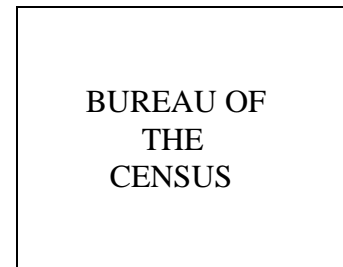


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**CENSUS BUREAU REPORTS ON RESIDENTIAL VACANCIES AND
HOMEOWNERSHIP**

National vacancy rates in the third quarter 2004 were 10.1 percent in rental housing and 1.7 percent in homeowner housing, the Department of Commerce's Census Bureau announced today. The Census Bureau said the rental vacancy rate was not different from the third quarter rate last year (9.9 percent) or the rate last quarter (10.2 percent). For homeowner vacancies, the current rate (1.7 percent) was lower than the rate a year ago (1.9 percent), but not different from the rate last quarter (1.7 percent). The homeownership rate (69.0 percent) for the current quarter was higher than the third quarter 2003 rate (68.4 percent) but not different from the rate last quarter (69.2 percent).

Table 1. **Rental and Homeowner Vacancy Rates for the United States: 1992 to 2004** (in percent)

Year	Rental vacancy rate				Homeowner vacancy rate			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2004....	10.4	10.2	10.1		1.7	1.7	1.7	
2003....	9.4	9.6	9.9	10.2	1.7	1.7	1.9	1.8
2002 ^a ..	9.1	8.4	9.0	9.3	1.7	1.7	1.7	1.7
2002....	9.1	8.5	9.1	9.4	1.7	1.7	1.7	1.7
2001....	8.2	8.3	8.4	8.8	1.5	1.8	1.9	1.8
2000....	7.9	8.0	8.2	7.8	1.6	1.5	1.6	1.6
1999....	8.2	8.1	8.2	7.9	1.8	1.6	1.6	1.6
1998....	7.7	8.0	8.2	7.8	1.7	1.7	1.7	1.8
1997....	7.5	7.9	7.9	7.7	1.7	1.6	1.5	1.7
1996....	7.9	7.8	8.0	7.7	1.6	1.5	1.7	1.7
1995....	7.4	7.7	7.7	7.7	1.5	1.6	1.5	1.6
1994....	7.5	7.4	7.2	7.4	1.4	1.4	1.4	1.6
1993 ^a	7.8	7.6	7.0	6.9	1.4	1.4	1.4	1.4
1993....	7.9	7.6	7.1	6.9	1.4	1.4	1.4	1.4
1992....	7.4	7.7	7.3	7.1	1.5	1.6	1.6	1.5

^aRevised in 2002 to incorporate information collected in Census 2000, and in 1993 to reflect the results of the 1990 decennial census.

NOTE: The estimates in this report are based on responses from a sample of the population. As with all surveys, estimates may vary from the actual values because of sampling variation or other factors. All comparisons made in this report have undergone statistical testing and are significant at the 90-percent confidence level unless otherwise noted. The data in this report are from the monthly samples of the Housing Vacancy Survey, which is a supplement to the Current Population Survey. The populations represented (the population universe) are all housing units (vacancy rates) and the civilian noninstitutional population of the United States (homeownership rate).

For rental housing, the vacancy rate was highest in central cities (10.8 percent), while rates outside metropolitan areas (MAs) (9.7 percent) and in the suburbs (9.5 percent) were not different from each other. When compared with their respective rates a year ago, the rental vacancy rates were higher in central cities, lower outside MAs, and not different in the suburbs.

The homeowner vacancy rate was lowest in the suburbs (1.4 percent), while rates in central cities (2.3 percent) and outside MAs (2.1 percent) were not different from each other. The homeowner vacancy rate in the suburbs was lower than one year ago, while rates in central cities and outside MAs were not different from their respective rates last year.

Among regions, the rate for rental vacancies was highest in the South and Midwest, 12.3 percent each, and lowest in the West, 7.7 percent and Northeast, 7.3 percent (although they were not different from each other). In the Midwest, the rental vacancy rate was higher than a year ago, while the rates in the other regions were unchanged from their corresponding rates last year.

Comparisons of the regional homeowner vacancy rates ran parallel to the regional rental vacancy rates, with highest rates in the Midwest (2.1 percent) and South (1.9 percent), although they were not different from each other, and lowest rates in the Northeast (1.2 percent) and West (1.4 percent), also not different from each other. When compared to third quarter 2003, the respective homeowner vacancy rates were higher in the Midwest, lower in the South and West, and, in the Northeast, not different from a year ago.

Table 2. **Rental and Homeowner Vacancy Rates by Area and Region:**
Third Quarter 2003 and 2004 (in percent)

Area/Region	Rental vacancy rates				Homeowner vacancy rates			
	Third Quarter 2003	Third Quarter 2004	90-Percent Confidence Interval (±) ^a		Third Quarter 2003	Third Quarter 2004	90-Percent Confidence Interval (±) ^a	
			of 2004 rate	of difference			of 2004 rate	of difference
United States.....	9.9	10.1	0.3	0.4	1.9	1.7	0.1	0.1
Inside MAs.....	9.7	10.2	0.3	0.5	1.8	1.6	0.1	0.1
In central cities..	10.2	10.8	0.5	0.6	2.2	2.3	0.2	0.3
Not in central cities (suburbs)..	9.2	9.5	0.5	0.7	1.6	1.4	0.1	0.1
Outside MAs.....	10.9	9.7	0.8	1.1	2.4	2.1	0.2	0.3
Northeast.....	6.6	7.3	0.6	0.8	1.4	1.2	0.2	0.3
Midwest.....	11.0	12.3	0.7	1.0	1.8	2.1	0.2	0.2
South.....	12.4	12.3	0.6	0.8	2.3	1.9	0.1	0.2
West.....	8.1	7.7	0.5	0.7	1.7	1.4	0.2	0.2

^aA 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval is, in relation to the size of the estimate, the less reliable the estimate. For more information, see page 10.

There were an estimated 122.4 million housing units in the United States in the third quarter 2004. Approximately 106.9 million housing units were occupied: 73.8 million by owners and 33.1 million by renters. While the number of owner-occupied units was higher than the third quarter 2003 estimate, the number of renter-occupied units was not different from a year ago. Of the 15.5 million vacant housing units, 11.8 million were for year-round use. Approximately 3.8 million of the year-round vacant units were for rent, 1.3 million were for sale only, and the remaining 6.7 million units were vacant for a variety of other reasons.

**Table 3. Estimates of the Total Housing Inventory for the United States:
Third Quarter 2003 and 2004**

(Estimates are in thousands and may not add to total, due to rounding)

Type	Third Quarter 2003	Third Quarter 2004	90-Percent Confidence Interval (±) ^a		Percent of total (2004)
			of 2004 estimate	of difference	
All housing units.....	121,030	122,373	353	501	100
Occupied.....	105,499	106,870	373	529	87
Owner.....	72,178	73,772	376	530	60
Renter.....	33,321	33,098	297	420	27
Vacant.....	15,531	15,503	215	304	13
Year-round.....	11,796	11,848	190	269	10
For rent.....	3,713	3,798	110	155	3
For sale only.....	1,411	1,321	65	94	1
Other.....	6,672	6,729	146	205	5
Seasonal.....	3,735	3,655	108	154	3

^aA 90-percent confidence interval is a measure of an estimate's variability. The larger the confidence interval is, in relation to the size of the estimate, the less reliable the estimate. For more information, see page 10.

NOTE: The Current Population Survey/Housing Vacancy Survey (CPS/HVS) estimates are now controlled to independent housing unit counts. This should make the CPS/HVS estimates of housing units more comparable to other Census Bureau housing surveys. Please see page 10 for additional information.

The homeownership rate (69.0 percent) for the current quarter was higher than the third quarter 2003 rate (68.4 percent), but not different from the rate last quarter (69.2 percent).

Table 4. **Homeownership Rates for the United States: 1980 to 2004** (in percent)

Year	Homeownership Rates ^a			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2004.....	68.6	69.2	69.0	
2003.....	68.0	68.0	68.4	68.6
2002 ^b	67.8	67.6	68.0	68.3
2002.....	67.8	67.6	68.0	68.3
2001.....	67.5	67.7	68.1	68.0
2000.....	67.1	67.2	67.7	67.5
1999.....	66.7	66.6	67.0	66.9
1998.....	65.9	66.0	66.8	66.4
1997.....	65.4	65.7	66.0	65.7
1996.....	65.1	65.4	65.6	65.4
1995.....	64.2	64.7	65.0	65.1
1994.....	63.8	63.8	64.1	64.2
1993 ^b	63.7	63.9	64.2	64.2
1993.....	64.2	64.4	64.7	64.6
1992.....	64.0	63.9	64.3	64.4
1991.....	63.9	63.9	64.2	64.2
1990.....	64.0	63.7	64.0	64.1
1989 ^c	63.9	63.8	64.1	63.8
1989.....	63.9	63.9	64.0	63.8
1988.....	63.7	63.7	64.0	63.8
1987.....	63.8	63.8	64.2	64.1
1986.....	63.6	63.8	63.8	63.9
1985.....	64.1	64.1	63.9	63.5
1984.....	64.6	64.6	64.6	64.1
1983.....	64.7	64.7	64.8	64.4
1982.....	64.8	64.9	64.9	64.5
1981.....	65.6	65.3	65.6	65.2
1980.....	65.5	65.5	65.8	65.5

^aStandard errors for quarterly homeownership rates for the United States generally are 0.2 percent.

^bRevised in 2002 to incorporate information collected in Census 2000, and in 1993 to reflect the results of the 1990 decennial census.

^cRevised to reflect edit changes implemented in 1990.

Table 4SA shows the seasonally adjusted homeownership rates for the United States from 1980 to the present. (Research has shown that seasonality for homeownership rates is present.) When adjusted for seasonality, the current homeownership rate at 68.9 percent was higher than 68.3 percent shown a year ago, but lower than the rate last quarter, 69.3 percent.

Table 4SA. **Homeownership Rates for the United States: 1980 to 2004**
Seasonally Adjusted (in percent)

Year	Homeownership Rates ^a (Seasonally Adjusted)			
	First Quarter	Second Quarter	Third Quarter	Fourth Quarter
2004.....	68.7	69.3	↓ 68.9	
2003.....	68.1	68.1	68.3	68.5
2002 ^b	67.9	67.7	67.9 ^d	68.2
2002.....	(NA)	(NA)	(NA)	(NA)
2001.....	67.6	67.8	67.9	67.9
2000.....	67.2	67.3	67.5	67.5
1999.....	66.8	66.7	66.8	66.9
1998.....	66.0	66.1	66.6	66.4
1997.....	65.5	65.8	65.8	65.7
1996.....	65.2	65.4	65.4	65.4
1995.....	64.4	64.8	64.8	65.1
1994.....	64.0	63.9	63.9	64.1
1993 ^b	63.8	64.0	64.0	64.1
1993.....	(NA)	(NA)	(NA)	(NA)
1992.....	64.1	64.0	64.1	64.3
1991.....	64.0	64.1	64.0	64.1
1990.....	64.1	63.9	63.8	64.0
1989 ^c	64.0	63.9	63.9	63.7
1989.....	(NA)	(NA)	(NA)	(NA)
1988.....	63.8	63.8	63.9	63.8
1987.....	63.9	63.9	64.1	64.1
1986.....	63.7	63.8	63.7	63.9
1985.....	64.1	64.1	63.8	63.6
1984.....	64.6	64.6	64.5	64.2
1983.....	64.7	64.7	64.6	64.5
1982.....	64.8	64.9	64.7	64.6
1981.....	65.6	65.4	65.4	65.3
1980.....	65.5	65.6	65.6	65.6

^aStandard errors for quarterly homeownership rates for the United States generally are 0.2 percent.

^bRevised in 2002 to incorporate information collected in Census 2000, and in 1993 to reflect the results of the 1990 decennial census.

^cRevised to reflect edit changes implemented in 1990.

^dRevised as a result of seasonality computation for this quarter.

(NA) Not Applicable; only the revised series for 1989, 1993, and 2002 were used in calculating the seasonality adjustment.

During the third quarter 2004, the homeownership rates by region were highest in the Midwest, 73.8 percent, followed by the South at 71.0 percent. The Northeast, 64.4 percent, and the West, 64.7 percent, had the lowest rates, although they were not different from each other. When compared with their respective rates a year ago, the homeownership rates for the South and West were higher, while those for the Northeast and Midwest did not change.

Table 5. Homeownership Rates for the United States and Regions: 2000 to 2004 (in percent)

Year/Quarter	Homeownership Rates ^a				
	United States	Northeast	Midwest	South	West
2004					
Third Quarter.....	69.0	64.4	73.8	71.0	64.7
Second Quarter.....	69.2	65.4	74.2	70.9	64.5
First Quarter.....	68.6	65.1	73.5	70.3	63.7
2003					
Fourth Quarter.....	68.6	64.7	73.5	70.5	63.8
Third Quarter.....	68.4	64.4	73.5	70.0	63.8
Second Quarter.....	68.0	64.2	72.8	69.9	63.2
First Quarter.....	68.0	64.2	72.9	69.9	62.8
2002 ^b					
Fourth Quarter.....	68.3	64.8	73.3	70.3	62.5
Third Quarter.....	68.0	64.6	73.2	69.5	62.7
Second Quarter.....	67.6	63.8	72.8	69.3	62.4
First Quarter.....	67.8	63.8	73.2	69.8	62.1
2002					
Fourth Quarter.....	68.3	64.9	73.3	70.3	62.6
Third Quarter.....	68.0	64.7	73.2	69.5	62.8
Second Quarter.....	67.6	63.9	72.8	69.3	62.4
First Quarter.....	67.8	63.9	73.1	69.9	62.2
2001					
Fourth Quarter.....	68.0	64.0	73.5	70.1	62.3
Third Quarter.....	68.1	64.1	72.9	70.1	63.1
Second Quarter.....	67.7	63.2	72.7	69.7	62.9
First Quarter.....	67.5	63.6	73.2	69.3	62.0
2000					
Fourth Quarter.....	67.5	63.2	73.1	69.8	61.6
Third Quarter.....	67.7	63.9	72.9	69.7	62.2
Second Quarter.....	67.2	63.4	72.2	69.2	61.9
First Quarter.....	67.1	63.3	72.2	69.5	61.3

^aStandard errors for quarterly homeownership rates by region generally are 0.3 percent.

^bRevised to incorporate information collected in Census 2000.

For third quarter 2004, the homeownership rates by age of householder ranged from 43.1 percent for those under 35 years of age to 81.8 percent for those 65 years and over. The rates for the age categories 45 to 54 years and 65 years and over were higher than their respective rates a year ago, while rates in the other age groups were not different from their corresponding rates last year.

Table 6. **Homeownership Rates by Age of Householder: 2000 to 2004** (in percent)

Year/Quarter	Homeownership Rates ^a					
	United States	Under 35 years	35 to 44 years	45 to 54 years	55 to 64 years	65 years and over
2004						
Third Quarter.....	69.0	43.1	68.6	77.4	81.2	81.8
Second Quarter....	69.2	43.6	69.4	77.0	82.4	81.1
First Quarter.....	68.6	42.3	68.8	77.0	81.7	80.7
2003						
Fourth Quarter....	68.6	42.7	69.0	77.2	81.3	80.8
Third Quarter.....	68.4	42.5	68.8	76.5	81.1	80.7
Second Quarter....	68.0	41.9	67.8	76.3	81.6	80.2
First Quarter.....	68.0	41.7	67.8	76.5	81.4	80.2
2002 ^b						
Fourth Quarter....	68.3	42.0	69.0	76.4	81.5	80.8
Third Quarter.....	68.0	41.5	68.6	76.4	81.3	80.4
Second Quarter....	67.6	40.8	68.2	76.3	80.8	80.1
First Quarter.....	67.8	41.0	68.6	76.0	80.9	80.9
2002						
Fourth Quarter....	68.3	42.0	69.0	76.4	81.5	80.8
Third Quarter.....	68.0	41.4	68.6	76.4	81.3	80.4
Second Quarter....	67.6	40.8	68.3	76.3	80.7	80.1
First Quarter.....	67.8	41.0	68.6	76.0	80.8	80.9
2001						
Fourth Quarter....	68.0	42.2	68.2	76.2	81.4	80.7
Third Quarter.....	68.1	41.6	68.6	77.1	81.6	80.3
Second Quarter....	67.7	40.8	68.1	77.2	81.5	79.7
First Quarter.....	67.5	40.4	68.1	76.5	80.8	80.7
2000						
Fourth Quarter.....	67.5	41.2	68.3	76.4	80.2	80.4
Third Quarter.....	67.7	41.1	68.4	76.8	80.1	80.7
Second Quarter....	67.2	40.2	67.5	76.7	80.3	80.3
First Quarter.....	67.1	40.5	67.3	76.0	80.8	80.1

^aStandard errors for quarterly homeownership rates by age of householder generally are 0.3 percent

^bRevised to incorporate information collected in Census 2000.

For the racial categories shown below, the homeownership rate for non-Hispanic White householders reporting a single race was highest (76.1 percent), while the category of single-race Black householders had the lowest rate (48.4 percent) in the current quarter. The rate for Hispanic householders (who can be of any race) at 48.7 percent was higher than a year ago. For All other races (58.6 percent), the rate was higher than last year, while the rates for the other race groups shown were not different from their respective rates a year ago.

Table 7. Homeownership Rates by Race and Ethnicity of Householder: 2002 to 2004 (in percent)

Year/Quarter	Homeownership Rates ^a				
	U.S.	Non-Hispanic White alone	Black Alone	All Other Races ^c	Hispanic (of any race)
2004					
Third Quarter.....	69.0	76.1	48.4 ^b	58.6	48.7
Second Quarter.....	69.2	76.2	49.7	58.7	47.4
First Quarter.....	68.6	75.5	49.3	58.2	47.3
2003					
Fourth Quarter.....	68.6	75.5	49.4	56.6*	47.7
Third Quarter.....	68.4	75.7	48.0	56.2*	46.1
Second Quarter.....	68.0	75.2	47.3	55.3*	46.2
First Quarter.....	68.0	75.0	47.7	55.7	46.7
		Non-Hispanic White	Black	Other Races ^d	
2002 ^e					
Fourth Quarter.....	68.3	75.0	47.7	55.2	48.3
Third Quarter.....	68.0	74.9	47.3	54.0	47.1
Second Quarter.....	67.6	74.5	46.5	55.3	46.1
First Quarter.....	67.8	74.6	48.2	53.5	46.4
2002					
Fourth Quarter.....	68.3	74.8	47.5	55.4	49.5
Third Quarter.....	68.0	74.6	47.1	54.1	48.3
Second Quarter.....	67.6	74.2	46.3	55.4	47.2
First Quarter.....	67.8	74.3	48.0	53.7	47.6

*Revised 4/22/04.

^aStandard errors for quarterly homeownership rates by race and ethnicity of householder generally are 0.2 percent for non-Hispanic White (single race) householders, 0.5 percent for Black (single race) householders, 0.7 percent for All other race householders, and 0.6 percent for Hispanic householders.

^bThe homeownership rate for third quarter 2004 for householders who reported the single race of Black or Black in a combination of races was 48.2 percent, compared with a rate of 48.4 percent for those who reported only Black.

^cIncludes people who reported Asian, Native Hawaiian or Other Pacific Islander, or American Indian or Alaska Native regardless of whether they reported any other race, as well as all other combinations of two or more races.

^dIncludes people who reported Asian, Native Hawaiian or Other Pacific Islander, or American Indian or Alaska Native.

^eRevised to incorporate information collected in Census 2000.

NOTE: Beginning in 2003, the question on race on the CPS was modified to comply with the revised standards for federal statistical agencies. Respondents may now report more than one race, but small sample sizes preclude showing all race categories. The question on Hispanic origin is asked separately, and is asked before the question on race. For further information on each major race group and the Two or More Races populations, see reports from the Census 2000 Brief series (C2KBR/01), available on the Census 2000 Web site at <http://www.census.gov/population/www/cen2000/briefs.htm>

In third quarter 2004, the homeownership rate for households with family incomes greater than or equal to the median family income (84.0 percent) was not different from the rate reported last year. For those with incomes less than the median (52.7 percent), the rate was higher than a year ago.

Table 8. Homeownership Rates by Family Income: 2000 to 2004 (in percent)

Homeownership Rates ^a			
Year/Quarter	United States	Households with family income greater than or equal to the median family income ^b	Households with family income less than the median family income
2004			
Third Quarter.....	69.0	84.0	52.7
Second Quarter.....	69.2	83.9	53.1
First Quarter.....	68.6	83.8	51.5
2003			
Fourth Quarter.....	68.6	83.6	52.1
Third Quarter.....	68.4	83.7	52.1
Second Quarter.....	68.0	83.6	51.6
First Quarter.....	68.0	83.3	51.3
2002 ^c			
Fourth Quarter.....	68.3	83.2	52.4
Third Quarter.....	68.0	83.0	51.9
Second Quarter.....	67.6	82.2	51.5
First Quarter.....	67.8	82.0	52.4
2002			
Fourth Quarter.....	68.3	83.3	52.4
Third Quarter.....	68.0	83.0	51.9
Second Quarter.....	67.6	82.3	51.5
First Quarter.....	67.8	82.1	52.3
2001			
Fourth Quarter.....	68.0	82.2	53.0
Third Quarter.....	68.1	82.2	52.6
Second Quarter.....	67.7	82.0	51.7
First Quarter.....	67.5	81.7	51.6
2000			
Fourth Quarter.....	67.5	81.6	51.8
Third Quarter.....	67.7	81.7	52.2
Second Quarter.....	67.2	81.8	50.8
First Quarter.....	67.1	81.4	51.4

^aStandard errors for quarterly homeownership rates by family income generally are 0.2 percent.

^bBased on families or primary individuals reporting income.

^cRevised to incorporate information collected in Census 2000.

Note: This press release, along with more detailed data, is available on the Internet. Our Internet address is: www.census.gov/hhes/www/hvs.html

The estimates in this release are based on a sample survey and therefore are subject to both sampling and non-sampling error. Sampling error is a result of not surveying the entire population. Non-sampling error occurs because accurate information cannot always be obtained.

The sample estimate and its standard error enable one to construct a confidence interval. A confidence interval is a measure of an estimate's variability. The larger a confidence interval is in relation to the size of the estimate, the less reliable the estimate. For example, the standard error on the estimated rental vacancy rate of 10.1 percent is 0.2 percentage points. Then the 90-percent confidence interval is calculated as 10.1 percent \pm (1.645 x 0.2), or 10.1 percent \pm 0.3, or from 9.8 percent to 10.4 percent. If all possible samples were surveyed under essentially the same general conditions and the same sample design, and an estimate calculated from each sample, then 90 percent of the estimates would fall within the 90 percent confidence interval, in this case, from 9.8 percent to 10.4 percent.

Beginning with first quarter 2003, population controls that reflect the results of Census 2000 are used in the CPS/HVS estimation process. As a final additional step in the process, the estimates are controlled to independent housing counts used for the first time in order to produce a more accurate estimate of housing units. This new procedure should make the CPS/HVS estimates of housing units more consistent with other Census Bureau housing surveys. The new housing controls affect the estimate of vacant units in the sense that the estimates of total occupied and vacant units sum to the new control total. Vacancy *rates* and homeownership *rates* are not affected by this change.

The CPS/HVS also began computing first-stage factors (used for weighting purposes) based on year-round and seasonal counts of housing units from Census 2000 for the first quarter 2003. From 1980 to 2002, the CPS/HVS first-stage factors were based on year-round estimates only. The effect on the data is slight and the change should improve the counts of year-round and seasonal units. For more information on the effects of these changes, please see Source and Accuracy Statement at www.census.gov/hhes/www/hvs.html.

The question on race on the CPS was modified beginning in the first quarter 2003 to comply with new standards for federal statistical agencies. Respondents may now report more than one race. The question on Hispanic origin is asked separately, and is asked before the question on race.

First stage factors for year-round vacant units have been corrected as of the second quarter 2004. Research has shown that this correction had no significant effect on the vacancy rates or homeownership rates.