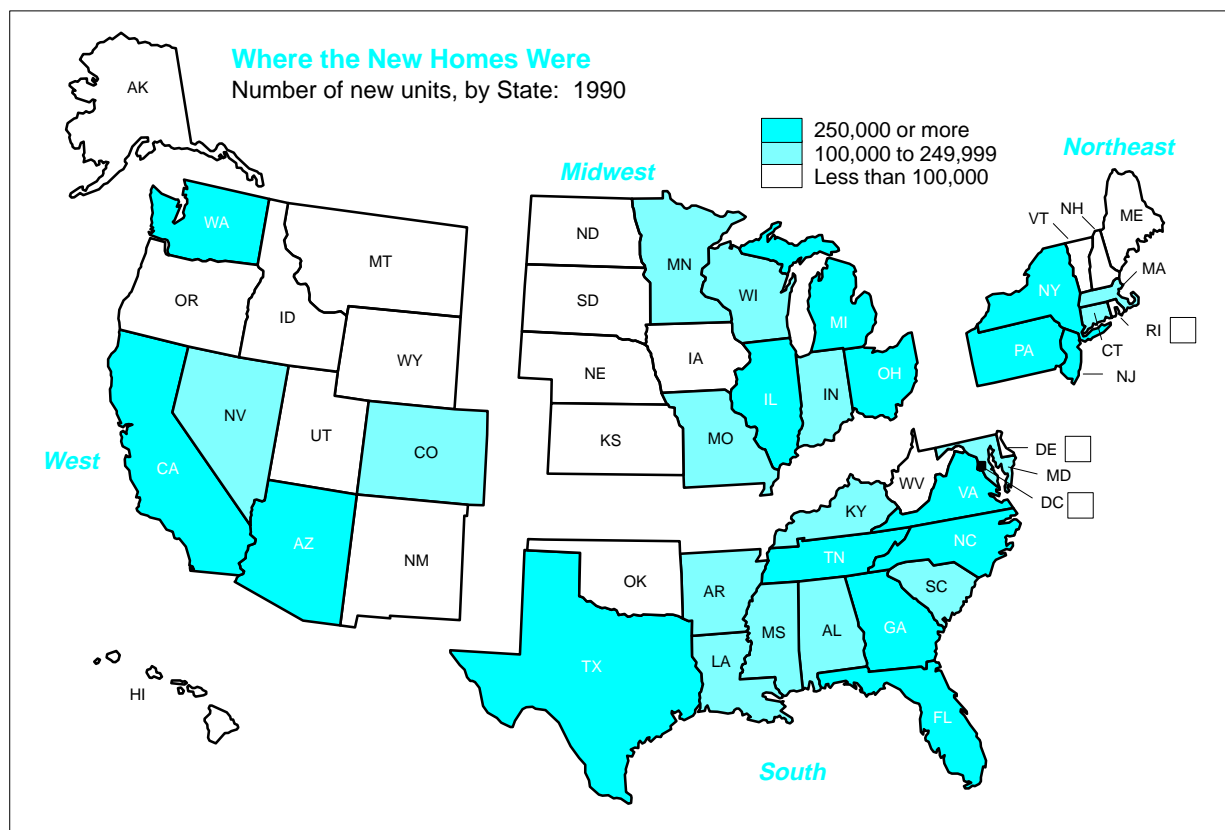


# Bureau of the Census

# Statistical Brief

## New Homes



On April 1, 1990 (Census Day), there was a 1-in-9 chance your home was “new” — that is, one of the 11.2 million that had been built after 1984.

America’s newly constructed homes are the focus of this Brief. Using data collected in the Census of Population



SB/94-14  
Issued July 1994

U.S. Department of Commerce  
Economics and Statistics Administration  
BUREAU OF THE CENSUS

and Housing, it examines the characteristics of these units and their occupants in 1990 and how these characteristics differed from those of all homes. Where these new homes were located, their affordability, and type are among the topics covered, as are the age and income levels of their occupants. Various changes since 1980 are investigated too. (The 1980 census defined new homes as year-round units that had been built in 1975 or later, up to March 1980.)

### The South had more new homes than any other region.

The South had almost 5 million new housing units in 1990 — 44 percent of the Nation’s total. Four

Southern States — Florida, Texas, Georgia, and North Carolina — were ranked in the numerical top five, with more than 400,000 new units each.

The West was a distant second, with about one-quarter of the Nation’s new homes. Two-thirds of them were located in either California (the national leader, with 1.5 million) or Arizona.

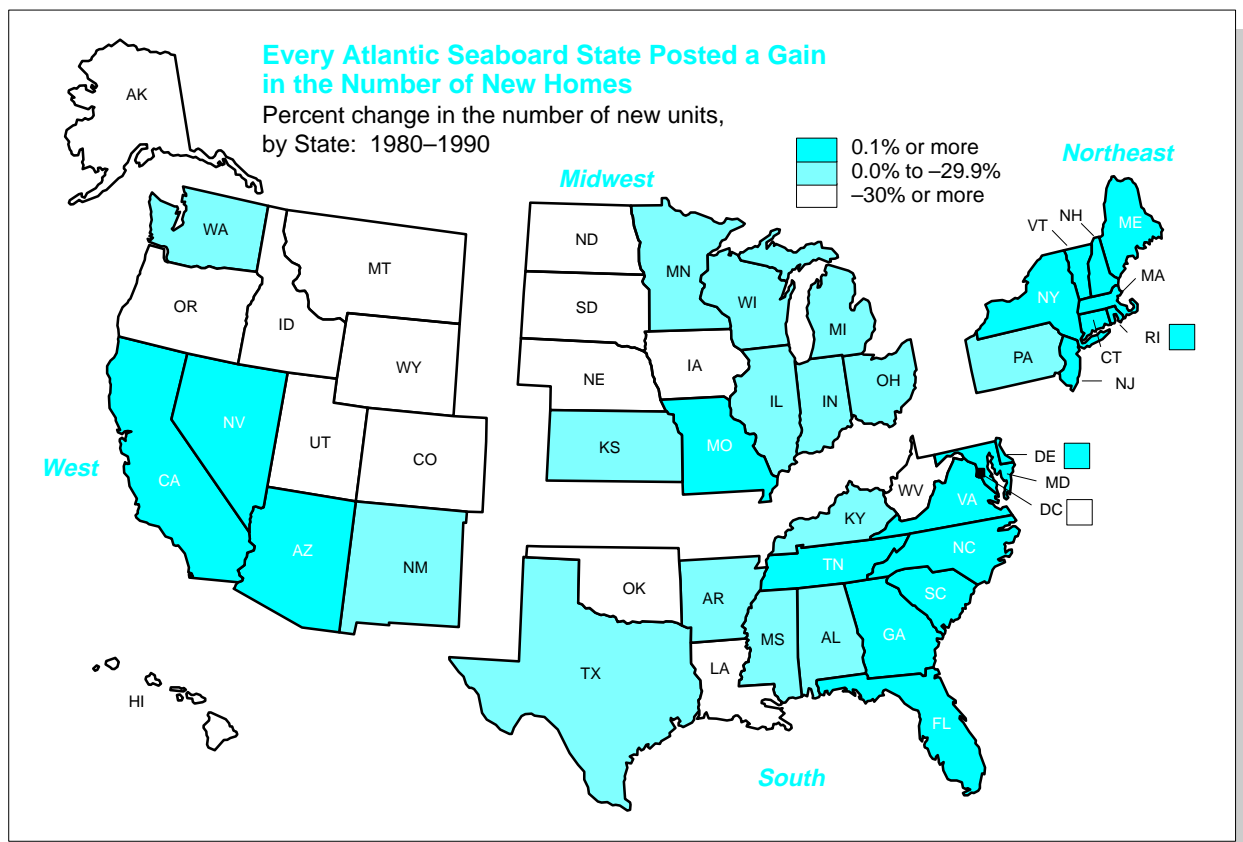
Another 17 percent of all new units were located in the Midwest. Only one State there, Michigan, made the numerical top 10.

The Northeast had fewer new homes than any other region. Its 1.6 million (14 percent) were

## State and Regional Rankings by New Homes: 1990 and 1980

	New Homes: 1990				New Homes: 1980				1980-90 percent change
	Number	Rank	Percent of all units	Rank	Number	Rank	Percent of all units	Rank	
<b>United States</b>	<b>11,193,801</b>		<b>10.9%</b>		<b>11,396,168</b>		<b>13.1%</b>		<b>-1.8%</b>
Alabama	214,372	19	12.8%	16	224,410	18	15.5%	19	-4.5%
Alaska	31,161	45	13.4%	12	48,745	44	31.6%	1	-36.1%
Arizona	326,719	9	19.7%	2	268,081	13	25.0%	4	21.9%
Arkansas	120,192	30	12.0%	20	141,854	28	16.0%	17	-15.3%
California	1,537,943	1	13.8%	11	1,323,013	1	14.3%	27	16.3%
Colorado	146,245	25	9.9%	27	230,035	16	19.7%	11	-36.4%
Connecticut	126,994	27	9.6%	28	88,834	37	7.8%	46	43.0%
Delaware	43,209	40	14.9%	9	25,554	49	11.1%	39	69.1%
District of Columbia	6,380	51	2.3%	51	9,351	51	3.4%	51	-31.8%
Florida	1,130,062	2	18.5%	4	866,336	3	20.3%	8	30.4%
Georgia	497,994	4	18.9%	3	291,820	12	14.5%	26	70.7%
Hawaii	41,910	41	10.8%	23	61,786	40	18.6%	14	-32.2%
Idaho	30,715	46	7.4%	39	82,640	38	23.0%	5	-62.8%
Illinois	292,373	12	6.5%	44	409,368	4	9.5%	43	-28.6%
Indiana	179,289	22	8.0%	34	220,048	19	10.7%	41	-18.5%
Iowa	48,716	39	4.3%	50	130,829	31	11.7%	36	-62.8%
Kansas	86,579	34	8.3%	31	120,411	32	12.7%	32	-28.1%
Kentucky	157,191	23	10.4%	25	193,615	24	14.3%	27	-18.8%
Louisiana	133,010	26	7.8%	37	250,776	15	16.3%	16	-47.0%
Maine	74,859	36	12.8%	16	50,199	42	11.7%	36	49.1%
Maryland	245,713	16	13.0%	14	170,110	27	11.0%	40	44.4%
Massachusetts	204,718	20	8.3%	31	131,728	30	6.2%	49	55.4%
Michigan	307,599	10	8.0%	34	350,606	7	10.2%	42	-12.3%
Minnesota	189,974	21	10.3%	26	203,509	22	13.3%	30	-6.7%
Mississippi	123,202	29	12.2%	19	133,725	29	14.8%	24	-7.9%
Missouri	229,831	17	10.5%	24	225,900	17	11.5%	38	1.7%
Montana	23,450	47	6.5%	44	55,924	41	17.8%	15	-58.1%
Nebraska	39,797	42	6.0%	47	76,003	39	12.3%	34	-47.6%
Nevada	125,593	28	24.2%	1	104,954	34	31.1%	2	19.7%
New Hampshire	87,665	33	17.4%	5	46,611	46	13.4%	29	88.1%
New Jersey	274,298	14	8.9%	30	193,721	23	7.2%	48	41.6%
New Mexico	84,385	35	13.4%	12	101,553	35	20.6%	7	-16.9%
New York	399,934	6	5.5%	48	316,477	10	4.7%	50	26.4%
North Carolina	454,568	5	16.1%	6	325,614	9	14.6%	25	39.6%
North Dakota	17,319	49	6.3%	46	47,239	45	18.7%	13	-63.3%
Ohio	294,708	11	6.7%	42	383,074	5	9.4%	44	-23.1%
Oklahoma	98,438	31	7.0%	40	190,245	25	15.5%	19	-48.3%
Oregon	93,963	32	7.9%	36	209,381	21	19.5%	12	-55.1%
Pennsylvania	345,892	8	7.0%	40	357,566	6	7.9%	45	-3.3%
Rhode Island	37,657	43	9.1%	29	27,657	48	7.6%	47	36.2%
South Carolina	221,730	18	15.6%	8	178,752	26	15.9%	18	24.0%
South Dakota	19,517	48	6.7%	42	41,097	47	15.2%	21	-52.5%
Tennessee	283,368	13	14.0%	10	263,265	14	15.2%	21	7.6%
Texas	786,187	3	11.2%	21	1,095,498	2	20.0%	9	-28.2%
Utah	65,648	37	11.0%	22	110,524	33	23.0%	5	-40.6%
Vermont	35,325	44	13.0%	14	23,684	50	12.1%	35	49.2%
Virginia	394,575	7	15.8%	7	301,205	11	15.1%	23	31.0%
Washington	251,208	15	12.4%	18	329,504	8	20.0%	9	-23.8%
West Virginia	64,173	38	8.2%	33	97,431	36	13.2%	31	-34.1%
Wisconsin	156,969	24	7.6%	38	217,102	20	12.4%	33	-27.7%
Wyoming	10,484	50	5.2%	49	48,804	43	26.8%	3	-78.5%
<b>Regions</b>									
Northeast	1,587,342	4	7.6%	3	1,236,477	4	6.7%	4	28.4%
Midwest	1,862,671	3	7.6%	3	2,425,186	3	10.9%	3	-23.2%
South	4,974,364	1	13.8%	1	4,759,561	1	16.4%	2	4.5%
West	2,769,424	2	13.3%	2	2,974,944	2	17.7%	1	-6.9%

In 1990, five States — Arizona, Florida, Georgia, North Carolina, and Virginia — made the top ten in both number and percent of all units. On the other end of the spectrum, six others — the District of Columbia, Montana, Nebraska, North Dakota, South Dakota, and Wyoming — were ranked in the bottom ten in both categories.



barely more than California alone had. Nearly half of the region's new homes were located in either New York or Pennsylvania.

#### In many Southern and Western States, a large share of all homes were new.

Nationally, about 11 percent of all homes were new. Twenty-two States exceeded the national average; of these, all were located in either the South or the West except for three New England States (Maine, New Hampshire, and Vermont). Nevada, at 24 percent, led the way, with Arizona, Georgia, and Florida not too far behind.

At the other end of the spectrum were Iowa and the District of Columbia, where fewer than 5 percent of homes were new.

#### Nationwide, new construction declined slightly.

The United States had about 200,000 fewer new homes in 1990 than it did a decade earlier. Some

parts of the country, however, fared better than others:

- The *Northeast* had far and away the best showing. Every State there except Pennsylvania posted a gain in the number of new homes, with New Hampshire (88 percent) recording the Nation's largest percentage increase. (See the map above and the table on page 2.)

- Thanks to large increases in all its States along the Atlantic seaboard, the *South* also had more new homes in 1990 than in 1980. Georgia, with a 71 percent jump, led the region.

- The *West*, despite gains in Arizona, Nevada, and California, suffered a modest decline. It was home to the State with the Nation's steepest drop — Wyoming, where the number of new homes plunged 79 percent.

- While the West's drop was modest, the *Midwest's* was sharp, as only Missouri showed an increase.

#### A sluggish economy slows new construction.

Sixteen States saw their supply of new units drop drastically (30 percent or more) between 1980 and 1990 (see map above). Tough economic times were generally the rule in these States, as:

- Thirteen of them saw their real median household income either remain stagnant or decline.

- Fourteen suffered a drop in real home value.

#### Homeownership rate for new homes fell between 1980 and 1990.

In 1980, the homeownership rate for new homes (71 percent) was quite a bit higher than the rate for all occupied units (64 percent). But while the rate for all units remained practically steady between 1980 and 1990, it plunged for new units, leaving them with a rate only slightly higher than that for all homes (65 percent versus 64 percent).

**Residents of new units were less likely to live in single-family homes ...**

While 86 percent of all owners lived in a single-family home in 1990, only 79 percent of new homeowners did. For renters, the corresponding figures were 30 percent and 21 percent, respectively.

**... and more apt to dwell in mobile homes.**

New home households were much likelier than average to live in a mobile home (12 percent compared with 7 percent).

**New housing was expensive.**

Selected monthly owner costs include mortgage payments, real estate taxes, property insurance, and utilities and fuels. For owners living in new *specified* units, these median costs totaled \$1,012 (for units with a mortgage) and \$224 (for units without a mortgage). Owners in all specified units paid less — \$736 and \$209, respectively. (Among owners, specified units were single-family houses on a property of less than 10 acres with no business or commercial establishment.)

Renters followed the same pattern. Gross rent was much higher for those in new *specified* units than for

those in all specified units (\$541 versus \$447). (For renters, specified units were all except single-family houses on places of 10 acres or more.)

The difference in median home value was also quite sharp — \$119,300 for new specified units, \$77,900 for all specified units.

**Households living in new homes had higher incomes.**

In 1989, households living in new units had a median income of \$36,324, quite a bit higher than the \$29,642 for all households. But due to their higher home values and owner costs, new specified home owners paid a higher median percentage of their income for housing than all specified home owners (23 percent compared with 18 percent). However, both groups of renters spent the same median percentage of their income on gross rent (26 percent).

**New home householders were younger.**

Householders who lived in new homes in 1990 were younger than the norm for everyone (a median of 38 years compared with 46 years). This reflects the fact that new units had a larger proportion of householders who were under

age 35 (42 percent versus 27 percent) and a smaller percentage who were elderly (10 percent compared with 22 percent).

**Married couples were even more predominant in new homes.**

New home households were likelier than all households to contain a married couple (62 percent versus 56 percent) and less apt to be headed by a woman without a spouse present (22 percent compared with 29 percent). At the same time, it was more common for new home households to contain a family (73 percent versus 70 percent), less common to be comprised of only one person (20 percent versus 25 percent).

**More information:**

Detailed data on new homes and their occupants (by State and metropolitan area) are available from *Subject Summary Tape File 9 (Housing Characteristics of New Units)*. SSTF 9 now comes on computer tape. It will soon be available on CD-ROM.

A printed report, *Metropolitan Housing Characteristics*, Series 1990 CH-3-1, has national-level data for new units within metro areas. Call Customer Services (301-763-4100) for more information on 1990 census products.

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*This Brief is one of a series that presents information of current interest. It examines data from the 1990 Census and previous censuses. A complete description of statistical quality and limitations is included in the SSTF 9 technical documentation.*

