Analysis of the

SPRINGFIELD, MISSOURI HOUSING MARKET

as of January 1, 1966

A Report by the
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
FEDERAL HOUSING ADMINISTRATION
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FIELD MARKET ANALYSIS SERVICE
FEDERAL HOUSING ADMINISTRATION
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT

Foreword

As a public service to assist local housing activities through clearer understanding of local housing market conditions, FHA initiated publication of its comprehensive housing market analyses early in 1965. While each report is designed specifically for FHA use in administering its mortgage insurance operations, it is expected that the factual information and the findings and conclusions of these reports will be generally useful also to builders, mortgagees, and others concerned with local housing problems and to others having an interest in local economic conditions and trends.

Since market analysis is not an exact science the judgmental factor is important in the development of findings and conclusions. There will, of course, be differences of opinion in the interpretation of available factual information in determining the absorptive capacity of the market and the requirements for maintenance of a reasonable balance in demand-supply relationships.

The factual framework for each analysis is developed as thoroughly as possible on the basis of information available from both local and national sources. Unless specifically identified by source reference, all estimates and judgments in the analysis are those of the authoring analyst.

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Summary and Conclusions

1. Nonagricultural wage and salary employment in the Springfield, Missouri Housing Market Area averaged about 42,640 during 1965, up about 8,425 (1,200 annually) since 1958. Wage and salary employment has increased each year since 1958, except for a slight decline registered in 1963. A large part of the healthy rate of enmployment gain during recent years has resulted from the establishment of new manufacturing firms in the area. The diversification of manufacturing employment is reflected in a more rapid rate of job growth in manufacturing (44 percent), than in nonmanufacturing (18 percent) since 1958. During the next two years employment is expected to increase by an average of 1,000 a year.

   During 1965, there was an average of about 2,120 unemployed persons in the Springfield area, comprising about 3.9 percent of the civilian work force.

2. The current median annual income of all nonfarm families in the Springfield area is about $5,975, after deduction of Federal income taxes, and the current after-tax median income of nonfarm renter families is about $4,750.

3. The current nonfarm population of the Springfield area is approximately 136,400 persons, of whom about 106,500 (78 percent) reside in the city. The present nonfarm population represents an increment of about 18,050 since 1960, or 3,150 (2.5 percent) annually. The 1950-1960 intercensal gain averaged about 2,775 (2.7 percent) annually. During the next two years, nonfarm population is expected to grow by 3,550 persons annually, of whom one-sixth should be nonhousehold population attracted by the colleges in the area.

4. Nonfarm households currently number about 44,300, of which around 35,500 are located in the central city. The current household figure is the result of growth of about 990 (2.4 percent) annually since 1960, compared to average annual gains of 970 (2.9 percent) during the 1950 decade. Nonfarm households are expected to increase by about 1,025 (2.3 percent) during each of the next two years.

5. There are presently about 47,600 nonfarm housing units in the Springfield area, representing a gain of about 1,075 units a year since April 1960. During the 1950-1960 intercensal period, the housing inventory increased by an average of 1,100 a year. There are currently about 400 housing units under construction, of which 330 are in single-family structures.

6. Available vacant sales housing units currently number about 850, or 2.7 percent of the sales housing inventory. There are about 1,250 vacant available rental units, or a rental vacancy ratio of 8.1 percent. The current sales vacancy ratio is unchanged from that reported in April 1960, but the rental ratio is slightly above the 7.5 percent indicated for 1960 by the Census of Housing. The current number of available vacancies is somewhat above the levels that would represent balanced demand-supply relationships in the sales and rental markets.

7. The number of additional housing units needed to meet the requirements of anticipated increases in the number of households and result in establishing more acceptable demand-supply relationships in the market during the next two years is estimated to be 1,050 units annually, including 850 sales units and 200 rental units, excluding public low-rent housing and rent-supplement accommodations. An additional 100 rental units might be marketed each year at the lower rents possible with below-market-interest-rate financing or assistance in land purchase and cost.

   The demand for 850 sales units a year is distributed by price classes in the table on page 23. Total annual rental demand is distributed by rent levels and unit sizes in the table on page 24.

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Housing Market Area

For the purposes of this analysis, the Springfield, Missouri, Housing Market Area is defined as being coterminous with the Springfield Standard Metropolitan Statistical Area (SMSA), which consists of Greene County, Missouri. The SMSA is located in the approximate center of the southwestern quarter of the State of Missouri on the Ozark Mountain plateau (see map). Springfield is favorably located to serve as a distribution center for the neighboring, predominately-rural, counties of the region.

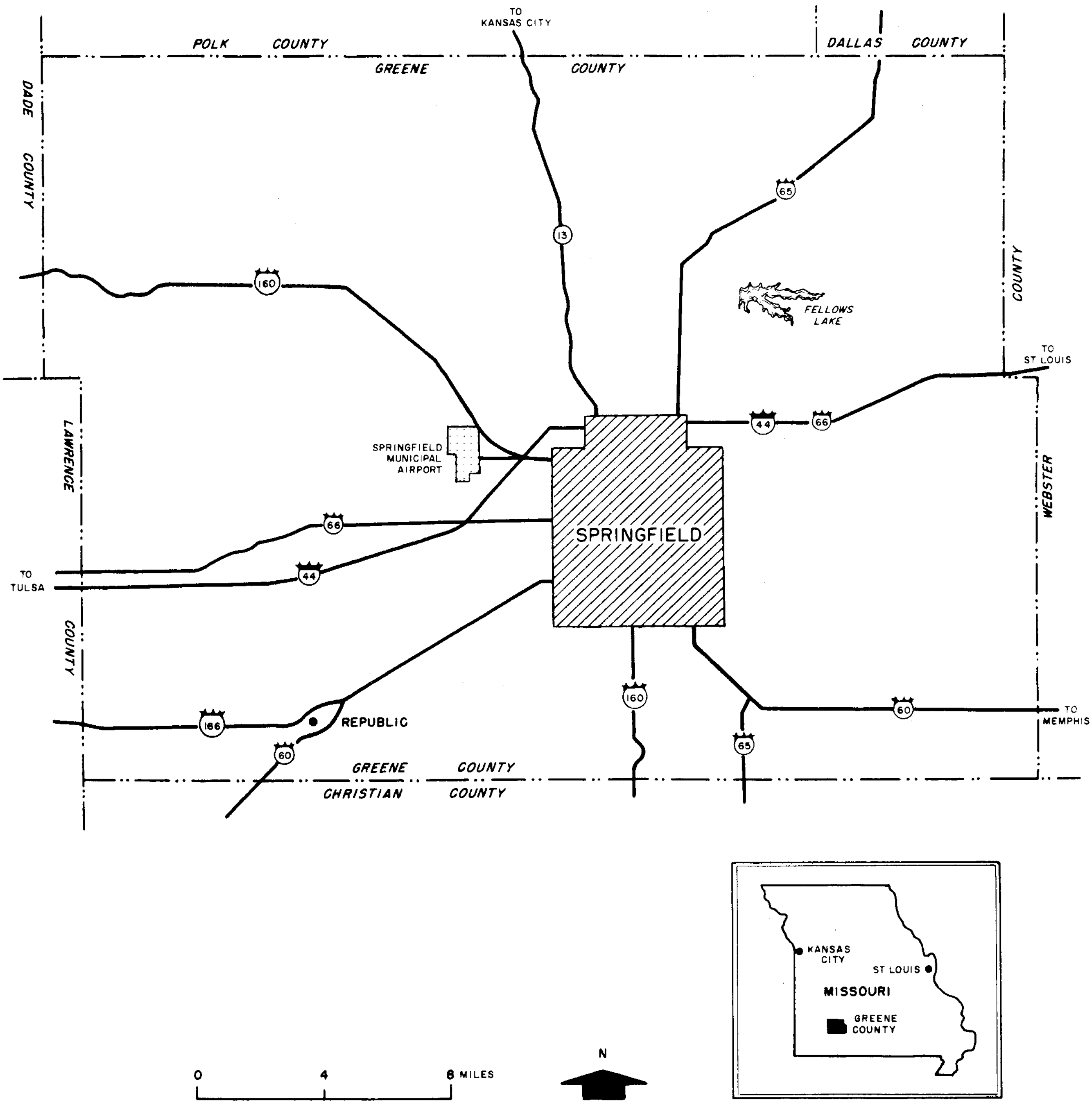
The 1960 Census reported a nonfarm population[1/] of 118,300 for the SMSA, 95,850 of whom resided in the central city. In 1960 there were four other small incorporated areas in the SMSA; the largest (Republic, six miles southwest of Springfield) had a population of 1,525, and all the others had under 1,000 persons each.

The Springfield area is well provided with transportation facilities. Five U.S. highways serve the SMSA, including east-west Route 66, which is presently being paralleled across the Nation by Interstate 44. The Springfield Municipal Airport is an adequate facility served by two scheduled airline companies. Railroad freight and passenger service is available, and all types of highway truck and bus transportation are available.

According to the 1960 Census, there was a net in-commutation of about 2,300 workers to the Springfield SMSA from contiguous counties. There were around 475 out-commuters and 2,775 in-commuters. Christian County, to the south, had the highest degree of economic inter-dependence with the SMSA since almost half of the out-commuters and 36 percent of the in-commuters traveled between the two areas. The inter-dependence is likely to heighten since the growth pattern of Springfield seems to be southward.

1/ Since rural farm population constituted 6.2 percent of the population of the Springfield SMSA in 1960, all demographic and housing data used in this analysis exclude the rural farm component, except where specifically noted.

SPRINGFIELD, MISSOURI, HOUSING MARKET AREA



Economy of the Area

Character and History

Springfield was first settled around 1830, mostly by pioneers from Kentucky and Tennessee, and in 1838 it was made the county seat of Greene County by the Missouri Legislature. First populated by agrarian people, the earliest economic support for the area came from the marketing of agricultural products and ancillary employment relating to farm services. Agriculture, especially dairying, and food processing continue to be of great economic importance. The major event in the economic history of the area was the establishment of shops for the San Francisco-St. Louis Railroad (Frisco), then known as the Pacific, in 1870. The Frisco presently maintains an area headquarters, in addition to its shops in Springfield and is the largest single employer in the SMSA. Early development as a commercial center continued to evolve through the years, and wholesale and retail trade are still important to the Springfield economy. Because of the relatively long distance to a city of large size (see map), the Springfield trade area is quite large.

The area has had continuous growth except for a time during the 1860's when out-migration occurred because of the proximity of Civil War military action. The largest numerical population gain in the city (and also one of the highest rates of increase) came about during the 1950-1960 intercensal period, a decade in which Springfield over-took St. Joseph to become the third largest city in Missouri.

During the 1950's, the biggest manufacturing employer (Lilly Tulip Corporation) located in the area. In recent years diversification of manufacturing employment occurred as several new firms were attracted to the SMSA. Average annual employment data for 1965 indicate that 23.4 percent of all nonfarm jobs were in manufacturing; the 1950 and 1960 Censuses indicated 15.5 percent and 21.9 percent, respectively, of the resident workers were so employed.

Employment

Current Estimate. Data from the State of Missouri Department of Labor and Industrial Relations indicate that nonagricultural wage and salary employment averaged about 42,640 during 1965, up about 8,425 (1,200 annually) since 1958. There was an additional 7,750 persons employed in all other nonfarm pursuits so that nonagricultural employment totaled about 50,390 (see table I).

Past Trend. As indicated in the following table, nonagricultural wage and salary employment in the Springfield SMSA has increased each year since 1958, except for a very slight decline registered in 1963. The slip in 1963 was precipitated by the nonmanufacturing sector; losses were confined mostly to construction, trade, and services (see table II).

Estimated Nonagricultural Wage and Salary Employment
Springfield, Missouri, SMSA, 1958-1965
(Annual averages)

Year	Manufacturing	Nonmanufacturing	Total	Change in total from preceding year: Number	Change in total from preceding year: Percent
1958	8,180	26,050	34,230	-	-
1959	9,310	27,080	36,390	2,160	6.3
1960	10,560	27,320	37,880	1,490	4.1
1961	10,680	27,380	38,060	180	.5
1962	10,700	28,710	39,410	1,350	3.5
1963	11,020	28,320	39,340	-70	-.2
1964	11,350	29,700	41,050	1,710	4.3
1965a/	11,780	30,860	42,640	1,590	3.9

a/ Preliminary.

Source: State of Missouri Department of Labor and Industrial Relations.

Major Industries. Although not the most important sector of the Springfield economy, manufacturing has been increasing in relative significance, as pointed out earlier. Manufacturing jobs, which currently constitute about 28 percent of total nonagricultural wage and salary employment, have grown by about 3,600 (44 percent) jobs since 1958, compared to a gain of 4,800 (18 percent) in nonmanufacturing jobs. This more rapid relative increase in manufacturing employment was caused mainly by the establishment in the area of firms which manufacture typewriters, rubber products, and electrical machinery, but there was expansion also in several of the longer-established firms.

It is significant that, within the manufacturing sector, the production of nondurable goods is of considerably greater importance than durable goods manufacture. In 1965, employment in nondurable goods manufacturing (including "all other" manufacturing, which is composed principally of nondurables) accounted for 74 percent of all manufacturing employment.

While worker earnings generally tend to be lower in nondurable goods production than in the manufacture of durables, the inherent stability of employment in nondurable goods industries has helped to maintain the year-to-year growth of manufacturing employment in the Springfield area (see table II). The manufacturing category which exhibited the most growth during the 1958-1965 period, however,was durable goods; the non-electrical machinery industry added about 1,250 jobs, largely a reflection of the establishment of a typewriter-manufacturing firm in the area. The "all other" manufacturing category also increased rapidly; the largest firm in this classification is a rubber products firm which located in the area during the 1958-1965 period.

Each of the categories within the nonmanufacturing sector showed gains over the 1958-1965 period as a whole, although only the government classification increased each successive year while the others fluctuated somewhat. A large part of the increase in government employment is the result of expansion at the State-controlled Southwest Missouri State College, one of the five colleges located in the SMSA. The nonmanufacturing category which showed the greatest numerical increase was trade (1,600 jobs, or 18 percent), but finance, insurance, and real estate grew at a faster rate (480, or 41 percent). The healthy increase in trade, which is the largest single nonmanufacturing employment category in the economy, is a reflection of the continuing importance of the area as a trade center. Transportation and utilities is a nonmanufacturing classification employing a great many workers in the SMSA; a net increment of about 570 jobs (13 percent) has been experienced since 1958 (table II). Nationally, this category has shown relatively little potential for growth, but the relocation of many railroad jobs from St. Louis spurred transportation employment in the Springfield area after slight declines had occurred through 1963.

Principal Employers

Presently, the largest single employer in the Springfield SMSA is the Frisco Railroad, as it has been for many years. The largest manufacturing employer is the Lilly Tulip Corporation, a manufacturer of paper containers. Lilly Tulip was established in Springfield during 1952, and has been a stable source of economic support. Of greatest importance to growth during the 1958-1965 period are the Royal McBee Corporation (typewriters) and the Springday Division of the Dayco Corporation (rubber products), both of which arrived in the area during the period. Although not quite so large in the area as the above two, Kraft Foods (food processing) is also of great significance to the economy because of its recently-completed cheese processing plant, reportedly the largest in Kraft's entire system. The Trailmobile Division of the Pullman Corporation (transportation equipment), long established in Springfield, is another important manufacturing employer, although the transportation equipment industry appears to be on the wane in the SMSA. The Gospel Publishing House, one of the Nation's largest publishers of religious tracts, is a significant source of employment. A large, growing employer in the government classification is the Southwest Missouri State College, as noted earlier.

Unemployment

During 1965, the average number of unemployed persons in the Springfield SMSA was estimated at 2,120, or 3.9 percent of the civilian work force (see table I). This figure represents a slight increase over the 3.8 percent reported for 1964, which had been the lowest rate of any year during the 1960-1965 period. In 1960, a rate of 4.5 percent was reported; the rate increased to 6.2 percent during 1961 and subsequently declined each year to the 1964 level. The current rate of unemployment would qualify the Springfield SMSA for classification as an area of "moderate" unemployment by the U. S. Department of Labor.

Future Employment Prospects

Much of the healthy gain in employment which has taken place during the past seven years has been spurred by the location of new firms in the area. Barring further developments of this type, the rate of employment increase in the immediate future should be somewhat lower. Based on the trend of nonagricultural employment established during the past several years and on information provided by some of the larger employers in the Springfield area, a gain of about 2,000 nonagricultural jobs (1,000 annually) appears to be a reasonable expectation during the two-year forecast period. Several of the established manufacturing employers report that they expect continued modest employment expansion, although none anticipate major job creation. Although actually located outside the SMSA (about seven miles south in Christian County) Fasco Industries at Ozark, Missouri (1960 population 1,525), is presently occupying a facility built with financial aid from the city of Springfield. This plant, to produce small electric machinery, will employ around 500 persons within two years. Employment at Fasco is expected to help stimulate job creation in Springfield, especially in trade and services; many of the employees of the firm will be Springfield residents. The establishment of a furniture factory in Ozark employing 150 persons also has been announced.

Southwest Missouri State College, which reports a current enrollment of 5,150, has had a recent history of very rapid growth. Enrollment is expected to increase at an even faster pace during the next two years, especially in light of the new "G.I. Bill" which will encourage ex-servicemen to enter college. Increases in the number of students will provide support for trade and services and will produce gains in college (government) employment; since the college plans physical expansion, employment in construction also will be stimulated by the growth in enrollment. The other four colleges in the SMSA, three of which are church-affiliated, have a total full-time enrollment of around 2,500. These schools also expect an increase in enrollment, but of more modest proportions.

As pointed out earlier, Springfield has proved to be an attractive location for light industry. There are currently several firms considering the establishment of plants in the SMSA. If any of these plants should materialize, then the employment forecast of 1,000 new jobs a year will prove to be overly conservative. However, since it is not possible to foresee such developments with assurance, the above forecast seems reasonable.

Family Income

The current median nonfarm family income is estimated to be about $5,875, after the deduction of Federal income taxes, and the median after-tax nonfarm renter family income is around $4,750. Median after-tax income is expected to increase to about $6,200 for all nonfarm families and $5,025 for nonfarm renter families by 1968. A detailed distribution of nonfarm families by income is contained in table III. As may be observed from the table, 29 percent of all nonfarm families and 37 percent of all nonfarm renter families have after-tax income of under $4,000 annually. About 15 percent of all nonfarm families and seven percent of all nonfarm renter families enjoy annual after-tax income in excess of $10,000.

Demographic Factors

Population

Current Estimate. The current nonfarm population of the Springfield Missouri, SMSA is about 136,400 persons. Around 106,500 (78 percent) of the total reside in Springfield. Most of the nonfarm population domiciled outside Springfield are located on the suburban fringe of the city, especially to the south and southeast. The nonfarm population in places outside the Springfield urbanized area is relatively sparse, although the small city of Republic (1960 population 1,525) is growing fairly rapidly.

Past Trend. The current nonfarm population of the Springfield SMSA reflects average annual increments of about 3,150 (2.5 percent) 1/ over the April 1960 population. The proportion of the SMSA total nonfarm population presently located in the city represents a slight decrease from 1960, when 81 percent resided in Springfield. Annexations to the city have lagged behind development of suburban land during the past few years. The 1950-1960 intercensal period had produced slightly lower absolute annual increments in the SMSA but the rate of growth (2.7 percent) 2/ was somewhat higher. The following table is a summary of nonfarm population trends in the Springfield SMSA, including a projection to January 1968. See table IV for a treatment of population trends by area. The essentially-stable rates of increase reflect, in part, the generally steady growth of job opportunities in the area.

1/ All annual average percentage changes, as used in this report, are derived through the use of a formula designed to calculate the rate of change on a compound basis.

2/ Because of the change in definition of "farm" between the 1950 and 1960 Censuses, many persons living in rural areas who were classified as living on farms in 1950 were considered to be rural nonfarm residents in 1960. The resultant decline in the farm population and, consequently, the increase in nonfarm population between the two census dates is, to some extent, the result of the change in definition.

Nonfarm Population Trends
Springfield, Missouri, SMSA
April 1950-January 1968

Date	Number of persons	Average annual change from preceding date Number[a]	Percent
April 1950	90,491	-	-
April 1960	118,338	2,775	2.7
January 1966	136,400	3,150	2.5
January 1968	143,500	3,550	2.6

a/ Rounded.

Sources: 1950 and 1960 Censuses of Population.
1966 and 1968 estimated by Housing Market Analyst.

Future Population Growth. Based on the anticipated increase in employment in the Springfield SMSA, the nonfarm population of the area is expected to increase by about 3,550 during each of the next two years to a January 1968 total of 143,500. Around one-sixth of the population increment will be in nonhousehold population, mostly students attracted by the colleges in the SMSA.

Net Natural Increase and Migration. During the 1950-1960 intercensal period, the net natural increase (excess of resident births over resident deaths) in total population (including rural farm)[1] in the Springfield SMSA averaged about 1,250 annually, representing around 58 percent of the average annual population gain. Since the total population increased by approximately 2,150 each year, there was a net in-migration of about 900 persons annually during the 1950's (see following table). Since 1960, the annual rate of net natural increase has declined, mainly reflecting the generally lower birth rates of the period. Net in-migration stepped-up considerably, mostly in response to increased economic opportunity during the post-census period, so that the average gain in total population increased to 2,900 annually. The increased rate of gain in enrollment at the five area colleges which has prevailed during the 1960's has been partially responsible for the more rapid rate of in-migration.

1/ Since data respecting population changes caused by net-natural increase are not obtainable segregated on a farm-nonfarm basis, the discussion in this section relates to total population.

Components of Total Population Change[a]
Springfield, Missouri, SMSA
April 1950-April 1960 and April 1960-January 1966

Component	Average annual change[b] 1950-1960 Number	1950-1960 Percent of total	1960-1966 Number	1960-1966 Percent of total
Net natural increase	1,250	58.1	1,200	41.4
Net in-migration	900	41.9	1,700	58.6
Total change	2,150	100.0	2,900	100.0

a/ Includes rural farm.
b/ Rounded.

Sources: 1950 and 1960 U. S. Censuses of Population. State of Missouri Department of Health. Estimates by Housing Market Analyst.

Age Distribution. Table V is a presentation of changes in the age distribution of the nonfarm population between 1950 and 1960. The most rapid rates of increase occurred in the 10-19 and the 70-and-over age groups. The gains of the former group were caused mainly by the high birth rates of the late 1940's, as well as by in-migration to the Springfield area of persons aged 10-19 years. The rapid gain in the oldest age group is attributable partly to the greater longevity made possible with improved medical care, but some older people, desirous of better facilities for their requirements, probably migrated to the SMSA from rural areas. The age group which showed the lowest rate of growth during the intercensal period was the 20-29 group. Persons in this group were born during the economically-depressed 1930's, when birth rates were low. Many areas in the Nation showed net declines in the 20-29 year age group, but in-migration prevented this in the Springfield area; increases in the number of in-migrant students attending colleges in the SMSA were a large additive. Of greatest importance for the immediate future of the Springfield housing market is the large proportion of persons in the youngest age groups; as these individuals reach household-formation age, they will enter the market for housing. Note that 36 percent of the population was under age 20 as of April 1960.

Households

Current Estimate. Currently, there are about 44,300 nonfarm households (occupied housing units) in the Springfield, Missouri, SMSA, of which about 35,500 (80 percent) are in the central city. Table IV contains a description of household trends since 1950 by area.

Past Trend. Since April 1960, the number of households in the Springfield SMSA has increased by about 990 (2.4 percent) annually, compared to an average annual increment of about 970 (2.9 percent) during the 1950-1960 intercensal period.1/ The following table summarizes household trends since 1950 and includes a forecast to 1968.

Nonfarm Household Trends
Springfield, Missouri, SMSA
April 1950-January 1968

Date	Number of households	Average annual change from preceding date: Numbera/	Percent
April 1950	28,907	-	-
April 1960	38,610	970	2.9
January 1966	44,300	990	2.4
January 1968	46,350	1,025	2.3

a/ Rounded.

Sources: 1950 and 1960 Censuses of Housing.
1966 and 1968 estimated by Housing Market Analyst.

Future Household Growth. Based on anticipated growth in the nonfarm household population and on expected trends in the average number of persons per household, it is estimated that around 2,050 nonfarm households will be added in the Springfield SMSA during the two-year forecast period (1,025 annually) for a January 1968 total of 46,350.

Household Size. The average nonfarm household size in the SMSA has been decreasing since 1950, when it was reported at 2.99 persons by the census. Household size declines have been caused mostly by reductions in birth rates and by increased effective incomes which encourage "undoubling" of families and the formation of new households. The decline was moderate during the 1950's; the average household size decreased to 2.96 in 1960. Part of the intercensal decline, however, is judged to have been the result of the census change in concept from "dwelling unit" in 1950 to "housing unit" in 1960. The change had the effect of counting some small-sized occupied units as "households" in 1960 for the first time, and resulted in a moderate downward adjustment in average household size (especially in the central city, where many units of the type

1/ The increase in nonfarm households between 1950 and 1960 was the result, in part, of a change in the definition of "farm" between the two censuses which tended to inflate the 1960 nonfarm figure. Also, part of the increase in the number of households between 1950 and 1960 is a reflection of the change in census concept from "dwelling unit" in the 1950 Census to "housing unit" in the 1960 Census.

affected exist). Since 1960, the decline has continued, and current nonfarm household size averages about 2.94 persons. A continuation of the gradual size decrease is forecast for the immediate future.

Housing Market Factors

Housing Supply

Current Estimate. There are presently about 47,600 nonfarm housing units in the Springfield, Missouri, SMSA. The current inventory represents a net gain of about 6,125 (15 percent) units since April 1960. Around 37,400 units of the total nonfarm housing inventory are located in Springfield.

Past Trend. The current housing inventory reflects an average annual net addition of about 1,075 (2.4 percent) units since 1960 (see table VI). During the 1950-1960 intercensal period, there had been average growth of around 1,100 (3.1 percent) annually, so that the rate of increase in the nonfarm inventory seems to have slowed somewhat since the 1950's. However, the change in definition of "rural farm" between censuses and the conceptual change from "dwelling unit" in the 1950 Census to "housing unit" in 1960, which were noted earlier, worked to produce part of the 1950-1960 gain.

Units in Structure. Single-family structures (including trailers) comprise about 85 percent of the current nonfarm housing inventory, compared to 86 percent in 1960. The proportion of units in structures containing two or more units has risen slightly from 14 percent in 1960 to 15 percent at present, which is a reflection of the heightened activity in multifamily construction since 1960. This proportionate increase in units in multifamily structures shows a reversal of the experience of the 1950 decade; the 1950 Census reported more units in multifamily structures than the 1960 Census did, an indication of demolition and conversion activity during the 1950's. It is significant to note that, as of April 1960, about 65 percent of all renter-occupied nonfarm units were in single-family structures, which, in large part, is a reflection of transfers of houses from the sales to the rental inventory.

Nonfarm Housing Inventory by Units in Structure
Springfield, Missouri, SMSA
April 1960 and January 1966

Units in structure	1960 Number of units	1960 Percent of total	1966 Number of units	1966 Percent of total
One a/	35,456	85.6	40,600	85.3
Two or more	6,007	14.4	7,000	14.7
Total	41,463 b/	100.0	47,600	100.0

a/ Includes trailers.
b/ Differs slightly from the count of all nonfarm units because units by units in structure were enumerated on a sample basis.

Sources: 1960 Census of Housing.
1966 estimated by Housing Market Analyst.

Year Built. Based on the 1960 Census of Housing and estimates derived from building permit and demolition data, it is judged that about 13 percent of the nonfarm housing inventory has been built since March 1960. The last eleven years have been relatively active ones, in which about 27 percent of the current nonfarm inventory was constructed. The median-age unit was built around 1940.

Age of the Nonfarm Housing Inventory
Springfield, Missouri, SMSA
As of January 1966

Year structure built[a]	Number of units	Percent of total inventory
April 1960 to January 1966	6,350	13.3
1955 through March 1960	6,550	13.8
1950 through 1954	5,200	10.9
1940 through 1949	6,050	12.7
1939 or earlier	23,450	49.3
Total	47,600	100.0

a/ The basic data reflect an unknown degree of error in "year built" occasioned by the accuracy of response to enumerators' questions as well as errors caused by sampling.

Source: Estimated by Housing Market Analyst.

Condition. On the basis of census reports, housing units which were dilapidated or lacked one or more plumbing facilities comprised about 19 percent (7,800 units) of the total nonfarm inventory as of April 1960; about three percent of the total inventory was dilapidated and 16 percent was not dilapidated but lacked adequate plumbing. These 1960 proportions represent substantial improvements since 1950, when about 41 percent of the nonfarm inventory was reported as either dilapidated or lacking facilities.[1]

1/ Because the 1950 Census of Housing did not identify "deteriorating" units, it is possible that some units classified as "dilapidated" in 1950 would have been classified as "deteriorating" on the basis of 1960 enumeration procedures.

A rather sharp contrast existed between the condition of renter-occupied and owner-occupied nonfarm housing as of April 1960. At that time, about 25 percent of the nonfarm inventory occupied by tenants was substandard, compared to eleven percent for owner-occupied units. The generally-poorer condition of the rental housing inventory is judged to be a reflection of the practice in the Springfield area of furnishing much rental housing by transfers of older single-family structures from owner to renter occupancy, and by conversions of large houses into apartment buildings, many of which are substandard.

Since 1960, demolition of some inadequate units and rehabilitation of others has resulted in a further improvement of the nonfarm housing inventory. It is estimated that about 15 percent of the current total number of nonfarm units is substandard in that they are either dilapidated or lack one or more plumbing facilities.

Value and Rent. According to the 1960 Census, the median value of owner-occupied housing units was $9,100, and the median gross rent[1/] of renter-occupied units was $59. The median price asked for vacant units available for sale ($12,400) was considerably higher than the value of owner-occupied units; a large proportion of the units offered for sale (45 percent) was less than one and one-quarter years old. Current housing prices are somewhat higher, especially in sales units, reflecting the construction of new units in price ranges above the 1960 median, the demolition of some low-value structures, and the general increase in the price level since 1960.

Residential Building Activity

Trends. An estimated 6,350 housing units have been built in the Springfield SMSA since April 1960, or an average of 1,100 annually. About 1,025 of the total units constructed were in structures containing two or more units. Around 56 percent of the building activity was located within Springfield, which contained virtually all of the multifamily structures. The following table lists the volume of units authorized by building permits since 1960.

1/ Gross rent is shelter rent plus the cost of utilities.

Housing Units Authorized by Building Permits
Springfield, Missouri, SMSA
1960-1965

Year	Springfield Single-family	Springfield Multi-family a/	Springfield Total	Greene County outside Springfield
1960	509	72	581	NA
1961	446	173	619	NA
1962	416	156	572	NA
1963	470	152	622	NA
1964	482	138	620	660
1965	411	378	789	585

a/ Includes all units in structures containing two or more units.

Sources: Bureau of the Census, Construction Reports, C-40. Local building inspectors.

Since that part of the SMSA which is outside Springfield did not have a permit-issuing system until 1964, it is not possible to discuss factual year-to-year trends in building authorizations for the SMSA as a whole. However, from information gained from local sources, it appears that 1965 was the peak year of a gradual increase in construction activity which has taken place since 1960. The proportion contained in the portion of the SMSA outside Springfield has grown over the period and has helped edge total construction volume upward. Multifamily construction, which had been declining gradually from an annual maximum attained in 1961, surged in 1965 and was responsible for making the year a peak in housing unit construction, since single-family authorizations actually declined.

Units Under Construction. There are currently about 400 housing units under construction in the Springfield SMSA, about 330 of which are single-family structures. All of the 70 multifamily units being built are located in the city, as well as around 150 of the single-family units. The remainder of the SMSA accounts for the other 180 single-family units under construction.

Demolition. About 250 housing units have been demolished in the Springfield SMSA since April 1960, most of which were in the central city. Urban renewal activity is expected to contribute to an increase in the number of demolitions in future years. During the two-year forecast period, the demolition of about 500 units is expected.

Tenure of Occupancy

Owner-occupancy, which is relatively high in the Springfield SMSA, has been increasing since 1950 (see table VI). Currently, about 30,200 (68 percent) of the 44,300 occupied nonfarm housing units are owner-occupied, compared to 67 percent in April 1960 and 63 percent in April 1950. There has been a deceleration in the trend toward owner-occupancy in recent years, as reflected in the increased activity in multifamily construction.

Vacancy

Last Census. As of April 1960, there were about 1,750 vacant, available nonfarm housing units in the Springfield SMSA, equal to 4.3 percent of the available housing inventory (available vacant plus occupied units). As shown in table VI, about 720 of the available units were for sale, indicating a homeowner vacancy rate of 2.7 percent, and 1,030 were available for rent, for a renter vacancy rate of 7.5 percent. Of the available vacancies, 90 of the sales units and 340 of the rental units lacked adequate plumbing facilities.

Postal Vacancy Survey. A postal vacancy survey was conducted by the Springfield Post Office during January 1966. The survey covered a total of 42,900 possible deliveries, or about 90 percent of the current estimated SMSA total nonfarm housing inventory. Vacancies in residences, as reported by the survey, numbered about 1,350, or 3.6 percent of the total residences enumerated. Apartment vacancies totaled about 770, or 14.5 percent of the apartment units surveyed (see table VII).

It is important to note that the postal vacancy survey data are not entirely comparable with the data published by the Bureau of the Census because of differences in definition, area delineations, and methods of enumeration. The census reports units and vacancies by tenure, whereas the postal vacancy survey reports units and vacancies by type of structure. The Post Office Department defines a "residence" as a unit representing one stop for one delivery of mail (one mailbox). These are principally single-family homes but include row houses and some duplexes and structures with additional units created by conversion. An "apartment" is a unit on a stop where more than one delivery of mail is possible. Although the postal vacancy survey has obvious limitations, when used in conjunction with other vacancy indicators, the survey serves a valuable function in the derivation of estimates of local market conditions.

Current Estimate. There are currently about 2,100 available vacant housing units in the Springfield SMSA, for an over-all nonfarm available vacancy ratio of 4.5 percent. About 850 of the available vacancies are for sale only, representing a homeowner vacancy ratio of 2.7 percent, and the other 1,250 units are for rent, for a renter vacancy ratio of 8.1 percent. The number of sales vacancies is up slightly since April 1960, but the homeowner vacancy ratio is unchanged from that time (see table VI). Both the number of available rental units and the renter vacancy ratio are up since 1960, which is judged to be a reflection of the recent spurt in multifamily construction activity.

About 100 of the currently-available sales vacancies and around 350 of the rental vacancies are substandard in that they are not provided with all plumbing facilities.

The current number of sales and rental vacancies is judged to be somewhat above the number required for balanced sales and rental markets in a moderately-growing area like Springfield.

Sales Market

General Market Conditions. Additions to the inventory of sales houses have slightly outpaced demand for new sales units, as reflected in the modest upward movement in the number of available sales vacancies. Despite the moderate over-building, the market for new sales units appears to be sound, as reflected in relatively good absorption of speculatively-built units. It is judged that the successful marketing policies of the speculative builders (who abound in the Springfield SMSA), and the very ready availability of mortgage money for new houses, are factors partially responsible for the continued high rate of new sales housing construction despite the excess of sales vacancies. These conditions encourage the purchase of new housing in preference to older, existing units.

Major Subdivision Activity. There are a great many small subdivisions located throughout the Springfield SMSA, as indicated by the relatively large number of subdivisions tabulated in the FHA survey of unsold new houses (as discussed below). For many years the pattern of growth of the Springfield area has been toward the south and southeast, so that this area is the location of the greatest concentration of subdivision activity. The most active subdivisions have produced no more than about 50 units a year each.

Unsold Inventory of New Homes. The FHA surveys of house completions during 1963, 1964, and 1965, in subdivisions in which five or more units had been finished during the year, provide information on the absorption experience of new sales housing. The most recent survey, covering houses completed during 1965, included 49 subdivisions in which a total of about 670 houses had been finished during the year. The survey covered a large proportion of the sales housing construction activity, since the units enumerated amount to about two-thirds of the total number of single-family units authorized for construction in the SMSA during 1965. Of the units counted as 1965 completions, a high proportion (almost 590, or 87 percent) were reported as speculative construction (see table VIII). The houses built speculatively during 1965 seemed to meet with a good market, since only about 21 percent (120 units) of those enumerated were unsold at the end of the year, an average selling period of about two and one-half months. An additional 15 units were reported as completed and unsold for more than a year.

The situation existing at the end of 1965 represents some improvement over the preceding two years; 24 percent of the 1963 speculative completions and 30 percent of the 1964 completions were unsold at the end of those respective years. The most recent year also represents the apparent peak of an upward movement in speculative activity, both in absolute volume and as a proportion of total completions; 590 units were classified by the survey as speculative completions during 1965, or 87 percent of the total units enumerated, compared to 220 units (62 percent) and 470 units (80 percent), respectively, of the surveyed houses finished in 1963 and 1964. Part of the increased volume, however, apparently results from more complete subdivision coverage over the years; only 22 subdivisions were included in the survey of 1963 completions, which grew to 41 and 49 subdivisions, respectively, during the counts of 1964 and 1965 completions.

The median price of the sales units finished during the 1965 and included in the survey was about $17,950. Surveyed houses completed in 1963 and 1964 had median prices of around $17,250 and $17,450, respectively.

Rental Market

General Market Conditions. The Springfield SMSA rental market has been rather narrowly based and has had relatively slow growth in the number of renter households. The slow rate of renter household increase was caused by the shift to owner occupancy which has been under way for many years. Further, little absorptive potential for new rental-type housing has been apparent since 1950 as most growth in renter households has been accommodated through shifts of single-family housing from owner to renter occupancy.

Renter households have grown faster since 1960 than previously, and there has been a resurgence of interest in multifamily accommodations. The rate of construction of the last year, however, has more than saturated the rental market, and the most recently-completed apartment projects are filling rather slowly. Although the current moderate surplus of rental housing does not represent a serious imbalance, some reduction in vacancies appears to be desirable.

The Southwest Missouri State College (SMS) anticipates very rapid growth over the next two years, and cannot make adequate provision for student housing. SMS currently houses about 1,375 of its students in dormitory units, and facilities for 740 students are currently under construction. The college is desirous of dormitory facilities for another 1,000 to 1,200 students, but they probably will not be constructed in the immediate future.

The college has no housing for married-student households, and none is in planning; many rental units in the Springfield area are occupied by student households. SMS maintains listings of boarding houses and apartments which are approved by the college for occupancy by unmarried adult students. According to current regulations, unmarried students under age 25 are not allowed to live in off-campus apartments, but a lowering of this minimum age to 21 (at least on a trial basis) is being considered. SMS anticipates even more rapid growth in enrollment during the immediate future than the quick-paced rate of expansion that has prevailed since 1960. The new "G.I. Bill" is expected to result in substantial increments of older, ex-servicemen to the student population, many of whom will be married. Since the college presently cannot provide additional housing, the enrollment increases should provide important future support for the rental market of the Springfield area. However, commutation and parking problems probably will result in the concentration of most of such demand to areas within walking distance of the campus.

Rental Housing Under Construction. There are presently about 70 units of rental housing in various stages of completion in the SMSA; all are located in the central city. These units are in scattered locations across the city and are in small projects.

Urban Renewal

Springfield has one 180-acre urban renewal project under execution, the South Central A project (R-62). The general boundaries of the area are McDaniel Street on the north, Grand Street on the south, Kimbrough Street on the east, and Grant Avenue on the west. About 90 percent of the 180 acres is scheduled for residential re-use. The area, which is located in the south-central area of downtown Springfield, contains part of the central business district. Housing in the area is typical of such close-in areas; almost all is in older structures, occupied by renters for the most part. About 400 households are to be displaced from the area within the next two years. Springfield has applied for approval of three other urban renewal areas which contain a total of 360 acres.

Demand for Housing

Quantitative Demand

Demand for new housing over the January 1966-January 1968 forecast period is based on the projected level of household growth (1,025 annually), the number of housing units expected to be lost from the inventory through demolition, and an adjustment in the number of vacancies to bring about a more balanced demand-supply relationship. Consideration is given also to the current tenure composition of the inventory, and to the continued slow trend toward homeownership. After giving consideration to the foregoing factors, an average annual demand for about 1,050 new housing units is forecast for the next two years, including 850 sales units and 200 rental units, exclusive of public low-rent housing and rent-supplement accommodations.

The forecast demand is somewhat below the annual average number of new units authorized by building permits during the very active past two years (1,325 housing units), but is similar to the estimated annual average rate of construction since April 1960 (1,100 units). The anticipated rate of sales housing demand is below the annual average of about 1,075 single-family authorizations during 1964 and 1965, but is more similar to the estimated average annual number of new houses constructed during the post-census period (930 units). The expected demand for rental units, while below the average annual number of multifamily units authorized during the past two years (260 units), is slightly higher than the average annual construction rate (170 units) of rental housing which has prevailed since April 1960.

Although all housing in the SMSA has thus far been produced with market-rate financing, if below-market-interest-rate financing or assistance in land acquisition and cost are utilized, thereby reducing the minimum rents achievable, the demand for new privately-owned rental units could be increased by about 100 units a year, exclusive of public low-rent housing and rent-supplement accommodations. The provision of new privately-owned rental units in these lower rent ranges would accelerate the removal of the least desirable housing and thus result in an improvement in the housing available to moderate-income families.

Qualitative Demand

Sales Housing. Based on current family income, on typical ratios of income to purchase price, and on recent market experience, the annual demand for 850 sales units is expected to be distributed by sales price ranges as shown in the following table.

Estimated Annual Demand for New Sales Housing
Springfield, Missouri, SMSA
January 1966-January 1968

Sales price	Number of units
Under $14,000	90
$14,000 - 15,999	130
16,000 - 17,999	140
18,000 - 19,999	100
20,000 - 24,999	170
25,000 - 29,999	140
30,000 - 34,999	40
35,000 and over	40
Total	850

The foregoing distribution differs from that in table VIII, which reflects only selected subdivision experience during the years 1963, 1964, and 1965. It must be noted that the data in table VIII do not include new construction in subdivisions with less than five completions during the year, nor do they reflect individual or contract construction on scattered lots. It is likely that the more expensive housing construction, and some of the lower-value homes, are concentrated in the smaller building operations which are quite numerous. The preceding demand estimates reflect all home building and indicate a greater concentration is some price ranges than a subdivision survey would reveal.

Rental Housing. The monthly rental at which privately-owned net additions to the aggregate rental housing inventory might best be absorbed by the rental market are indicated for various size units in the table on the following page.

These net additions may be accomplished by either new construction or rehabilitation at the specified rentals with or without public benefits or assistance through subsidy, tax abatement, or aid in financing or land acquisition. The production of new units in higher rental ranges than indicated below may be justified if a competitive filtering of existing accommodations to lower ranges of rent can be anticipated as a result. With market-rate financing, the minimum achievable gross monthly rents in the Springfield SMSA are about $95 for one-bedroom units, $115 for two-bedroom units, and $130 for units with three bedrooms or more. The demand for efficiency-sized units in new structures is judged to be negligible in the Springfield area because of market customs and individual preferences.

The location factor is of especial importance in the provision of new units at the lower-rent levels. Families in this user group are not as mobile as those in other economic segments; they are less able or willing to break with established social, church, and neighborhood relationships, and proximity to place of work frequently is a governing consideration in the place of residence preferred by families in this group. Thus, the utilization of lower-priced land for new rental housing in outlying locations to achieve lower rents may be self-defeating unless the existence of a demand potential is clearly evident.

Estimated Annual Demand for New Rental Housing
Springfield, Missouri, SMSA
January 1966 to January 1968

	Size of unit		
Monthly gross rent[a/]	One bedroom	Two bedroom	Three or more bedroom
$ 75 and over	155	-	-
80 " "	140	-	-
85 " "	130	-	-
90 " "	125	110	-
95 " "	115	100	-
100 " "	100	90	35
105 " "	90	80	30
110 " "	80	75	30
115 " "	75	65	25
120 " "	70	50	20
125 " "	65	45	20
130 " "	50	40	15
135 " "	35	30	15
140 " "	20	25	15
150 " "	10	15	10
160 " "	-	10	5

a/ Gross rent is shelter rent plus the cost of utilities.

Note: The figures are cumulative, that is, the columns cannot be added vertically. For example, the demand for one-bedroom units at from $100 to $120 is 30 units (100 minus 70).

The preceding distribution of average annual demand for new apartments is based on projected tenant-family income, the size distribution of tenant households, and rent-paying propensities found to be typical in the area;

consideration is also given to the recent absorption experience of new rental housing. Thus, it represents a pattern for guidance in the production of rental housing predicated on foreseeable quantitative and qualitative considerations. Individual projects may differ from the general pattern in response to specific neighborhood or submarket requirements.

Table I

Trend of Civilian Work Force Components
Springfield, Missouri, SMSA
1960-1965

Item	Annual averages					
	1960	1961	1962	1963	1964	1965[a/]
Total civilian work force	50,730	51,910	52,890	52,160	53,300	54,770
Unemployed	2,300	3,200	2,920	2,460	2,000	2,120
Percent of work force	4.5%	6.2%	5.5%	4.7%	3.8%	3.9%
Total employment	48,430	48,710	49,970	49,700	51,300	52,650
Agricultural employment	2,770	2,720	2,720	2,600	2,490	2,260
Nonagricultural employment	45,660	45,990	47,250	47,100	48,810	50,390
Wage and salary	37,880	38,060	39,410	39,340	41,050	42,640
Other	7,780	7,930	7,840	7,760	7,760	7,750

a/ Preliminary.

Source: State of Missouri Department of Labor and Industrial Relations.

Table II

Nonagricultural Wage and Salary Employment
Springfield, Missouri, SMSA
1958-1965

Item	1958	1959	1960	1961	1962	1963	1964	1965a/
	Annual averages							
Nonag. wage and salary employment	34,230	36,390	37,880	38,060	39,410	39,340	41,050	42,640
Manufacturing	8,180	9,310	10,560	10,680	10,700	11,020	11,350	11,780
Durable goods	2,130	2,700	3,220	2,820	2,770	2,750	2,880	3,050
Lumber and wood products	150	150	180	120	130	100	170	200
Furniture	360	400	370	230	240	270	270	260
Stone	370	400	380	340	340	330	300	270
Nonelectrical machinery	350	750	1,410	1,290	1,280	1,290	1,420	1,590
Transportation equipment	900	1,000	880	840	780	760	720	730
Nondurable and all other	6,050	6,610	7,340	7,860	7,930	8,270	8,470	8,730
Food processing	2,740	2,940	2,890	3,430	3,260	3,360	3,400	3,470
Apparel	760	920	1,000	950	1,060	1,150	1,120	1,090
Paper and allied	c/	1,600	1,660	1,720	1,740	1,770	1,710	1,690
Printing and publishing	650	650	640	680	690	690	740	760
All other manufacturingb/	1,900	500	1,150	1,080	1,180	1,300	1,500	1,720
Nonmanufacturing	26,050	27,080	27,320	27,380	28,710	28,320	29,700	30,860
Construction	1,870	2,110	1,850	1,980	2,060	1,850	2,230	2,220
Transportation and utilitiesd/	4,480	4,590	4,580	4,410	4,410	4,370	4,510	5,050
Trade	8,950	9,840	10,110	10,170	10,340	10,140	10,460	10,550
Finance, insur., and real estate	1,170	1,070	1,180	1,400	1,450	1,430	1,600	1,650
Services	5,490	5,360	5,390	5,020	5,950	5,800	6,030	6,390
Government	4,020	4,050	4,160	4,240	4,310	4,570	4,680	4,850
Other nonmanufacturing	70	60	50	160	190	160	190	150

a/ Preliminary.
b/ Principally nondurables.
c/ Included in "All other manufacturing".
d/ Includes city utilities.

Source: State of Missouri Department of Labor and Industrial Relations.

Table III

Estimated Percentage Distribution of Nonfarm Families
By Annual Income
After the Deduction of Federal Income Tax
Springfield, Missouri, SMSA, 1966 and 1968

Family income	1966 All families	1966 Renter families	1968 All families	1968 Renter families
Under $2,000	10	16	9	15
$2,000 - 2,999	8	11	8	10
3,000 - 3,999	11	13	10	13
4,000 - 4,999	11	12	10	12
5,000 - 5,999	11	12	11	12
6,000 - 6,999	10	12	10	12
7,000 - 7,999	10	9	10	9
8,000 - 8,999	8	5	8	5
9,000 - 9,999	6	3	6	4
10,000 - 11,999	7	4	8	4
12,000 - 14,999	3	2	4	2
15,000 and over	5	1	6	2
Total	100	100	100	100
Median income	$5,875	$4,750	$6,200	$5,025

Source: Estimated by Housing Market Analyst.

Table IV

Nonfarm Population and Household Trends
Springfield, Missouri, SMSA
1950, 1960, and 1966

Area	Number of persons			Average annual change			
	April 1950	April 1960	January 1966	1950-1960 Number	1950-1960 Percent[a/]	1960-1966 Number[b/]	1960-1966 Percent[a/]
Springfield	66,731	95,865	106,500	2,914	3.7	1,850	1.9
Rest of SMSA	23,760	22,473	29,900	-129	-.1	1,300	5.0
Total SMSA	90,491	118,338	136,400	2,785	2.7	3,150	2.5

Area	Number of households			Average annual change			
	April 1950	April 1960	January 1966	1950-1960 Number	1950-1960 Percent[a/]	1960-1966 Number[b/]	1960-1966 Percent[a/]
Springfield	21,927	32,022	35,500	1,009	3.8	600	1.8
Rest of SMSA	6,980	6,588	8,800	-39	-.1	380	5.1
Total SMSA	28,907	38,610	44,300	970	2.9	990	2.4

a/ Derived through a formula designed to calculate the rate of change on a compound basis.
b/ Components may not add because of rounding.

Sources: 1950 and 1960 Censuses of Housing and Population.
1966 estimated by Housing Market Analyst.

Table V

Distribution of the Nonfarm Population by Age
Springfield, Missouri, SMSA
1950 and 1960

Age group	Number of persons April 1950	Number of persons April 1960	Change 1950-1960 Number	Change 1950-1960 Percent
Under 10	16,202	23,095	6,893	42.5
10 - 19	11,883	19,658	7,775	65.4
20 - 29	15,424	16,021	597	3.9
30 - 39	13,119	15,391	2,272	17.3
40 - 49	11,322	13,926	2,604	23.0
50 - 59	9,486	11,553	2,067	21.8
60 - 69	7,401	9,512	2,111	28.5
70 and over	5,654	9,182	3,528	62.4
Total	90,491	118,338	27,847	30.8
Median age	31.3	30.2		

Age group	Percentage distributions[a/] April 1950	Percentage distributions[a/] April 1960
Under 10	17.9	19.5
10 - 19	13.1	16.6
20 - 29	17.0	13.5
30 - 39	14.5	13.0
40 - 49	12.5	11.8
50 - 59	10.5	9.8
60 - 69	8.2	8.0
70 and over	6.2	7.8
Total	100.0	100.0

a/ Components may not add because of rounding.

Sources: 1950 and 1960 Censuses of Population.

Table VI

Components of the Nonfarm Housing Inventory
Springfield, Missouri, SMSA
1950, 1960, and 1966

Occupancy and tenure	Number of housing units April 1950	April 1960	Jan. 1966	Average annual changes 1950-1960 Number	Percent[a]	1960-1966 Number[b]	Percent[a]
Total housing inventory	30,402	41,466	47,600	1,106	3.1	1,075	2.4
Occupied housing units	28,907	38,610	44,300	970	2.9	990	2.4
Owner-occupied	18,220	25,930	30,200	771	3.5	740	2.7
Percent of total occupied	63.0%	67.2%	68.2%	-	-	-	-
Renter-occupied	10,687	12,680	14,100	199	1.8	250	1.9
Percent of total occupied	37.0%	32.8%	31.8%	-	-	-	-
Vacant housing units	1,495	2,856	3,300	136	6.5	80	2.6
Available vacant	622	1,749	2,100	113	10.4	60	3.2
For sale only	258	721	850	46	10.3	20	2.9
Homeowner vacancy rate	1.4%	2.7%	2.7%	-	-	-	-
For rent	364	1,028	1,250	67	10.4	40	3.5
Renter vacancy rate	3.3%	7.5%	8.1%	-	-	-	-
Other vacant	873	1,107	1,200	23	2.4	15	1.4

a/ Derived through the use of a formula designed to calculate the rate of change on a compound basis.
b/ Components may not add to totals because of rounding.

Sources: 1950 and 1960 Censuses of Housing.
1966 estimated by Housing Market Analyst.

Table VII

Springfield, Missouri, Area Postal Vacancy Survey

January 24, 1966

Postal area	Total residences and apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Residences: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	Apartments: Total possible deliveries	Vacant units: All	%	Used	New	Under const.	House trailers: Total possible deliveries	Vacant: No.	%
Springfield	42,904	2,105	4.9	1,675	430	394	37,629	1,339	3.6	1,139	200	324	5,275	766	14.5	536	230	70	785	32	4.1
Main Office	12,192	669	5.5	507	162	93	10,810	407	3.8	370	37	66	1,382	262	19.0	137	125	27	156	10	6.4
Stations:																					
Commercial	10,051	390	3.9	357	33	48	9,608	311	3.2	281	30	48	443	79	17.8	76	3	-	267	16	6.0
Glenstone	14,911	513	3.4	362	151	233	14,184	443	3.1	311	132	207	727	70	9.6	51	19	26	358	6	1.7
South Side	5,750	533	9.3	449	84	20	3,027	178	5.9	177	1	3	2,723	355	13.0	272	83	17	4	-	-

The survey covers dwelling units in residences, apartments, and house trailers, including military, institutional, public housing units, and units used only seasonally. The survey does not cover stores, offices, commercial hotels and motels, or dormitories; nor does it cover boarded-up residences or apartments that are not intended for occupancy.

The definitions of "residence" and "apartment" are those of the Post Office Department, i. e.: a residence represents one possible stop with one possible delivery on a carrier's route; an apartment represents one possible stop with more than one possible delivery.

Source: FHA postal vacancy survey conducted by collaborating postmaster(s).

Table VIII

Status of New House Completions in Selected Subdivisions[a]
Springfield, Missouri, SMSA
As of January 1964, January 1965, and January 1966

Sales price	Sold before construction start	Speculative construction: Sold	Unsold: Number	Unsold: Percent	Total	Total completions in year
	Houses completed in 1963; as of January 1, 1964					
Under $12,500	-	26	1	4	27	27
$12,500 - 14,999	39	34	7	17	41	80
15,000 - 17,499	14	45	22	33	67	81
17,500 - 19,999	21	37	16	30	53	74
20,000 - 24,999	23	27	7	21	34	57
25,000 - 29,999	20	-	-	-	-	20
30,000 and over	20	-	-	-	-	20
Total	137	169	53	24	222	359
	Houses completed in 1964; as of January 1, 1965					
Under $12,500	-	26	10	28	36	36
$12,500 - 14,999	13	68	20	23	88	101
15,000 - 17,499	33	87	41	32	128	161
17,500 - 19,999	18	61	39	39	100	118
20,000 - 24,999	18	72	22	23	94	112
25,000 - 29,999	9	14	2	12	16	25
30,000 and over	25	2	8	80	10	35
Total	116	330	142	30	472	588
	Houses completed in 1965; as of January 1, 1966					
Under $12,500	-	15	12	44	27	27
$12,500 - 14,999	1	86	26	23	112	113
15,000 - 17,499	3	137	31	18	168	171
17,500 - 19,999	11	98	26	21	124	135
20,000 - 24,999	28	90	19	17	109	137
25,000 - 29,999	28	34	9	21	43	71
30,000 and over	13	3	1	25	4	17
Total	84	463	124	21	587	671

a/ Selected subdivisions are those containing five or more completions during the year.

Sources: Annual Unsold Inventory Surveys conducted by the Kansas City, Missouri, FHA Insuring Office.