years	1,073	355	299	17	322	80	106	45	147	95	277	321	81
4 years or more	1,523	419	612	31	362	98	154	82	301	110	364	403	110
Size of Household													
1 person	653	256	166	9	182	40	78	14	96	71	153	203	39
2 persons	1,607	518	500	27	434	129	126	28	251	191	403	481	128
3 persons	1,060	350	317	29	257	106	69	42	151	108	264	323	103
4 persons	871	231	303	13	283	40	75	97	132	63	227	226	51
5 or more persons	613	161	259	18	136	39	48	47	90	40	170	164	53
Household Composition													
2-or-more-person households	4,150	1,260	1,379	86	1,111	314	321	215	623	402	1,064	1,195	335
Married-couple families, no non-relatives	3,100	906	1,102	59	811	222	255	161	523	242	801	868	251
Other male householder	503	152	149	11	151	40	36	16	42	66	146	160	37
Other female householder	547	202	128	16	149	52	30	38	58	94	117	167	47
1-person households	653	256	167	9	181	40	78	13	96	71	152	202	39
Male householder	347	143	78	4	106	16	40	4	49	29	94	105	25
Female householder	306	113	89	5	75	24	38	9	47	42	58	97	14
Own Never Married Children Under 18 Years Old													
No own children under 18 years	2,504	792	746	37	712	216	219	26	387	289	596	778	210
With own children under 18 years	2,299	724	800	59	581	138	176	201	333	184	620	619	165
Under 6 years only	827	312	286	14	159	56	56	39	127	74	241	217	73
6 to 17 years only	959	244	347	37	269	62	64	108	129	77	262	256	63
Both age groups	513	168	167	6	153	20	56	54	77	33	117	146	29

Table 11. Selected Social and Financial Characteristics of Recent-Mover Owner-Occupied Households by Main Reasons for Choice of Home and Neighborhood: 1989—Con.

(Numbers in thousands)

Characteristic	Total owner respondent recent movers	Main reason for choice of home					Main reason for choice of neighborhood						
		Financial reasons	Physical attributes	Only one available	Other	Not reported	Job related reasons	Good schools	Physical attributes	Convenient location	Choice of home	Other reasons	Reasons not reported
Income of Families and Primary Individuals													
Less than \$10,000	395	159	83	15	110	29	27	16	40	60	83	136	32
\$10,000 to \$19,999	576	233	149	13	145	36	34	24	46	108	141	193	30
\$20,000 to \$29,999	873	313	243	19	229	68	99	34	143	86	226	212	72
\$30,000 to \$39,999	741	237	239	14	200	51	42	41	92	64	233	221	48
\$40,000 to \$49,999	645	187	196	7	194	61	43	38	99	34	176	186	69
\$50,000 to \$59,999	481	163	171	5	110	32	34	17	73	62	126	133	36
\$60,000 to \$79,999	521	131	199	3	146	43	66	32	77	27	126	141	52
\$80,000 to \$99,999	234	44	102	10	71	7	19	13	59	16	31	86	9
\$100,000 or more	337	49	164	8	89	27	31	14	89	15	73	89	26
Low-Income Status													
Households with low income ¹	304	125	62	9	84	23	10	18	34	51	75	92	23
Monthly Housing Costs as Percent of Income													
Less than 15 percent	999	244	271	21	357	105	67	25	127	144	224	305	107
15 to 24 percent	1,234	416	437	20	296	65	89	55	170	93	377	363	88
25 to 29 percent	617	220	197	5	163	32	34	43	101	50	173	176	40
30 to 34 percent	421	139	137	6	112	29	41	19	81	35	98	118	29
35 to 49 percent	469	188	147	9	92	33	58	42	52	63	101	128	25
50 percent or more	379	139	131	8	87	16	33	26	73	34	94	105	14
Zero or negative income ..	46	13	10	-	21	2	9	-	8	6	11	11	2
Mortgage payment not reported	636	157	215	26	165	73	63	18	107	48	138	192	70
Value of Unit													
Less than \$50,000	1,394	566	309	25	385	108	87	44	132	177	426	409	119
\$50,000 to \$99,999	1,488	517	525	20	344	82	132	90	238	131	406	404	86
\$100,000 to \$149,999	632	173	245	16	166	32	55	26	130	43	158	185	35
\$150,000 to \$199,999	338	73	166	-	68	31	30	22	58	31	58	105	33
\$200,000 to \$249,999	139	36	72	-	25	6	15	13	35	15	13	44	4
\$250,000 to \$299,999	90	9	41	2	29	8	9	6	22	8	15	24	6
\$300,000 or more	660	131	187	31	233	78	67	27	104	65	125	193	80

Note: Householders of Hispanic origin may be of any race.

¹Incomes below household poverty levels.

Table 12. Selected Social and Financial Characteristics of Recent-Mover Renter-Occupied Households by Main Reasons for Choice of Home and Neighborhood: 1989

(Numbers in thousands)

Characteristic	Total owner respondent recent movers	Main reason for choice of home					Main reason for choice of neighborhood						
		Financial reasons	Physical attributes	Only one available	Other	Not reported	Job related reasons	Good schools	Physical attributes	Convenient location	Choice of home	Other reasons	Reasons not reported
Renter-Occupied Units													
Total	12,465	3,725	2,623	1,436	3,816	865	2,149	450	1,118	1,538	2,149	4,134	925
Race and Hispanic Origin of Householder													
White	9,881	3,044	2,047	1,045	3,071	673	1,826	389	865	1,163	1,767	3,155	717
Black	2,042	546	482	323	543	148	213	49	216	298	329	777	161
Hispanic origin	1,382	431	235	178	417	120	232	61	112	195	207	446	129
Age of Householder													
Under 35 years	8,033	2,585	1,680	880	2,345	543	1,510	254	734	913	1,391	2,651	581
35 to 64 years	3,846	1,033	820	468	1,256	269	627	192	331	488	638	1,267	303
65 years and over	586	107	123	87	215	53	12	5	53	137	120	217	41
Years of School Completed by Householder													
8 years or less	823	229	134	123	260	76	97	13	55	173	117	295	72
High school:													
1 to 3 years	1,540	550	286	238	382	84	156	70	112	229	306	560	107
4 years	4,567	1,420	986	548	1,401	303	741	179	412	661	863	1,453	348
College:													
1 to 3 years	2,767	854	574	281	861	197	517	115	303	266	458	937	172
4 years or more	2,677	671	644	245	912	205	638	74	237	210	404	889	225
Size of Household													
1 person	3,690	1,188	663	402	1,181	257	762	34	273	499	559	1,280	283
2 persons	3,863	1,128	827	404	1,231	273	752	99	425	472	634	1,218	262
3 persons	2,181	688	448	263	629	153	320	122	196	266	415	694	169
4 persons	1,516	412	380	212	402	110	200	100	110	171	299	518	118
5 or more persons	1,213	309	305	155	373	71	115	96	114	130	243	424	92
Household Composition													
2-or-more person households	8,774	2,537	1,959	1,034	2,635	608	1,386	416	846	1,039	1,590	2,855	643
Married-couple families, no non-relatives	3,972	1,113	919	471	1,200	269	718	162	399	434	739	1,261	260
Other male householder	1,673	482	353	172	524	141	296	44	158	166	275	566	168
Other female householder	3,129	942	687	391	911	198	372	210	289	439	576	1,028	215
1-person households	3,690	1,187	663	401	1,181	256	763	34	273	498	559	1,280	282
Male householder	2,078	719	322	256	625	155	466	25	122	252	283	755	174
Female householder	1,612	468	341	145	556	101	297	9	151	246	276	525	108
Own Never Married Children Under 18 Years Old													
No own children under 18 years	7,339	2,215	1,484	716	2,410	514	1,517	79	658	907	1,168	2,477	534
With own children under 18 years	5,125	1,509	1,138	719	1,406	351	632	372	460	631	981	1,657	391
Under 6 years only	1,884	632	392	259	473	127	302	33	169	266	392	576	145
6 to 17 years only	1,966	560	411	274	572	148	207	242	178	216	347	615	161
Both age groups	1,275	317	335	186	361	76	123	97	113	149	242	466	85

Table 12. Selected Social and Financial Characteristics of Recent-Mover Renter-Occupied Households by Main Reasons for Choice of Home and Neighborhood: 1989—Con.

(Numbers in thousands)

Characteristic	Total owner respondent recent movers	Main reason for choice of home					Main reason for choice of neighborhood						
		Financial reasons	Physical attributes	Only one available	Other	Not reported	Job related reasons	Good schools	Physical attributes	Convenient location	Choice of home	Other reasons	Reasons not reported
Income of Families and Primary Individual													
Less than \$10,000	3,369	1,123	504	502	970	270	328	135	217	474	632	1,320	264
\$10,000 to \$19,999	3,505	1,201	660	421	1,028	195	669	97	307	488	575	1,126	243
\$20,000 to \$29,999	2,637	731	651	246	818	190	469	93	259	325	459	836	197
\$30,000 to \$39,999	1,471	349	393	138	484	107	312	53	179	139	233	440	116
\$40,000 to \$49,999	674	143	186	62	243	40	182	36	63	41	110	202	40
\$50,000 to \$59,999	339	61	96	29	134	19	72	12	32	34	64	102	23
\$60,000 to \$79,999	267	82	66	18	78	22	68	15	38	25	38	66	17
\$80,000 to \$99,999	84	10	25	6	34	9	23	4	10	5	12	18	11
\$100,000 or more	117	25	42	13	26	11	26	5	13	7	26	24	15
Low-Income Status													
Households with low income ¹	2,705	921	423	414	734	213	224	129	178	413	524	1,036	201
Monthly Housing Costs as Percent of Income													
Less than 15 percent	1,392	406	321	151	414	99	331	36	124	140	246	404	109
15 to 24 percent	3,521	960	770	391	1,156	244	664	118	366	395	622	1,104	252
25 to 29 percent	1,419	436	299	166	435	83	280	54	136	163	223	461	103
30 to 34 percent	1,214	379	281	122	360	71	222	49	128	162	196	380	78
35 to 49 percent	1,820	613	377	214	509	106	300	63	181	242	303	614	117
50 percent or more	2,343	723	485	293	649	193	260	109	154	327	462	830	201
Zero or negative income ..	197	55	43	17	57	25	7	15	23	28	38	66	20
No cash rent	558	150	47	81	236	44	84	7	6	81	59	275	45

Note: Householders of Hispanic origin may be of any race.

¹Incomes below household poverty levels

Table 13. Selected Social and Financial Characteristics of Recent-Mover Owner-Occupied Households by Comparison to Previous Home and Neighborhood: 1989

(Numbers in thousands)

Characteristic	Total owner respondent recent movers	Recent-mover comparison to previous home				Recent-mover comparison to previous neighborhood				
		Improved home	Worse home	About the same	Not reported	Improved neighborhood	Worse neighborhood	About the same	Same neighborhood	Not reported
Owner-Occupied Units										
Total	4,803	3,081	459	1,044	220	2,337	341	1,670	216	239
Race and Hispanic Origin of Householder										
White	4,309	2,732	428	960	189	2,079	320	1,511	193	207
Black	324	216	23	66	20	182	17	90	16	20
Hispanic origin	253	179	15	51	7	127	27	84	11	5
Age of Householder										
Under 25 years	299	180	45	65	8	130	28	118	13	9
25 to 29 years	893	614	70	162	47	474	64	273	32	50
30 to 34 years	942	684	56	175	27	538	61	280	33	29
35 to 44 years	1,197	824	117	197	59	585	92	401	63	57
45 to 54 years	663	364	79	172	48	283	54	247	30	47
55 to 64 years	430	228	52	131	20	180	27	167	28	30
65 years and over	379	186	40	141	12	148	15	185	16	16
Years of School Completed by Householder										
8 years or less	224	127	13	79	5	108	15	74	22	5
High school:										
1 to 3 years	340	192	29	93	26	135	19	133	27	26
4 years	1,644	1,051	143	385	65	792	109	599	77	67
College:										
1 to 3 years	1,073	671	122	225	54	570	78	335	31	60
4 years or more	1,523	1,039	151	263	70	732	121	529	59	82
Size of Household										
1 person	653	325	117	188	23	247	74	266	39	26
2 persons	1,607	944	142	437	84	670	82	668	87	100
3 persons	1,060	720	94	180	66	554	93	317	27	68
4 persons	871	654	63	131	22	510	56	248	35	22
5 or more persons	613	437	42	109	25	356	37	171	27	22
Household Composition										
2-or-more-person households	4,150	2,756	342	856	197	2,091	267	1,404	177	213
Married-couple families, no non-relatives	3,100	2,144	225	598	134	1,603	182	1,036	130	150
Other male householder	503	294	56	123	30	253	40	162	16	32
Other female householder	547	318	61	135	33	235	45	206	31	31
1-person households	653	325	117	188	23	247	74	266	39	26
Male householder	347	185	76	79	7	131	48	137	22	9
Female householder	306	140	41	109	16	116	26	129	17	17
Own Never Married Children Under 18 Years Old										
No own children under 18 years	2,504	1,403	296	658	148	1,030	181	1,000	127	166
With own children under 18 years	2,299	1,678	163	385	72	1,308	161	671	89	72
Under 6 years only	827	637	43	116	31	488	57	234	17	31
6 to 17 years only	959	662	85	187	25	511	72	296	54	27
Both age groups	513	379	35	82	16	309	32	141	18	14

Table 13. Selected Social and Financial Characteristics of Recent-Mover Owner-Occupied Households by Comparison to Previous Home and Neighborhood: 1989—Con.

(Numbers in thousands)

Characteristic	Total owner respondent recent movers	Recent-mover comparison to previous home				Recent-mover comparison to previous neighborhood				
		Improved home	Worse home	About the same	Not reported	Improved neighborhood	Worse neighborhood	About the same	Same neighborhood	Not reported
Income of Families and Primary Individuals										
Less than \$10,000	395	193	71	113	19	158	47	144	28	19
\$10,000 to \$19,999	576	357	64	145	10	265	29	229	39	15
\$20,000 to \$29,999	873	531	81	232	29	385	56	358	36	37
\$30,000 to \$39,999	741	507	47	152	35	380	58	227	37	39
\$40,000 to \$49,999	645	415	56	133	41	307	59	221	17	40
\$50,000 to \$59,999	481	327	25	99	29	271	16	160	10	24
\$60,000 to \$79,999	521	320	73	98	30	277	44	152	18	30
\$80,000 to \$99,999	234	182	18	24	9	120	12	76	14	12
\$100,000 or more	336	248	23	47	19	176	19	103	17	22
Low-income Status										
Households with low income ¹ ...	304	168	57	65	13	127	35	108	20	13
Monthly Housing Costs as Percent of Income										
Less than 15 percent	999	496	115	312	75	391	60	388	76	83
15 to 24 percent	1,234	818	126	247	43	667	102	385	28	53
25 to 29 percent	617	452	52	98	15	346	35	202	19	15
30 to 34 percent	421	295	43	64	20	204	34	153	12	18
35 to 49 percent	469	330	27	100	13	212	31	206	7	13
50 percent or more	379	247	38	89	7	180	37	115	38	10
Zero or negative income	46	27	7	12	-	21	3	23	-	-
Mortgage payment not reported ..	636	416	51	122	47	316	39	199	35	47
Value of Unit										
Less than \$50,000	1,394	799	162	377	56	571	127	547	84	65
\$50,000 to \$99,999	1,488	1,007	125	302	54	818	96	467	48	59
\$100,000 to \$149,999	632	452	38	123	19	340	45	203	23	21
\$150,000 to \$199,999	338	238	19	63	18	186	6	108	12	25
\$200,000 to \$249,999	139	103	14	18	4	73	6	53	1	6
\$250,000 to \$299,999	90	62	18	9	-	43	9	39	-	-
\$300,000 or more	660	405	73	125	57	289	47	226	46	52

Note: Householders of Hispanic origin may be of any race.

¹Incomes below household poverty levels.

Table 14. **Selected Social and Financial Characteristics of Recent-Mover Renter-Occupied Households by Comparison to Previous Home and Neighborhood: 1989**

(Numbers in thousands)

Characteristic	Total renter respondent recent movers	Recent-mover comparison to previous home				Recent-mover comparison to previous neighborhood				
		Improved home	Worse home	About the same	Not reported	Improved neighborhood	Worse neighborhood	About the same	Same neighborhood	Not reported
Renter-Occupied Units										
Total	12,465	5,523	2,912	3,553	477	4,339	2,456	4,413	751	505
Race and Hispanic Origin of Householder										
White	9,881	4,279	2,404	2,843	355	3,374	2,035	3,533	552	388
Black	2,042	986	396	579	82	786	319	697	159	82
Hispanic origin	1,382	681	239	394	67	490	219	485	114	73
Age of Householder										
Under 35 years	8,033	3,604	1,921	2,219	289	2,867	1,640	2,778	452	295
35 to 64 years	3,846	1,669	902	1,127	148	1,265	744	1,440	233	164
65 years and over	586	250	88	207	40	207	72	195	66	46
Years of School Completed by Householder										
8 years or less	823	439	112	232	39	328	98	263	96	38
High school:										
1 to 3 years	1,540	777	293	412	59	567	272	549	87	66
4 years	4,657	2,069	1,046	1,362	180	1,715	842	1,630	281	190
College:										
1 to 3 years	2,767	1,190	715	786	77	926	616	981	156	88
4 years or more	2,677	1,047	746	761	123	804	628	990	131	124
Size of Household										
1 person	3,690	1,375	991	1,201	124	1,085	806	1,427	234	138
2 persons	3,863	1,704	869	1,150	140	1,394	753	1,336	222	157
3 persons	2,181	1,047	480	563	92	805	408	735	140	93
4 persons	1,516	758	339	350	70	569	286	519	72	71
5 or more persons	1,213	639	233	290	51	486	203	396	83	45
Household Composition										
2-or-more-person households ...	8,774	4,148	1,921	2,353	352	3,254	1,649	2,986	518	368
Married-couple families, no non-relatives	3,972	2,005	829	978	160	1,535	738	1,313	216	171
Other male householder	1,673	727	361	503	82	589	285	601	111	87
Other female householder	3,129	1,416	731	872	110	1,130	626	1,072	191	110
1-person households	3,690	1,375	991	1,200	124	1,084	807	1,427	234	138
Male householder	2,078	720	628	664	66	598	500	791	122	67
Female householder	1,612	655	363	536	58	486	307	636	112	71
Own Never Married Children Under 18 Years Old										
No own children under 18 years	7,339	3,035	1,799	2,246	259	2,391	1,496	2,723	437	293
With own children under 18 years	5,125	2,487	1,113	1,308	218	1,948	960	1,691	313	212
Under 6 years only	1,884	903	413	485	84	693	402	599	109	81
6 to 17 years only	1,966	966	430	472	98	748	339	668	107	103
Both age groups	1,275	618	270	351	36	507	219	424	97	28
Income of Families and Primary Individual										
Less than \$10,000	3,369	1,463	775	975	156	1,118	687	1,150	246	168
\$10,000 to \$19,999	3,505	1,576	812	1,008	110	1,255	680	1,213	246	111
\$20,000 to \$29,999	2,637	1,194	593	764	86	939	472	999	134	93
\$30,000 to \$39,999	1,471	655	357	397	62	548	265	532	64	61
\$40,000 to \$49,999	674	301	171	180	22	213	161	257	21	22

Table 14. Selected Social and Financial Characteristics of Recent-Mover Renter-Occupied Households by Comparison to Previous Home and Neighborhood: 1989—Con.

(Numbers in thousands)

Characteristic	Total renter respondent recent movers	Recent-mover comparison to previous home				Recent-mover comparison to previous neighborhood				
		Improved home	Worse home	About the same	Not reported	Improved neighborhood	Worse neighborhood	About the same	Same neighborhood	Not reported
Income of Families and Primary Individual—Con										
\$50,000 to \$59,999	339	149	83	91	15	120	82	98	23	16
\$60,000 to \$79,999	267	92	78	85	13	88	68	88	6	17
\$80,000 to \$99,999	84	33	21	20	9	17	20	36	2	9
\$100,000 or more	117	60	21	33	4	42	20	40	8	7
Low-Income Status										
Households with low income ¹ ...	2,705	1,223	616	740	125	927	593	851	211	123
Monthly Housing Costs as Percent of Income										
Less than 15 percent	1,392	548	382	409	52	414	350	498	65	66
15 to 24 percent	3,521	1,572	824	987	138	1,256	665	1,289	169	142
25 to 29 percent	1,419	694	338	352	35	544	260	493	87	35
30 to 34 percent	1,214	530	261	376	47	448	224	413	79	50
35 to 49 percent	1,820	807	420	555	37	667	329	661	119	44
50 percent or more	2,343	1,043	518	653	129	783	480	791	156	133
Zero or negative income	197	97	46	43	12	67	45	60	16	9
No cash rent	558	230	124	178	25	161	103	209	60	26

Note: Householders of Hispanic origin may be of any race.

¹Incomes below household poverty levels

Source and Accuracy of the Estimates

SOURCE OF THE DATA

Most of the estimates in this report are based on data from the 1989 American Housing Survey - National Sample (AHS-N). The Bureau of the Census conducts this survey biennially, acting as collection agent for the Department of Housing and Urban Development. The current sample for the AHS-N survey was spread over 394 sample areas (PSUs) which were comprised of 878 counties and independent cities with coverage in each of the 50 states and the District of Columbia. About 49,400 sample housing units were selected for interview in 1989. For more details about the sample design of AHS-N, refer to appendix B of the report "American Housing Survey for the United States In 1989" (Current Housing Reports, series H-150-89).

Estimation Procedure

The AHS-N sample estimation procedure adjusted weighted sample estimates of the United States housing inventory by tenure, race of household head, household status and geographic region. These independent estimates were based on statistics from the decennial census and the Current Population Survey (CPS), a monthly survey conducted by the Bureau of the Census for the Bureau of Labor Statistics to provide monthly labor force data. For a more detailed description of the estimation procedure, refer to appendix B of the report "American Housing Survey for the United States In 1989" (Current Housing Reports, series H-150-89).

ACCURACY OF THE ESTIMATES

Since estimates in this report are based on samples, they may differ somewhat from the results that would have been obtained if a complete census had been taken under the same interviewing conditions. Estimates from sample surveys have two possible types of errors: sampling and nonsampling errors. The accuracy of survey estimates depends upon the net effect of sampling and nonsampling errors.

Sampling variability

The sample that is chosen for a survey is one of many possible samples that could have been selected under the same sample design. Even if all interviewing conditions

were the same, estimates from each of the samples would differ from each other. The deviation of a particular sample estimate from the average value from all possible samples is called sampling error. The standard error of an estimate is a measure of how close the estimate is to the average of all possible samples and reflects the chance variations that occur because a sample was surveyed rather than the entire population.

Nonsampling errors

Nonsampling errors may be attributed to many sources and occur during all stages of the survey process. They include: inability to obtain information about all cases; definitional difficulties; differences in interpretation of questions among respondents; inability or unwillingness to provide correct information on the part of respondents; mistakes in recording or coding the data; and other errors of collection, response, processing, coverage, and estimation for missing data.

Standard errors

The sample estimate and the estimated standard error permit the construction of intervals such that the average result from all possible samples lies within the interval with a known level of confidence. For example, if all possible samples were selected and surveyed under the same general conditions and the estimate and estimated standard error were computed for all the samples, then approximately 90 percent of the intervals from 1.6 standard errors below the estimate to 1.6 standard errors above the estimate would include the average result from all possible samples.

For intervals computed using estimates and estimated standard errors from this report, the average result from all possible samples either is or is not contained within the interval. However, it can be said that there is only a one in ten chance that the sample selected will have a 90-percent confidence interval which does not contain the average result from all possible samples.

Tests may be performed at various levels of significance, where a significance level is the probability of concluding that the characteristics are different when, in fact, they are the same. All statements of comparison in the text have passed a hypothesis test at the 0.10 level of

significance or better. This means that the absolute value of the estimated difference between characteristics is greater than or equal to 1.6 times the standard error of the difference.

Standard errors for AHS-N

The figures presented in the standard error tables are approximations to the standard errors for the estimates in this report. These approximations were necessary in order to produce standard errors applicable to a wide range of characteristics at a reasonable cost. The standard error tables provide an indication of the order of magnitude of the standard errors rather than the actual standard errors for any specific characteristic.

To determine the estimated standard error of a sample estimate from AHS-N data, use tables 1-6. Use the "a" tables for estimates and the "b" tables for percentages.

Standard Error Table Locator

A Standard Error Table Locator is provided to help determine which standard error table should be used for a specific type of estimate. The rows of the standard error table locator identify the population group to which the estimate belongs and the columns indicate the standard error table to be used for the group. For example, for general characteristics of the national housing inventory, table 1a should be used for estimating standard errors of estimates of levels; table 1b should be used for estimating standard errors of estimated percentages of these housing units.

Standard errors of estimates of levels. Tables 1a-6a present estimated standard errors for estimates of national and regional housing characteristics for AHS-N. Linear interpolation should be used to determine estimated standard errors for estimates not specifically shown in tables 1a-6a. The following is an illustration of the use of table 1a. Table F of this report shows that in the U.S. there were 292,000 owner-occupied HUs with Black recent-mover householders in 1989. The Standard Error Table Locator shows that table 1a should be used for this type of characteristic. Interpolation in standard error table 1a shows that the estimated standard error of an estimate of this size is 27,000.

The 90-percent confidence interval for the estimated number of owner-occupied HUs with Black recent-mover householders is from 249,000 to 335,000. Thus, the average estimate from all possible samples of these types of HUs will lie within an interval computed in this way for approximately 90 percent of all possible samples.

Standard errors of estimates of percentages. Estimated percentages from this report are computed using sample data for both the numerator and denominator. The

numerator is a subclass of the denominator. The reliability of an estimated percentage depends on both the size of the percentage and the total upon which the percentage is based (i.e., the denominator). Estimated percentages are more reliable than the corresponding estimates of the numerator of the percentages, particularly if the estimated percentages are 50 percent or more. Tables 1b-6b present estimated standard errors of national and regional estimated percentages of Hus for 1989 AHS-N. Two-way interpolation should be used for estimated standard errors of estimated percentages not specifically shown in tables 1b-6b. The following is an illustration of the use of table 1b. Table B of this report shows that of the 59,916,000 owner-occupied HUs in the U.S. in 1989, 7.7 percent were occupied by recent movers. The Standard Error Table Locator shows that table 1b should be used for this characteristic. Interpolation in standard error table 1b (i.e., interpolation on both the denominator and the percent) shows the estimated standard error on 7.7 is .2. The 90-percent confidence interval for this estimated percentage is between 7.4 and 8.0.

Standard errors of ratios. For ratios of the form (x/y) where x is not a subclass of y , the standard error tables for estimated percentages underestimate the standard error of the ratio when there is little or no correlation between x and y . For this type of ratio, a better approximation of the standard error may be obtained by letting the estimated standard error of the ratio be approximately equal to the following:

$$\left(\frac{x}{y}\right) \sqrt{\left(\frac{s_x}{x}\right)^2 + \left(\frac{s_y}{y}\right)^2}$$

where x = numerator of the ratio

y = denominator of the ratio

s_x = estimated standard error of the numerator

s_y = estimated standard error of the denominator

s_x and s_y are computed according to the method used for estimated standard error of levels. The following is an illustration of how to compute the estimated standard error of a ratio.

Table F of this report shows that there were 243,000 owner occupied HUs with recent-mover householders of Hispanic origin in the U.S. in 1989. The estimated standard error of this estimate is determined to be 22,000 using linear interpolation in standard error table 2a. Table F also shows that there were 1,365,000 renter-occupied HUs with recent-mover householders of Hispanic origin in the U.S. in 1989. The estimated standard error of this estimate is 49,000. The ratio of owner-occupied HUs with recent mover householders of Hispanic origin to renter-occupied HUs with householders of Hispanic origin is .178. The estimated standard error of this ratio is 0.017. The 90-percent confidence interval for this estimated ratio is from 0.151 to 0.205.

Standard errors of differences. The estimated standard errors shown in tables 1 to 6 are not directly applicable to the difference between estimates. The estimated standard error of a difference can be computed by the following:

$$S_{x-y} = \sqrt{S_x^2 + S_y^2}$$

where s_x and s_y are the estimated standard errors for the two estimates x and y , respectively. They can be computed in the same manner as for estimated standard errors of levels or percentages. This formula is quite accurate for the difference between estimates of the same characteristics in two different areas or the difference between separate and uncorrelated characteristics in the same area. If a high positive correlation exist between the two characteristics, the formula will overestimate the true error. If there is a high negative correlation, the formula will underestimate the true standard error. The following is an illustration of a difference.

Table C of this report shows that in the U.S. in 1989 there were 7,446,000 HUs in suburbs of MSAs where householders moved during the past year. The estimated standard error on this estimate is 125,000. Table C also shows that there were 6,474,000 HUs in central cities of MSAs where householders moved during the past year. The estimated standard error on this estimate is 116,000.

The estimated difference between the number of HUs in central cities where householders moved in the past year and those in suburbs where householders moved in the past year is 972,000 and the estimated standard error of this difference is 171,000. The 90-percent confidence interval for the difference of 972,000 is from 698,000 to 1,246,000 and it can be concluded that the average estimate of this difference, derived from all possible samples, lies within an interval computed in this way for 90 percent of all possible samples.

Standard errors of medians. For medians presented in this report, the estimated standard error depends on the distribution of the characteristic and the total number of HUs which comprise the distribution. A common method for approximating the reliability of the estimated median is to construct an interval about the estimated median such that the average median from all possible samples lies within the interval with a known level of confidence. For medians, the following procedure should be used to estimate the upper and lower limits of a 90-percent confidence interval of a median.

1. From the appropriate standard error table for estimated percentages, determine the estimated standard error of a 50 percent characteristic based on the total number of HUs from the distribution.
2. Add to and subtract from 50 percent 1.6 times the estimated standard error determined in step one to

obtain the upper and lower limits from which the confidence interval will be determined.

3. Determine the lower endpoint of the confidence interval by linearly interpolating within the category of the distribution which contains the lower percentage limit determined in step 2. The upper endpoint of the confidence interval is determined in the same manner using the upper percentage limit determined in step 2.

For about 90 out of 100 possible samples the average median from all possible samples will lie within this 90-percent confidence interval. The following example illustrates how to compute a 90percent confidence interval for a median.

Table 1 of this report shows the median number of persons in renter-occupied recent-mover HUs was 2.1 in 1989. The total number of HUs upon which the distribution is based is 12,303,000 HUs.

1. From table 1b, the standard error of a 50-percent characteristic based on 12,303,000 HUs is .7 percentage points.
2. To obtain a 90-percent confidence interval, add to and subtract from 50 percent 1.6 times the estimated standard error from step 1 giving upper and lower percentage limits of 48.9 and 50.1.
3. From table 1, the interval for renter-occupied recent-mover housing units with 2 persons (for the purpose of calculating the median, the category of 2 persons is considered to be from 1.5 to 2.5 persons) contains the 48.9 percent derived in step 2. About 3,690,000 housing units or 30 percent fall below this interval, and 3,787,000 housing units or 30.8 percent fall within this interval.

$$1.5 + (2.5 - 1.5) \frac{48.9 - 30}{30.8} = 2.1$$

By linear interpolation, the lower endpoint of the 90-percent confidence interval is found to be about 2.1.

Similarly, the interval for renter-occupied recent-mover housing units with 2 persons contains the 50.1 percent derived in step 2. About 3,690,000 housing units or 30 percent fall below this interval, and 3,787,000 housing units or 30.8 percent fall within this interval. The upper limit of the 90-percent confidence interval is found to be about 2.2.

$$1.5 + (2.5 - 1.5) \frac{50.1 - 30}{30.8} = 2.2$$

Thus, the 90-percent confidence interval ranges from 2.1 to 2.2 persons.

Standard Error Locator

(Tables "a" used for estimates; table "b" used for percentages)

Population Group ¹	Standard Error Table
Total ² , Black, Midwest, West.....	1a,1b
Hispanic, Northeast,	2a,2b
In (P) MSAs - Central City,.....	
In (P) MSAs - Suburbs	
South	3a,3b
Outside (P) MSAs	4a,4b
Cooling and Heating Equipment	5a,5b
Cooperatives and Condominiums.....	6a,6b

¹For multiple population groups (for example, Blacks in the Northeast or condominiums in central cities) use the standard error table with the highest estimated standard error for a given estimate.

²Total includes total housing units, owner, renter, physical problems, moved in past year.

Table 1a. Standard Errors of Estimated Numbers of Housing Units

(Number in thousands)

Size of estimate	Standard error				Size of estimate	Standard error			
	Total	Midwest Region	West Region	Black		Total	Midwest Region	West Region	Black
0	3	3	3	3	10,633	155	120	109	0
5	4	4	4	4	12,500	166	120	104	-
10	5	5	5	5	15,000	179	115	90	-
25	8	8	8	8	17,500	190	102	59	-
50	11	11	11	11	18,996	196	90	-	-
100	16	16	16	16	20,000	200	80	-	-
250	25	25	25	25	22,500	209	30	-	-
500	36	35	35	35	22,869	210	-	-	-
1000	50	49	49	48	25,000	216	-	-	-
2500	79	75	74	70	50,000	244	-	-	-
5000	110	100	97	82	75,000	195	-	-	-
7500	132	113	107	75	90,000	95	-	-	-
10000	151	120	110	39	93,683	-	-	-	-

Table 1b. Standard Errors of Estimated Percentages of Housing Units

Base of Percentage (thousands)	Estimated Percentage								
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50	
5	33.7	33.7	33.7	33.7	33.7	33.7	33.7	33.7	35.7
10	20.3	20.3	20.3	20.3	20.3	20.3	20.3	21.8	25.2
25	9.2	9.2	9.2	9.2	9.6	11.4	13.8	15.9	
50	4.8	4.8	4.8	4.9	6.8	8.1	9.8	11.3	
100	2.5	2.5	2.5	3.5	4.8	5.7	6.9	8.0	
250	1.0	1.0	1.4	2.2	3.0	3.6	4.4	5.0	
500	0.5	0.7	1.0	1.6	2.1	2.5	3.1	3.6	
1000	0.3	0.5	0.7	1.1	1.5	1.8	2.2	2.5	
2500	0.10	0.3	0.4	0.7	1.0	1.1	1.4	1.6	
5000	0.05	0.2	0.3	0.5	0.7	0.8	1.0	1.1	
7500	0.03	0.2	0.3	0.4	0.6	0.7	0.8	0.9	
10000	0.03	0.2	0.2	0.3	0.5	0.6	0.7	0.8	
12500	0.02	0.14	0.2	0.3	0.4	0.5	0.6	0.7	
15000	0.02	0.13	0.2	0.3	0.4	0.5	0.6	0.7	
17500	0.01	0.12	0.2	0.3	0.4	0.4	0.5	0.6	
20000	0.01	0.11	0.2	0.2	0.3	0.4	0.5	0.6	
22500	0.01	0.11	0.1	0.2	0.3	0.4	0.5	0.5	
25000	0.01	0.10	0.14	0.2	0.3	0.4	0.4	0.5	
50000	0.01	0.07	0.10	0.2	0.2	0.3	0.3	0.4	
75000	0.01	0.06	0.08	0.13	0.2	0.2	0.3	0.3	
90000	0.01	0.05	0.07	0.12	0.2	0.2	0.2	0.3	
93683	0.01	0.05	0.07	0.11	0.2	0.2	0.2	0.3	

Table 2a. Standard Errors of Estimated Numbers of Housing Units

(Numbers in thousands)

Size of estimate	Standard error		Size of estimate	Standard error	
	CC, SMA-Suburb, or Hispanic	Northeast Region		CC, SMA-Suburb, or Hispanic	Northeast Region
0	2	2	5,000	104	92
5	3	3	7,500	125	102
10	5	5	10,000	142	105
25	8	8	15,000	169	86
50	11	11	19,389	187	C
100	15	15	20,000	189	.
250	24	24	25,000	204	.
500	34	33	50,000	230	.
1000	47	46	75,000	184	.
2500	74	70			

Multiply standard errors by a factor of 0.92 for estimates pertaining to Hispanic items.

Table 2b. Standard Errors of Estimated Percentages of Housing Units

Base of percentage (thousands)	Estimated Percentage							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50
5	31.2	31.2	31.2	31.2	31.2	31.2	31.2	33.7
10	18.5	18.5	18.5	18.5	18.5	18.5	20.6	23.8
25	8.3	8.3	8.3	8.3	9.0	10.8	13.0	15.7
50	4.3	4.3	4.3	4.6	6.4	7.6	9.2	10.6
100	2.2	2.2	2.2	3.3	4.5	5.4	6.5	7.5
250	0.9	0.9	1.3	2.1	2.9	3.4	4.1	4.8
500	0.5	0.7	0.9	1.5	2.0	2.4	2.9	3.4
1000	0.2	0.5	0.7	1.0	1.4	1.7	2.1	2.4
2500	0.09	0.3	0.4	0.7	0.9	1.1	1.3	1.5
5000	0.05	0.2	0.3	0.5	0.6	0.8	0.9	1.1
7500	0.03	0.2	0.2	0.4	0.5	0.6	0.8	0.9
10000	0.02	0.1	0.2	0.3	0.5	0.5	0.7	0.8
15000	0.02	0.12	0.2	0.3	0.4	0.4	0.5	0.6
20000	0.01	0.11	0.1	0.2	0.3	0.4	0.5	0.5
25000	0.01	0.09	0.13	0.2	0.3	0.3	0.4	0.5
50000	0.01	0.07	0.09	0.15	0.2	0.2	0.3	0.3
75000	0.01	0.05	0.08	0.12	0.2	0.2	0.2	0.3

Multiply standard errors by a factor of 0.92 for estimates pertaining to Hispanic items.

Table 3a. Standard Errors of Estimated Numbers of Housing Units

Numbers in thousands)

Size of estimate	Standard error	Size of estimate	Standard error
0	3	2,500	79
5	4	5,000	107
10	5	7,500	125
25	8	10,000	137
50	12	15,000	148
100	16	20,000	144
250	26	25,000	124
500	36	30,000	78
1000	51	33,000	-

Table 3b. Standard Errors of Estimated Percentages of Housing Units

Base of percentage (thousands)	Estimated Percentage							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50
5	35.1	35.1	35.1	35.1	35.1	35.1	35.1	36.8
10	21.3	21.3	21.3	21.3	21.3	21.3	22.5	26.0
25	9.8	9.8	9.8	9.8	9.9	11.7	14.2	16.4
50	5.1	5.1	5.1	5.1	7.0	8.3	10.1	11.6
100	2.6	2.6	2.6	3.6	4.9	5.9	7.1	8.2
250	1.1	1.1	1.5	2.3	3.1	3.7	4.5	5.2
500	0.5	0.7	1.0	1.6	2.2	2.6	3.2	3.7
1000	0.3	0.5	0.7	1.1	1.6	1.9	2.3	2.6
2500	0.11	0.3	0.5	0.7	1.0	1.2	1.4	1.6
5000	0.05	0.2	0.3	0.5	0.7	0.8	1.0	1.2
7500	0.04	0.2	0.3	0.4	0.6	0.7	0.8	0.9
10000	0.03	0.2	0.2	0.4	0.5	0.6	0.7	0.8
15000	0.02	0.13	0.2	0.3	0.4	0.5	0.6	0.7
20000	0.01	0.12	0.2	0.3	0.3	0.4	0.5	0.6
25000	0.01	0.10	0.15	0.2	0.3	0.4	0.5	0.5
30000	0.01	0.09	0.13	0.2	0.3	0.3	0.4	0.5
33000	0.01	0.09	0.13	0.2	0.3	0.3	0.4	0.5

Table 4a. Standard Errors of Estimated Number of Housing Units

(Numbers in thousands)

Size of estimate	Standard error	Size of estimate	Standard error
0	3	5,000	204
5	4	7,500	288
10	5	10,000	372
25	8	12,500	456
50	12	15,000	539
100	17	17,500	623
250	28	20,000	706
500	41	22,500	790
1000	62	25,000	873
2500	118		

Table 4b. Standard Errors of Estimated Percentages of Housing Units

Base of percentage (thousands)	Estimated percentages							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50
5	35.7	35.7	35.7	35.7	35.7	35.7	35.7	37.2
10	21.7	21.7	21.7	21.7	21.7	21.7	22.8	26.3
25	10.0	10.0	10.0	10.0	10.0	11.9	14.4	16.7
50	5.3	5.3	5.3	5.3	7.1	8.4	10.2	11.8
100	2.7	2.7	2.7	3.6	5.0	5.9	7.2	8.3
250	1.1	1.1	1.5	2.3	3.2	3.8	4.6	5.3
500	0.6	0.7	1.0	1.6	2.2	2.7	3.2	3.7
1000	0.3	0.5	0.7	1.1	1.6	1.9	2.3	2.6
2500	0.11	0.3	0.5	0.7	1.0	1.2	1.4	1.7
5000	0.06	0.2	0.3	0.5	0.7	0.8	1.0	1.2
7500	0.04	0.2	0.3	0.4	0.6	0.7	0.8	1.0
10000	0.03	0.2	0.2	0.4	0.5	0.6	0.7	0.8
12500	0.02	0.15	0.2	0.3	0.4	0.5	0.6	0.7
15000	0.02	0.14	0.2	0.3	0.4	0.5	0.6	0.7
17500	0.02	0.13	0.2	0.3	0.4	0.4	0.5	0.6
20000	0.01	0.12	0.2	0.3	0.4	0.4	0.5	0.6
22500	0.01	0.11	0.2	0.2	0.3	0.4	0.5	0.6
25000	0.01	0.10	0.15	0.2	0.3	0.4	0.5	0.5

Table 5a. Standard Errors of Estimated Numbers of Housing Units

(Numbers in thousands)

Size of estimate	Standard error	Size of estimate	Standard error
0	3	10,000	168
5	4	12,500	185
10	6	15,000	199
25	9	17,500	211
50	13	20,000	222
100	18	22,500	232
250	28	25,000	240
500	40	50,000	271
1000	56	75,000	217
2500	87	90,000	105
5000	122	93,683	0
7500	147		

Table 5b. Standard Errors of Estimated Percentages of Housing Units

Base of percentage (thousands)	Estimated percentages							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50
5	38.6	38.6	38.6	38.6	38.6	38.6	38.6	39.6
10	23.9	23.9	23.9	23.9	23.9	23.9	24.3	28.0
25	11.2	11.2	11.2	11.2	11.2	12.7	15.4	17.7
50	5.9	5.9	5.9	5.9	7.5	9.0	10.9	12.5
100	3.0	3.0	3.0	3.9	5.3	6.3	7.7	8.9
250	1.2	1.2	1.6	2.4	3.4	4.0	4.9	5.6
500	0.6	0.8	1.1	1.7	2.4	2.8	3.4	4.0
1000	0.3	0.6	0.8	1.2	1.7	2.0	2.4	2.8
2500	0.13	0.4	0.5	0.8	1.1	1.3	1.5	1.8
5000	0.06	0.2	0.4	0.5	0.8	0.9	1.1	1.3
7500	0.04	0.2	0.3	0.4	0.6	0.7	0.9	1.0
10000	0.03	0.2	0.2	0.4	0.5	0.6	0.8	0.9
12500	0.03	0.2	0.2	0.3	0.5	0.6	0.7	0.8
15000	0.02	0.14	0.2	0.3	0.4	0.5	0.6	0.7
17500	0.02	0.13	0.2	0.3	0.4	0.5	0.6	0.7
20000	0.02	0.12	0.2	0.3	0.4	0.4	0.5	0.6
22500	0.01	0.12	0.2	0.3	0.4	0.4	0.5	0.6
25000	0.01	0.11	0.2	0.2	0.3	0.4	0.5	0.6
50000	0.01	0.08	0.11	0.2	0.2	0.3	0.3	0.4
75000	0.01	0.06	0.09	0.14	0.2	0.2	0.3	0.3
90000	0.01	0.06	0.08	0.13	0.2	0.2	0.3	0.3
93683	0.01	0.06	0.08	0.13	0.2	0.2	0.3	0.3

Table 6a. Standard Errors of Estimated Numbers of Housing Units

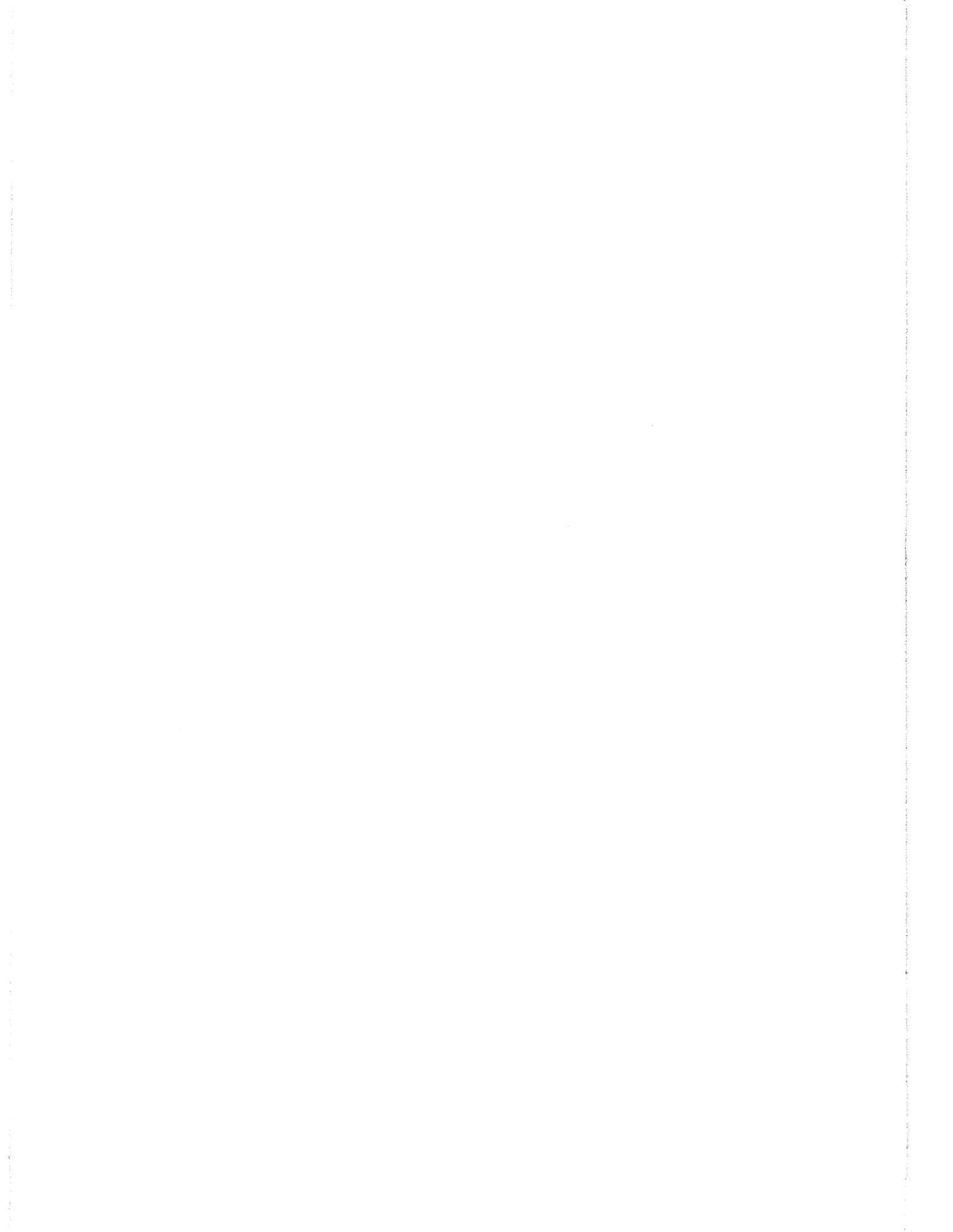
(Numbers in thousands)

Size of estimate	Standard error	Size of estimate	Standard error
0	5	7,500	192
5	6	10,000	218
10	7	12,500	240
25	12	15,000	259
50	16	17,500	276
100	23	20,000	290
250	36	22,500	302
500	52	25,000	313
1000	73	30,000	330
2500	114	35,000	342
5000	159	40,000	350

Table 6b. Standard Errors of Estimated Percentages of Housing Units

Base of percentage (thousands)	Estimated percentages							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50 or 50
5	51.6	51.6	51.6	51.6	51.6	51.6	51.6	51.6
10	34.8	34.8	34.8	34.8	34.8	34.8	34.8	34.8
25	17.6	17.6	17.6	17.6	17.6	17.6	20.0	23.0
50	9.6	9.6	9.6	9.6	9.8	11.7	14.1	16.0
100	5.1	5.1	5.1	5.1	6.9	8.3	10.0	11.0
250	2.1	2.1	2.1	3.2	4.4	5.2	6.3	7.0
500	1.1	1.1	1.4	2.3	3.1	3.7	4.5	5.0
1000	0.5	0.7	1.0	1.6	2.2	2.6	3.2	3.7
2500	0.2	0.5	0.6	1.0	1.4	1.7	2.0	2.3
5000	0.11	0.3	0.5	0.7	1.0	1.2	1.4	1.6
7500	0.07	0.3	0.4	0.6	0.8	1.0	1.2	1.3
10000	0.05	0.2	0.3	0.5	0.7	0.8	1.0	1.1
12500	0.04	0.2	0.3	0.5	0.6	0.7	0.9	1.0
15000	0.04	0.2	0.3	0.4	0.6	0.7	0.8	0.9
17500	0.03	0.2	0.2	0.4	0.5	0.6	0.8	0.9
20000	0.03	0.2	0.2	0.4	0.5	0.6	0.7	0.8
22500	0.02	0.2	0.2	0.3	0.5	0.6	0.7	0.8
25000	0.02	0.15	0.2	0.3	0.4	0.5	0.6	0.7
30000	0.02	0.13	0.2	0.3	0.4	0.5	0.6	0.7
35000	0.02	0.12	0.2	0.3	0.4	0.4	0.5	0.6
40000	0.01	0.11	0.2	0.3	0.3	0.4	0.5	0.6





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