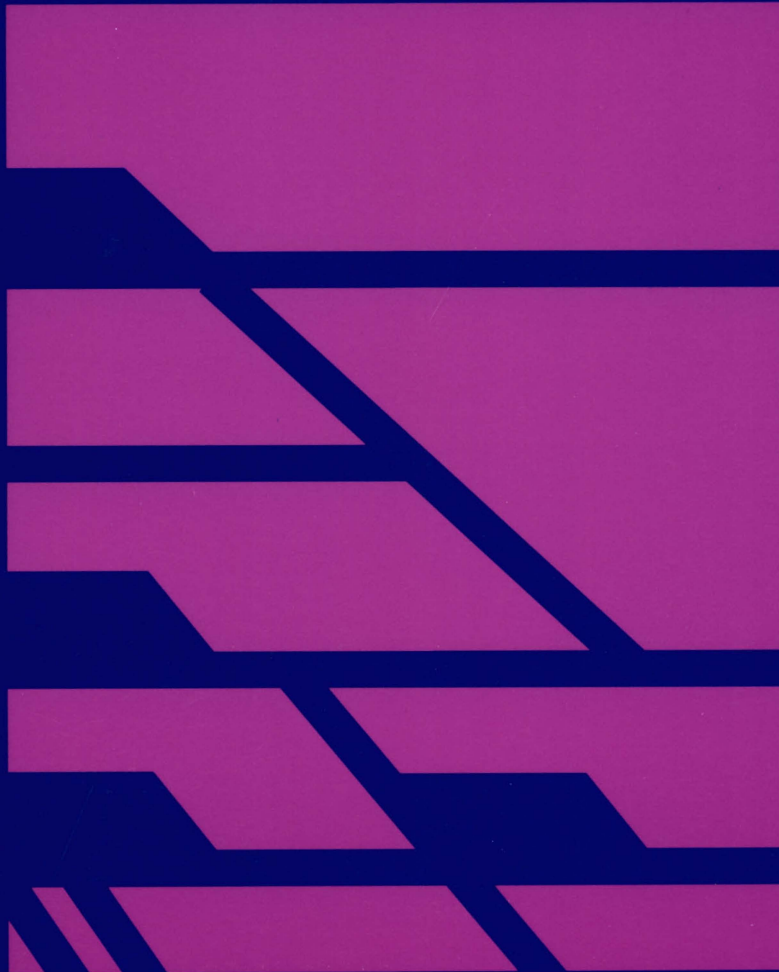


H121-87-1

**Housing Characteristics
of Selected Races and
Hispanic-Origin Households
in the United States: 1987**



A Chart Book



by
Jeanne M. Woodward
and Lily C. Wong

U.S. Department
of Housing and Urban
Development
OFFICE OF POLICY
DEVELOPMENT AND RESEARCH

U.S. Department
of Commerce
BUREAU OF
THE CENSUS

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**U.S. Department of Housing
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**OFFICE OF POLICY
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John C. Weicher, Assistant Secretary
**Susan E. Woodward, Deputy Assistant
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U.S. Department of Commerce
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Barbara Everitt Bryant,
Director

C. L. Kincannon,
Deputy Director

William P. Butz,
Associate Director for
Demographic Programs

Roger Herriot,
Senior Demographic
and Housing Analyst

Daniel H. Weinberg,
Chief, Housing and Household
Economic Statistics Division

**U.S. Department of
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Introduction

This report presents a statistical overview of the current housing conditions of selected races: White; Black; American Indian, Eskimo, or Aleut; and Asian or Pacific Islander households. Data are also shown for Hispanic-origin households.

Generally, the report is based on data collected from the American Housing Survey (AHS) for the United States in 1987, a biennial national sample survey of approximately 55,800 housing units conducted by the Bureau of the Census for the Department of Housing and Urban Development. Also, comparable data from the 1985 AHS are included. Since the AHS does not obtain data on the individual groups comprising the Asian or Pacific Islander and the Hispanic-origin populations, data from the 1980 Public-Use Microdata Sample, a 1-percent sample of the United States population as enumerated in the 1980 Census, are included in this publication. These data may aid users in understanding the diversity of the various components of these populations. Since there are differences among the individual groups, caution should be exercised when interpreting 1985 and 1987 aggregate data for these populations.

The AHS gathers information on the characteristics of households, housing

units, and neighborhoods. The same data are collected from all types of households. A facsimile of the AHS questionnaire, definitions and explanations of subject characteristics used, and a description of the source and accuracy of the sample estimates, are included in the *American Housing Survey for the United States in 1987* (Current Housing Reports, Series H-150-87, issued December 1989).

Classifications of race and Hispanic (Spanish) origin in the AHS publications refer to the race and Hispanic origin of the householder occupying the unit. Information on race and Hispanic origin are asked of all persons and collected through separate questions in the AHS. Persons have the opportunity to indicate their race as White; Black; American Indian, Eskimo, or Aleut; or Asian or Pacific Islander, and if they are of Hispanic origin or descent. Since data on Hispanic-origin persons are collected separately from race, persons of Hispanic origin may be of any race. Both of these items are based on self-identification, providing respondents the opportunity to report the groups with which they most closely identify. The concept of race as used by the Census Bureau does not denote any clear-cut scientific definition of biological stock.

This report presents a wide range of demographic, economic, and housing characteristics for total, White, and Black households, as well as Hispanic-origin households for 1985 and 1987. For a limited number of these characteristics, data are also provided for Asian or Pacific Islander and American Indian, Eskimo, or Aleut households. Data for American Indian, Eskimo, or Aleut households are only shown for 1987 since additional sample units in rural areas were interviewed that year, thus providing a reliable sample for this race group which is housed principally in rural areas. Data from the 1985 AHS for this group are not shown because of insufficient sample size. This is the first time data from the AHS for the Asian or Pacific Islander and American Indian, Eskimo, or Aleut households have been issued in print by the Census Bureau.

The following charts with their accompanying commentary summarize important similarities as well as differences evident among the various racial groups and Hispanic-origin households on characteristics relating to the socio-economic status of the household, physical condition of the housing unit, and the affordability of housing in relation to family income. Data are presented separately by tenure since the housing conditions of owners and renters in America are often quite different.

Highlights

Patterns of Distribution and Growth

The Nation's households reached 90.9 million in 1987, a net increase of 2.5 million since 1985. Eighty-six (± 0.3) percent of the households had a White householder.

The number of Asian or Pacific Islander households increased 16 percent between 1985 and 1987. The large influx of Asian or Pacific Islander immigrants since 1980 may be one factor accounting for the substantial increase in Asian or Pacific Islander households.

In 1987, the Western United States was home for more than half of all Asian or Pacific Islander households, as well as American Indian, Eskimo, or Aleut households.

Our Nation's metropolitan areas were home to the majority of White, Black, and Asian or Pacific Islander households while a substantial proportion of American Indian, Eskimo, and Aleut households were located in nonmetropolitan areas.

Homeownership was far more common among White householders than for other racial groups.

Half of all Black householders in the South owned their homes.

More than half of American Indian, Eskimo, or Aleut householders were owners in the West.

Half of all Black owners lived in central cities.

Social Characteristics

In 1987, the majority of Hispanic-origin owners and renters had their own children under 18 years of age living at home.

Homeownership rates increased with age for White, Black, and Hispanic-origin householders.

The predominant household type for Black owners was the married-couple family whereas other female householders were predominant among Black renters.

Renters were about 4 times as likely as owners to move.

Physical Characteristics of Housing Units

In 1987, Blacks were more likely than Whites to live in older units, whether owned or rented.

For both owned and rented units, the proportion of Hispanic-origin households with 1.01 or more persons per room was higher than comparable proportion for White households.

A larger proportion of households living in the South than the other three regions did not use centralized permanently installed equipment as their main source of heat.

In the Northeast, room units were more widely used than central air-conditioning.

Regardless of the race of the householder, more owned units than rented units were equipped with more than one complete bathroom, and they also had a telephone available for use.

Financial Characteristics of the Housing Inventory

The real median family income of White and Asian or Pacific Islander owners increased significantly between 1985 and 1987.

In 1987, the median income levels of Black and American Indian, Eskimo, or Aleut families who owned their homes were below those of all families.

The most expensive homes in the Nation were found in the Northeast and West.

Asian or Pacific Islander homeowners had residences with a much higher median value than all U. S. homeowners.

Half of Hispanic-origin renters paid 30 percent or more of total family income on housing, including 26 percent with housing costs of 50 percent or more.

About one-half of all low-income Black renters lived in public or subsidized housing.

Selected Characteristics of Detailed Race Groups and Hispanic-Origin Households, by Type: 1980

Asian or Pacific Islander Groups

In 1980, the housing characteristics of Asian or Pacific Islander households were as diverse as the groups comprising this population.

The 1980 census counted 1.1 million Asian or Pacific Islander households; Japanese and Chinese households each accounted for about a quarter of these households.

Approximately 70 percent of Asian or Pacific Islander homeowners were Japanese, Chinese, or Filipino in 1980.

Hawaiian and Japanese owners with mortgages paid the lowest monthly housing costs among the Asian or Pacific Islander groups in 1980.

Hispanic Origin by Type

In 1980, Mexican-origin households accounted for 60 percent of the Hispanic owners and half of the Hispanic renters.

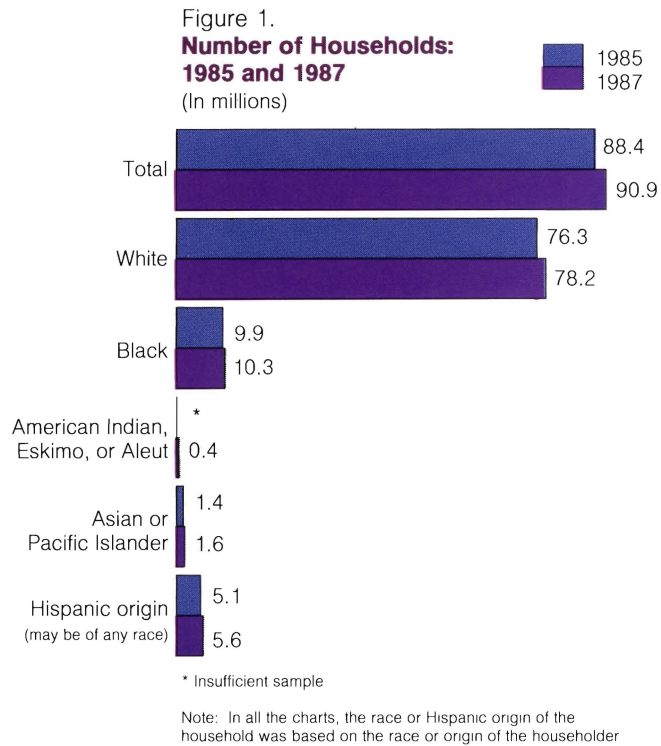
In 1980, homeownership rates for Hispanic origin households ranged from 21 (± 1.0) percent for Puerto Ricans to 50 (± 0.6) percent for Mexicans.

In 1980, median family income among Hispanic-origin owners ranged from \$18,946 (\pm \$258) for Mexican owners to \$23,143 (\pm \$897) for Cuban owners.

In 1980, median family income of Puerto Rican renters was \$9,002 (\pm \$260), lower than the \$11,653 (\pm \$36) for Mexican renters and the \$14,109 (\pm \$763) of Cuban renters.

Part I

Patterns of Distribution and Growth of Selected Races and Hispanic-Origin Households: 1985 and 1987



Household Distribution and Growth

There were approximately 91 million households in the United States in 1987, a net increase of 2.5 million households (2.8 percent) since 1985.¹

- In 1987, 86 percent of the households had a White householder. The number of White households increased 2.5 percent since 1985.
- In 1987, 11 percent of the householders were Black. There was no significant change in the number of Black households since 1985.
- American Indian, Eskimo, or Aleut households represented less than 1 percent of the Nation's households in 1987. (1985 data are not shown because the sample was of insufficient size to provide reliable statistics for this race group.)
- Less than 2 percent of the householders were Asians or Pacific Islanders in 1987. The number of Asian or Pacific Islander households increased 15.6 percent since 1985. One of the factors contributing to this increase was immigration.
- Approximately 6 percent of the householders were of Hispanic origin in 1987. (Hispanic householders may be of any race.) Hispanic households increased 10.0 percent since 1985. The relatively high increase in Hispanic-origin households probably reflects immigration.

Note: Caution should be exercised in interpreting the 1985 and 1987 aggregate data shown for Asian or Pacific Islander and Hispanic-origin households. The statistics for the overall totals may not reflect the conditions of the individual subgroups that make up these populations.

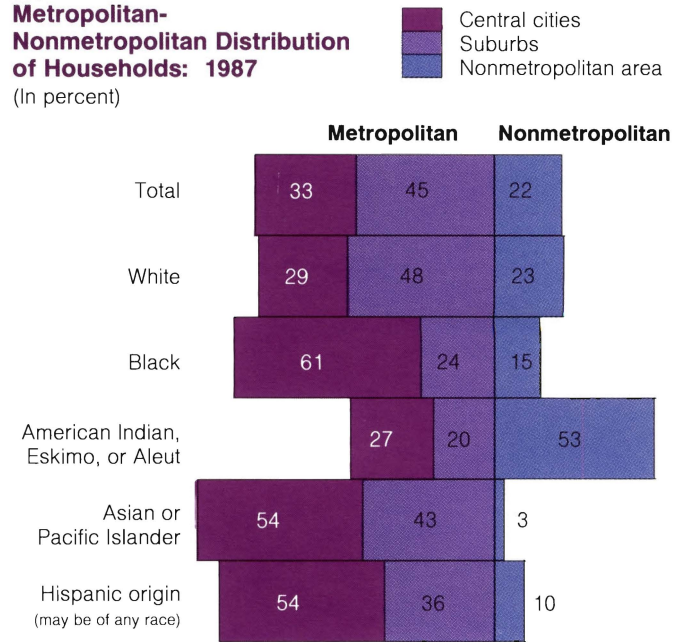
¹ Refer to tables in appendix A for detailed data.

Metropolitan-Nonmetropolitan Distribution of Households

The majority of Black and Asian or Pacific Islander householders lived in our Nation's cities in 1987. A similar pattern existed for Hispanics.

- Suburbs within metropolitan areas were home for nearly half of the White householders.
- Eighty-five percent of Black householders lived in metropolitan areas, including 61 percent in cities.
- Half the American Indian, Eskimo, or Aleut householders lived in nonmetropolitan areas.
- Ninety-seven percent of Asian or Pacific Islander householders lived in metropolitan areas, principally in central cities (54 percent).
- Ninety percent of Hispanic householders lived in metropolitan areas, 54 percent in cities and 36 percent in suburbs.

Figure 2.
Metropolitan-Nonmetropolitan Distribution of Households: 1987
(In percent)



Regional Distribution of Households

In 1987, a third of White householders lived in the South, a quarter in the Midwest, and 21 percent in both the Northeast and West.

- Over half of all Black householders resided in the South, while only 9 percent resided in the West.
- The Western United States was home for more than half of all Asian or Pacific Islander householders, as well as for American Indian, Eskimo, or Aleut householders.²
- About 41 percent of all Hispanics lived in the West and a third lived in the South. The Northeast and Midwest were home for 19 percent and 7 percent of Hispanic householders, respectively.

² In the remainder of this chartbook, the discussion on the regional variation of selected characteristics will be limited to the West for Asian or Pacific Islander and American Indian, Eskimo, or Aleut households since the sample size is not sufficient to support an analysis for the other regions.

Figure 3.
Regional Distribution of Households: 1987
(In percent)

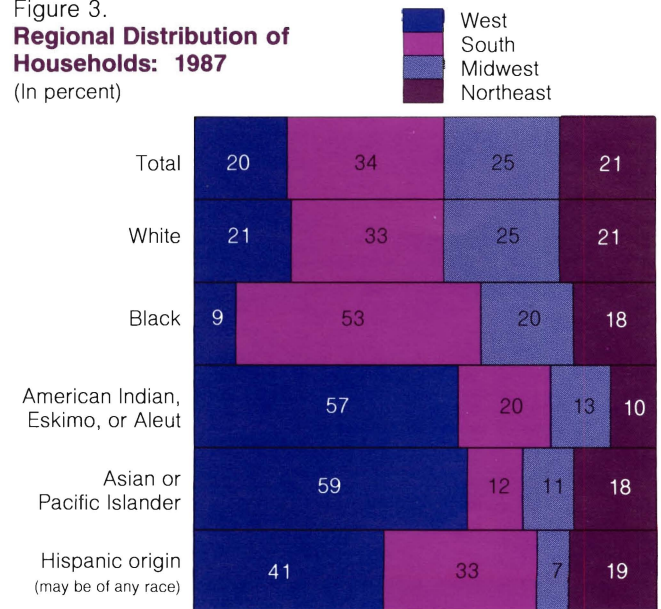
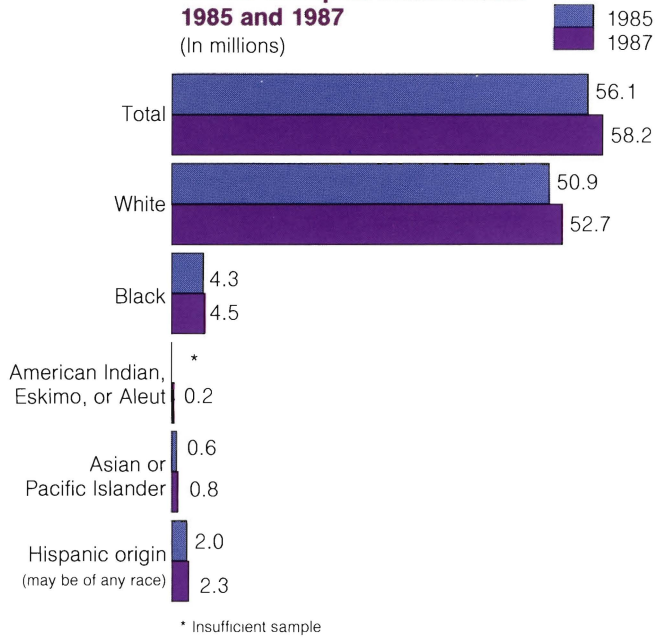


Figure 4.
**Owner-Occupied Households:
1985 and 1987**

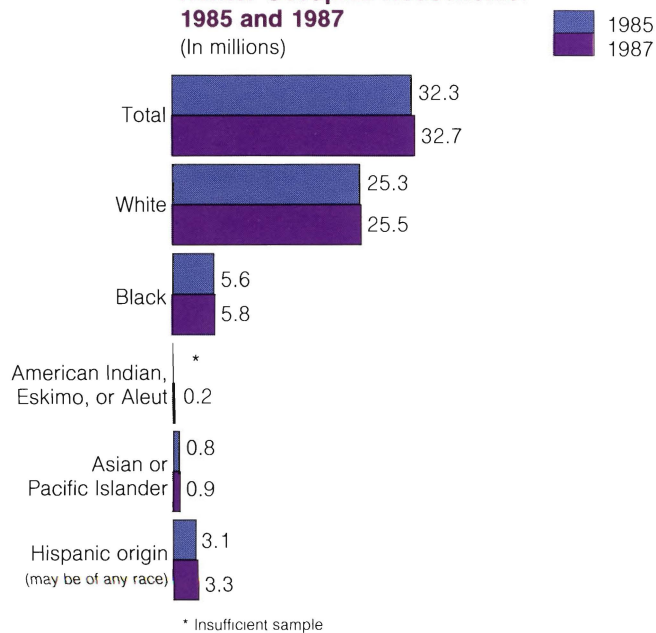


Growth in the Number of Homeowners and Renters

The growth in the number of owners has averaged approximately a million households per year since 1985.

- Approximately 58 million householders owned their homes in 1987, 3.6 percent higher than the 56 million owners in 1985.
- Approximately 91 percent of the owners were White, 8 percent Black, 1 percent Asian or Pacific Islander, and less than 1 percent American Indian, Eskimo, or Aleut.
- Between 1985 and 1987, there were significant increases in the number of Asian or Pacific Islander owners and the number of White owners. The number of Black owners did not change significantly since 1985.
- Hispanic-origin householders constituted 4 percent of all owners. Their number increased by 12.3 percent since 1985.

Figure 5
**Renter-Occupied Households:
1985 and 1987**



Approximately 33 million householders rented their homes in 1987. The number of renters increased by 0.4 million since 1985.

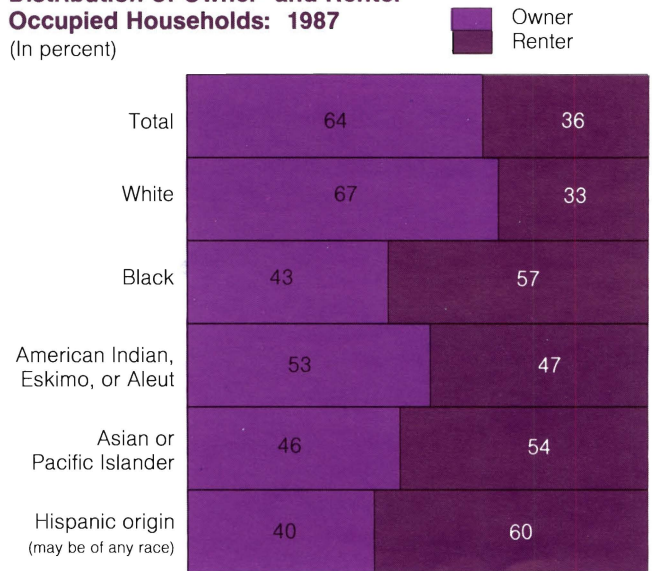
- Approximately 78 percent of the renters were White, 18 percent Black, 3 percent Asian or Pacific Islander, and less than 1 percent American Indian, Eskimo, or Aleut.
- The number of White, Black, and Asian or Pacific Islander renters did not change significantly since 1985.
- In 1987, approximately 10 percent of the renters were of Hispanic origin. The number of Hispanic-origin renters increased 8.6 percent since 1985.

Household Tenure

Homeownership was far more common among White householders than the other racial groups in 1987.

- Two-thirds of the White householders owned their homes.
- Half of the American Indian, Eskimo, or Aleut householders were owners. Their rate of homeownership reflects their concentration in nonmetropolitan areas where ownership rates are typically higher than in metropolitan areas.
- Less than half of Black and Asian or Pacific Islander householders owned their homes.
- About 40 percent of Hispanic-origin householders owned their homes.

Figure 6.
Distribution of Owner- and Renter-Occupied Households: 1987
(In percent)



Metropolitan-Nonmetropolitan Distribution of Owner-Occupied Households

Half of Black owners were city dwellers while the homes of White and Asian or Pacific Islander owners were principally located in our Nation's suburbs.

- Fifty-eight percent of the homes owned by American Indian, Eskimo, or Aleut householders were in nonmetropolitan areas.
- A quarter of White owners lived in nonmetropolitan areas in 1987, significantly higher than the corresponding proportions among Blacks and Asians or Pacific Islanders.
- Eighty-seven percent of homes owned by Hispanic-origin householders were located in metropolitan areas, principally in suburban areas.

Figure 7.
Metropolitan-Nonmetropolitan Distribution of Owner-Occupied Households: 1987
(In percent)

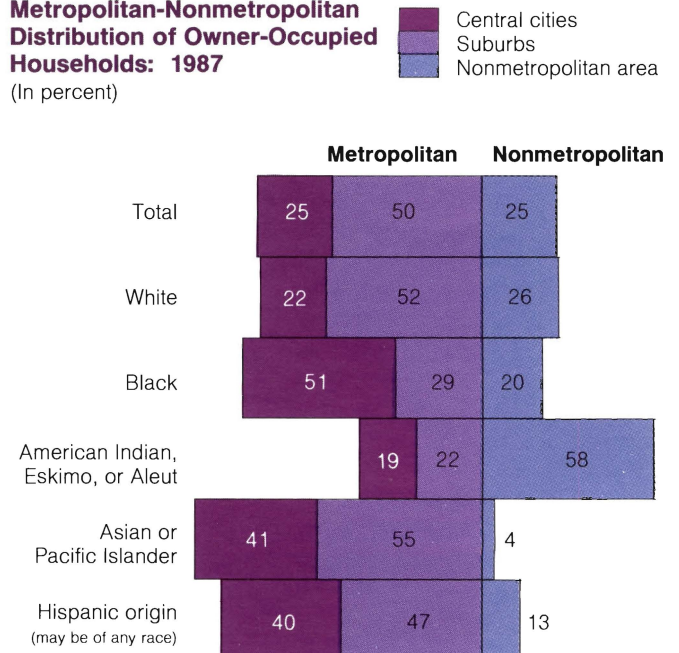
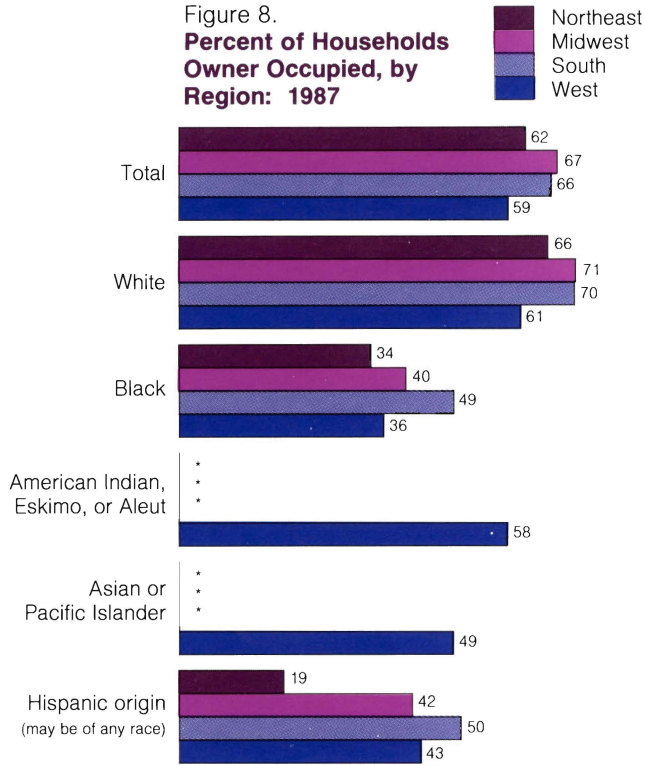


Figure 8.
**Percent of Households
 Owner Occupied, by
 Region: 1987**



* Insufficient sample

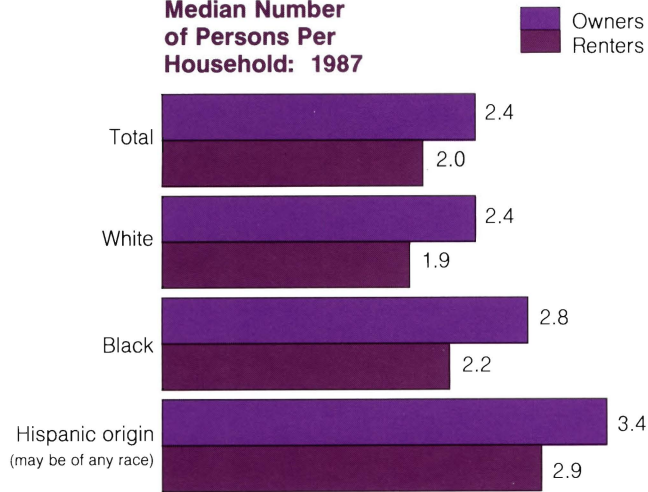
Regional Ownership Rates

The majority of White householders owned their homes in each of the four regions.

- White homeownership rates ranged from 61 percent in the West to about 70 percent in the Midwest and South.
- Among Black householders, homeownership was most commonly achieved in the South (about 49 percent).
- In the West, more than half of American Indian, Eskimo, or Aleut householders were owners.
- Half the Asian or Pacific Islander householders living in the West were owners.
- Half the Hispanic householders in the South were owners, while in the Northeast only 19 percent were owners. The proportion of Hispanic owners in the Midwest and West was similar (about 42 percent).

Part II
Social Characteristics

Figure 9.
**Median Number
of Persons Per
Household: 1987**

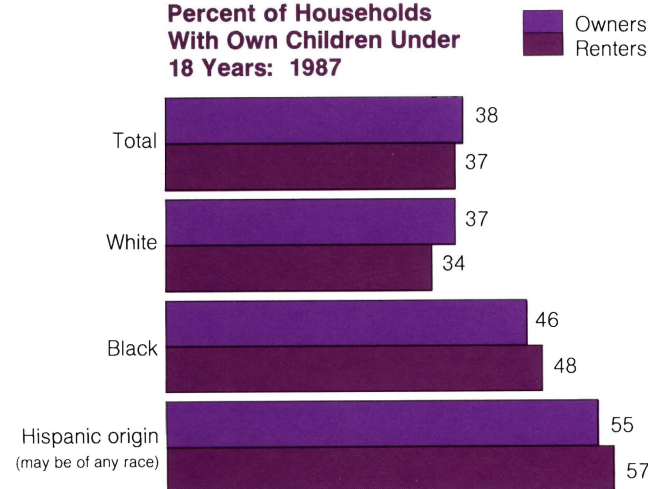


Persons Per Household

Owners generally had larger households than renters in 1987.

- Among owners, the median household sizes for White and Black households were 2.4 and 2.8 persons, respectively. About 18 percent of Black owners had five or more persons per household compared with 10 percent of White owners.
- Among renters, the median household sizes for White and Black households were 1.9 and 2.2 persons, respectively. About one-third of White and Black renters lived alone.
- The median household sizes for Hispanic-origin owners and renters were 3.4 and 2.9 persons, respectively.
- More than a quarter of Hispanic-origin owners had five or more persons per household.
- About 19 percent of Hispanic-origin renters lived alone.

Figure 10.
**Percent of Households
With Own Children Under
18 Years: 1987**



Households With Own Children Under 18 Years

In 1987, more than half of the Hispanic-origin owners and renters had their own children under 18 years of age living at home.

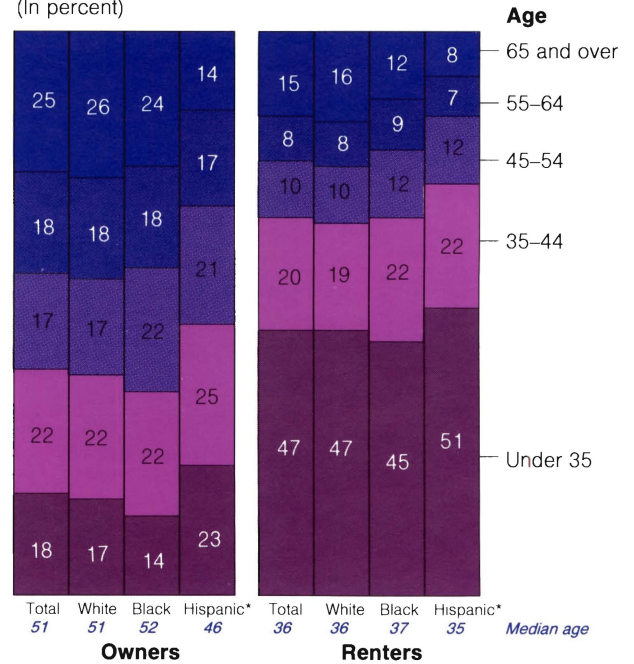
- The majority of White and Black owners and White renters were without own children in their homes.
- There were no significant differences in the proportions of Black renters with or without own children.

Age of Householder

Owners are older than renters.

- The median ages of White and Black owners were 51 and 52 years, respectively, while the corresponding ages for renters were 36 years and 37 years.
- A quarter of White and Black owners were 65 years and over. Among renters, 16 percent of White householders and 12 percent of Black householders were 65 years and over.
- The median ages of Hispanic owners and renters were 46 years and 35 years, respectively.
- About 14 percent of Hispanic-origin owners and 8 percent of the renters were 65 years and over.

Figure 11.
Age Distribution of Householders: 1987
(In percent)



*May be of any race

Ownership Rates, by Age of Householder

Homeownership is directly related to the age of the householder.

- Among White householders, ownership rates ranged from 43 percent for householders under 35 years to 79 percent for those 55 years and over.
- Among Black householders, ownership rates ranged from 19 percent for householders under 35 to 62 percent for householders 55 years and over.
- Among Hispanic householders, the proportion who owned their homes ranged from 23 percent for those under 35 years to 60 percent for householders 55 years and over.

Figure 12.
Percent Owner-Occupied, by Age of Householder: 1987

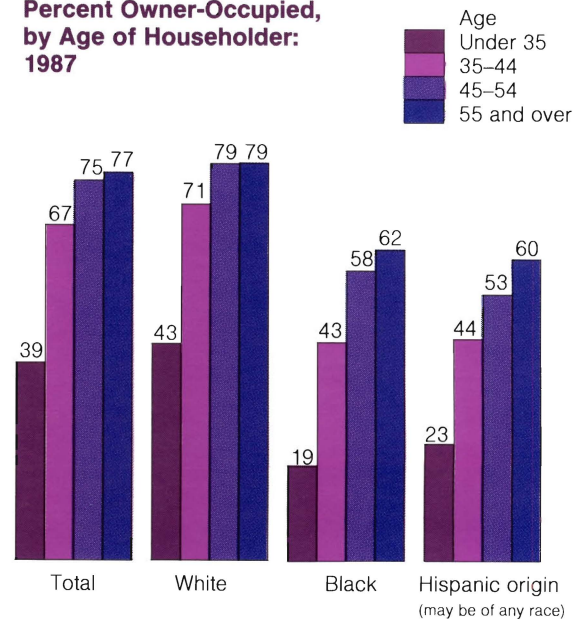
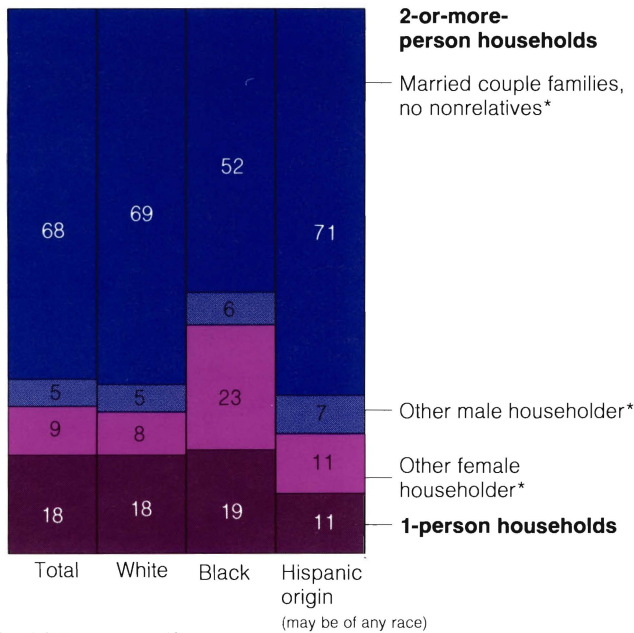


Figure 13.
Household Composition of Owners: 1987
(In percent)



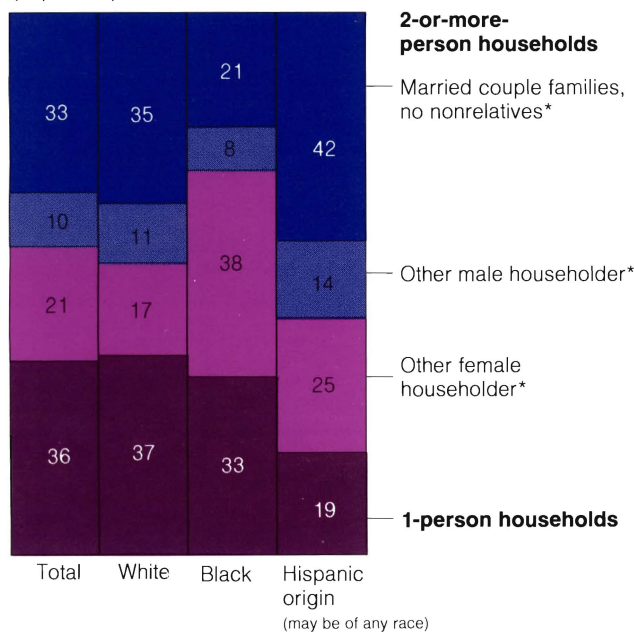
*See definitions on page 10

Household Composition

Married-couple families were the predominant household type among White and Black owners. A similar pattern existed for Hispanic-origin households.

- Sixty-nine percent of White owners were married-couple families compared with 52 percent of Black owners.
- About 5 percent of White and Black owners residing in two-or-more-person households were other male householders.
- A quarter of Black owners residing in two-or-more-person households were other female householders.
- Some 19 percent of White and Black owners lived alone.
- Among Hispanic-origin owners, 71 percent were married-couple families.
- Eleven percent of Hispanic-origin owners lived alone.

Figure 14.
Household Composition of Renters: 1987
(In percent)



*See definitions on page 10.

The household composition of renters was more diverse than owners in 1987.

- Among White renters, the largest proportion (37 percent) lived alone.
- The predominant household type among Black renters was other female householders; 38 percent of Black renters were two-or-more-person households maintained by women.
- Hispanic renters were most often married-couple families.

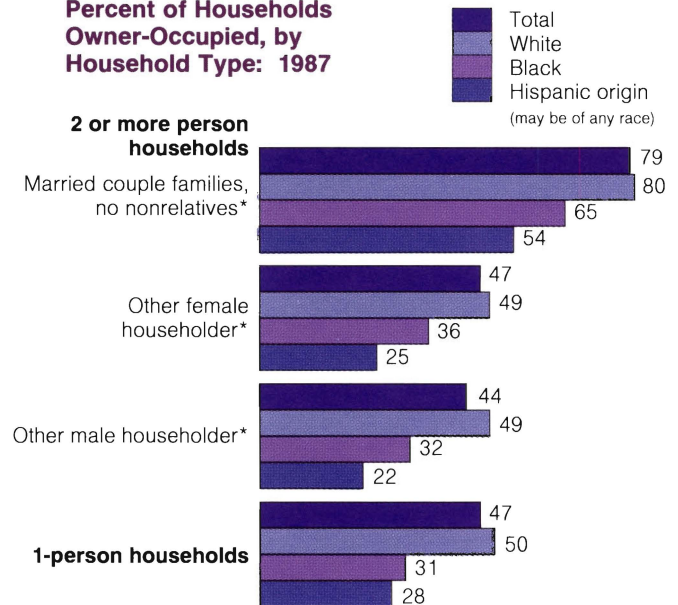
Ownership Rates, by Household Type

Married-couple families had the highest ownership rates among White and Black households in 1987.

- Approximately 80 percent of White and 65 percent of Black married-couple families owned their homes.
- Half the White single person householders, as well as two-or-more-person households with other male and other female householders, were owners.
- Among Black households, approximately one-third of single, other female, and other male householders owned their homes.
- Among Hispanic-origin households, half the married-couple families were owners.
- Less than one-third of single, other male, and other female Hispanic-origin householders owned their homes.

Figure 15.

Percent of Households Owner-Occupied, by Household Type: 1987



* In this report data on household composition are presented separately for two-or-more-person households and for one-person households. Households having two or more persons are further subdivided as follows:

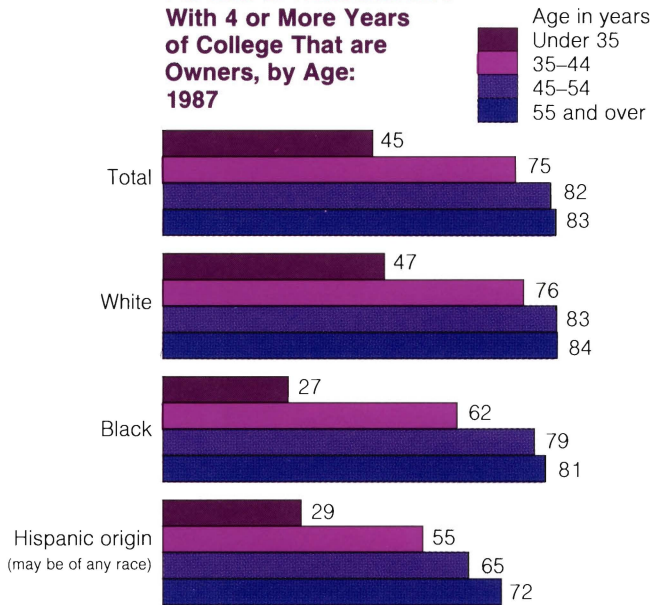
Married-couple families, no nonrelatives. Each household in this group consists of the householder and spouse, and other persons, if any, all of whom are related to the householder.

Other male householder. This category includes households with male householders who are married, but with wife absent because of separation or other reason where husband and wife maintain separate residences; and male householders who are widowed, divorced, or single. Also included are households with male householder, wife present and nonrelatives living with them.

Other female householder. This category includes households with female householders who are married, but with husband absent because of separation or other reason where husband and wife maintain separate residences; and female householders who are widowed, divorced, or single. Also included are households with female householder, husband present, and nonrelatives living with them.

The published tables in the Current Housing Reports, Series H-150-87, erroneously included 407,000 households with nonrelatives in the married-couple families, no nonrelatives category. These households have been appropriately distributed between other male householders and other female householders in this report. Therefore, the estimates included in appendix A, table 2, reflect these corrections and will not correspond with previously published data.

Figure 16.
Percent of Householders With 4 or More Years of College That are Owners, by Age: 1987

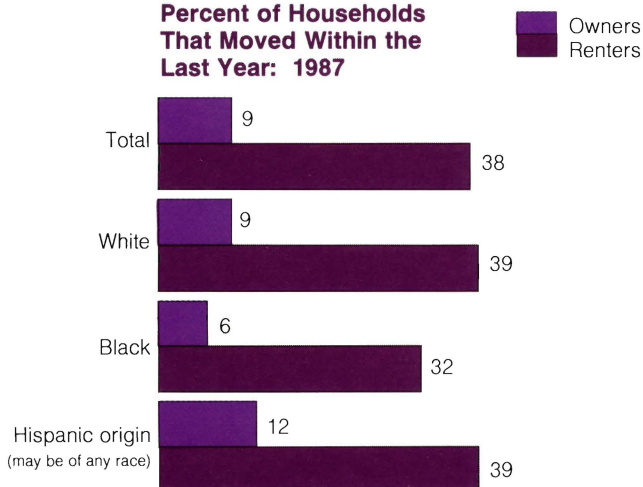


Ownership Rates for Householders With Four or More Years of College, by Age

Among college graduates, the majority of White and Black householders 35 years of age and over were owners.

- Among White college graduates, ownership rates ranged from 47 percent for householders under 35 years to 84 percent for householders 55 years and over.
- Ownership rates for Black college graduates ranged from 27 percent for householders under 35 years to 81 percent for householders 55 years and over.
- For college graduates under 45 years of age, White householders had significantly higher rates of ownership than Black householders.
- There were no significant differences in the rates of ownership among White and Black college graduates 45 years and over.
- Among Hispanic-origin college graduates, ownership rates ranged from 29 percent for householders under 35 years to 72 percent for householders 55 years and over.

Figure 17.
Percent of Households That Moved Within the Last Year: 1987



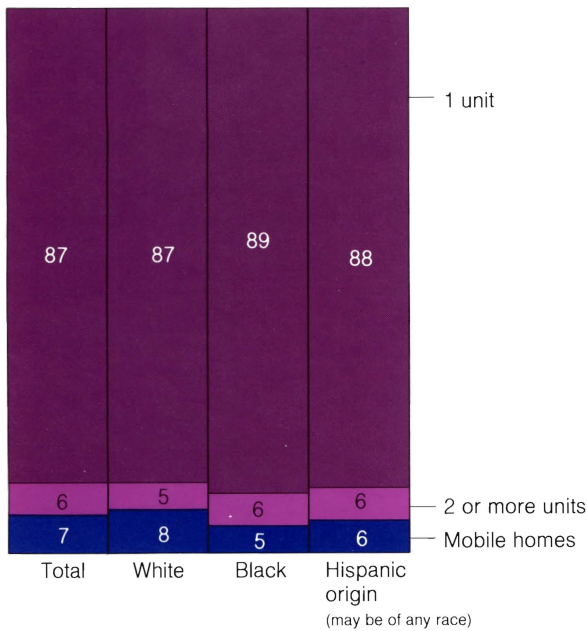
Household Mobility

In 1987, renters were about 4 times as likely as owners to change their residences.

- Thirty-nine percent of White renters and 32 percent of the Black renters changed residences during the year prior to the survey.
- Owners were far less mobile than renters, with Blacks changing residences at a slightly slower pace than White owners.
- Hispanic owners were much less likely to move than were Hispanic renters.
- Thirty-nine percent of Hispanic renters changed residences during the year prior to the survey.

Part III
Physical Characteristics of Housing Units

Figure 18.
Units in Structure for Owner-Occupied Households: 1987
 (In percent)

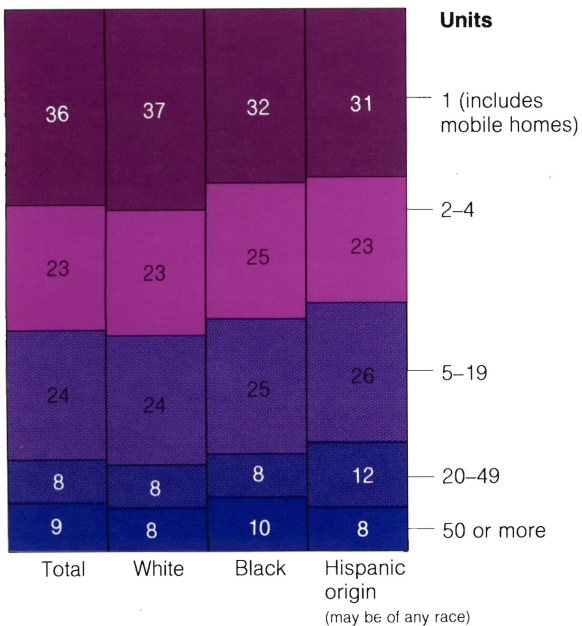


Units in Structure—Owners

Most owners lived in single-family homes in 1987.

- Some 88 percent of White and Black owners lived in one-unit detached and attached homes.
- Multiunit structures made up a small proportion of the homeowner inventory. Nationwide about 5 percent of White and Black homeowners lived in two-or-more-unit structures.
- About 8 percent of White owners lived in mobile homes in 1987, slightly higher than the proportion of Black owners.
- Among Hispanic-origin owners, 88 percent lived in single-family homes, 6 percent in multiunit structures, and 6 percent in mobile homes.

Figure 19.
Units in Structure for Renter-Occupied Households: 1987
 (In percent)



Units in Structure—Renters

In 1987, White renters were more likely than Black renters to live in single-family homes.

- Thirty-seven percent of White renters and 32 percent of Black renters lived in one-unit structures, including mobile homes. The remaining 63 percent of White renters and 68 percent of Black renters lived in multiunit structures.
- Among Hispanic-origin renters, 31 percent lived in single-family homes and 69 percent lived in multiunit structures.

Age of Housing—Owners

In 1987, homes owned by Black householders were older than those owned by White householders.

- Half of the homes owned by Black householders were built before 1956, consequently, the median age of Black-owned homes was 31 years, significantly older than the comparable average for White owners (25 years). This is consistent with the fact that the majority of Black owners lived in our Nation's cities, where homes are generally older than those located in suburbs and nonmetropolitan areas.
- About one-fourth of Black owners lived in units built prior to World War II, significantly higher than the proportion of White owners residing in older housing.
- White owners were more likely to purchase newer homes than Black householders. Approximately 13 percent of the homes owned by Whites were constructed since 1980. Among Black homeowners, approximately 8 percent lived in homes built since 1980.
- A slightly higher proportion of White owners (8 percent) lived in newly constructed units than did Black owners (5 percent). New construction in the AHS refers to units built during the 4 years prior to the date of interview in 1987.
- The median age of homes owned by Hispanic-origin householders was 24 years in 1987. Approximately 13 percent of their homes were built during the 1980's, with 6 percent newly constructed.

Age of Housing—Renters

In 1987, White renters lived in newer housing than did Black renters.

- The median age of units occupied by White renters was 25 years, significantly younger than the comparable average for Black renters (31 years). This age differential reflects once again the metropolitan character of the rental stock. For example, 41 percent of the units occupied by White renters were located in cities. In contrast, approximately two-thirds of Black renters lived in our Nation's cities. The median age of occupied rental units in cities was 32 years.
- About 14 percent of White renters lived in units built since 1980, (including 8 percent in new construction), significantly higher than the 8 percent of Black renters who lived in units built during the 1980's (including 4 percent newly constructed).
- The median age of units rented by Hispanic-origin householders was 32 years in 1987. Approximately 9 percent of homes rented by Hispanics were built since 1980, including 5 percent newly constructed.

Figure 20.
Year Home Built for Owner-Occupied Households: 1987
(In percent)

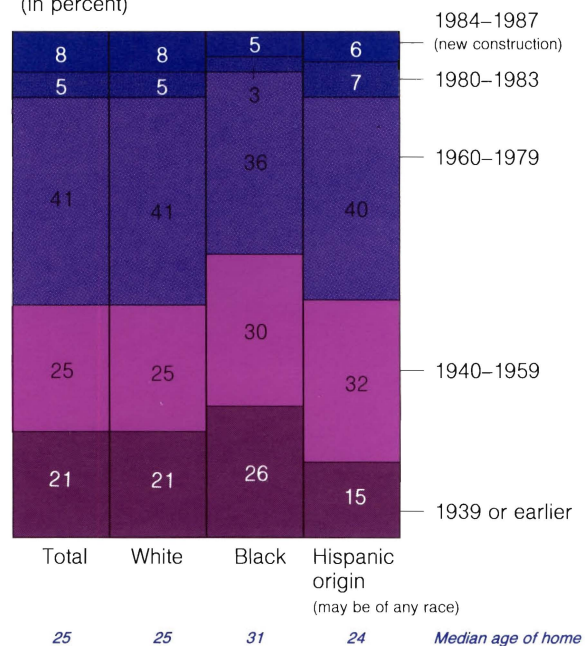


Figure 21.
Year Home Built for Renter-Occupied Households: 1987
(In percent)

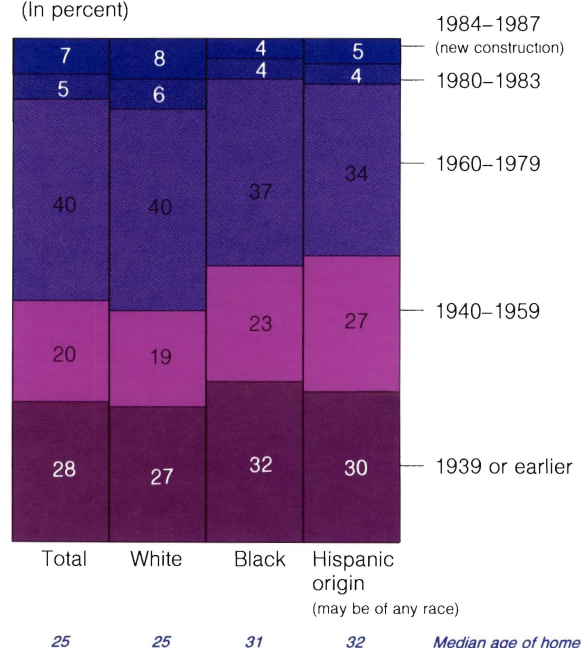
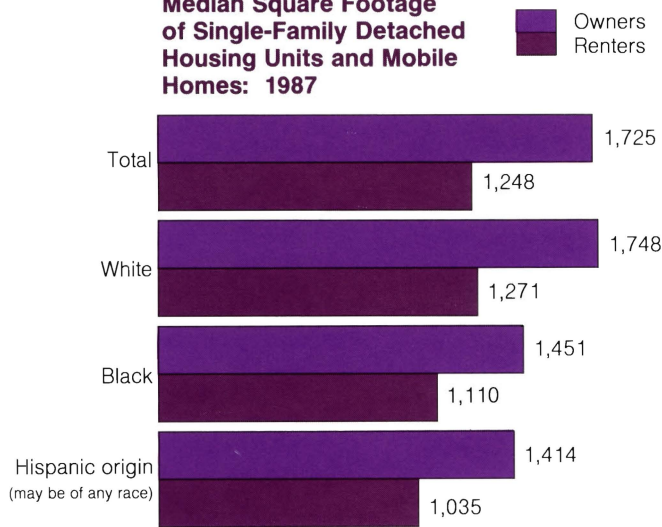


Figure 22.
**Median Square Footage
of Single-Family Detached
Housing Units and Mobile
Homes: 1987**



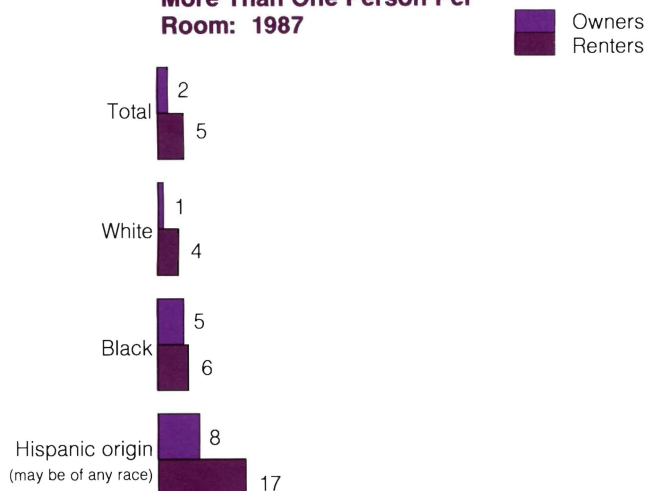
Size of Housing Units— Median Square Footage

In 1987, owners residing in one-unit, detached and mobile homes had more space than similarly housed renters.

- The median square footage of single-family detached and mobile homes owned by White households was 1,748 square feet, significantly larger than the 1,451 square feet of comparable Black-owned properties. A similar pattern was evident among White and Black renters.
- The median square footage of one-unit, detached and mobile homes occupied by Hispanic-origin owners and renters were 1,414 and 1,035 square feet, respectively.

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

Figure 23.
**Percent of Households With
More Than One Person Per
Room: 1987**



Persons Per Room

A large proportion of units occupied by Hispanic-origin households had more than one person per room.

- Eight percent of Hispanic owners had a ratio of persons to rooms in excess of 1.00.
- More crowding was evident in rental units than owned units. About 17 percent of Hispanic renters had more than one person per room.
- Among Black households, 5 percent of owners and 6 percent of renters lived in crowded conditions, significantly higher than the corresponding proportions among White owners and renters, 1 percent and 4 percent, respectively.

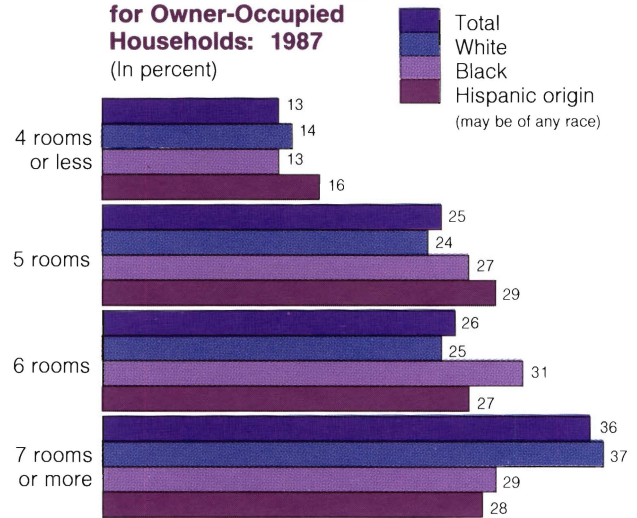
Note: "Persons per room" is a derived measure obtained by dividing the number of persons in each occupied housing unit by the number of rooms in the unit. This measure of living space is one method used to determine conditions of crowding

Number of Rooms—Owners

In 1987, White owners were more likely than Black owners to live in houses with seven or more rooms.

- About 37 percent of all homes owned by Whites contained seven or more rooms compared with 29 percent of homes owned by Blacks.
- The median number of rooms in White and Black owned homes were 6.0 and 5.8 rooms, respectively.
- The median number of rooms in homes owned by Hispanic-origin households was 5.7. About 28 percent of their homes had seven or more rooms.

Figure 24.
Distribution of Rooms for Owner-Occupied Households: 1987
(In percent)



Number of Rooms—Renters

In 1987, White and Black renters resided in similarly configured homes with respect to the numbers of rooms.

- The median number of rooms in rental units occupied by White and Black households was approximately four.
- Rental units with six or more rooms were occupied by 18 percent of White renters compared with 15 percent of Black renters.
- The median number of rooms in homes rented by Hispanic-origin households was 4.0. About 12 percent of their homes had six or more rooms.

Figure 25.
Distribution of Rooms for Renter-Occupied Households: 1987
(In percent)

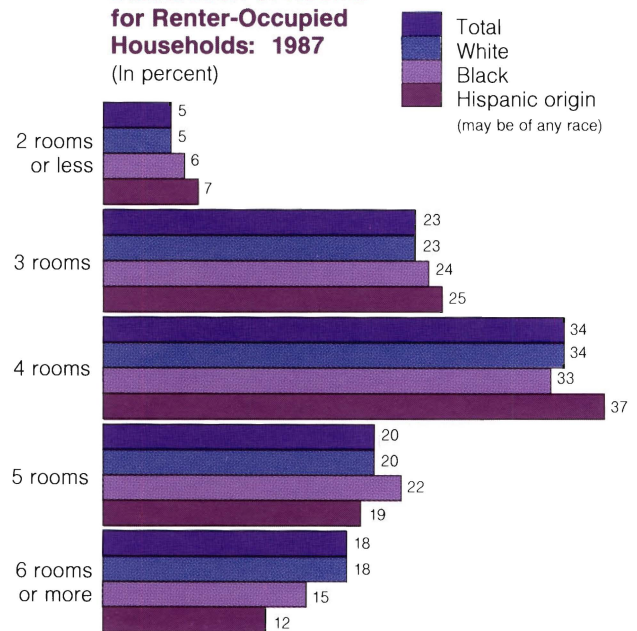
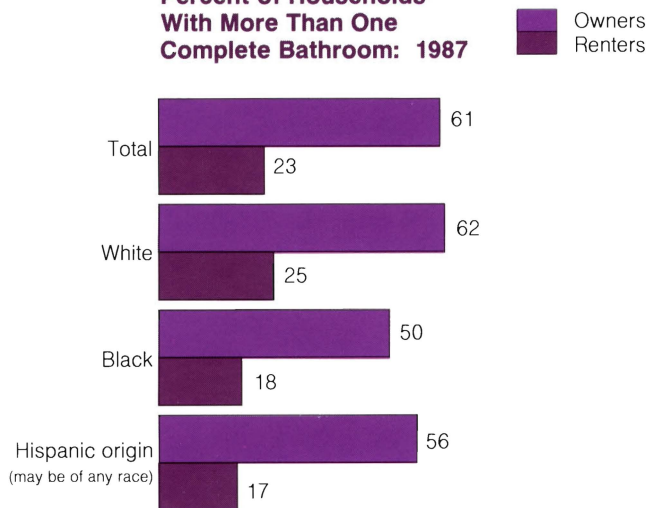


Figure 26.
**Percent of Households
 With More Than One
 Complete Bathroom: 1987**

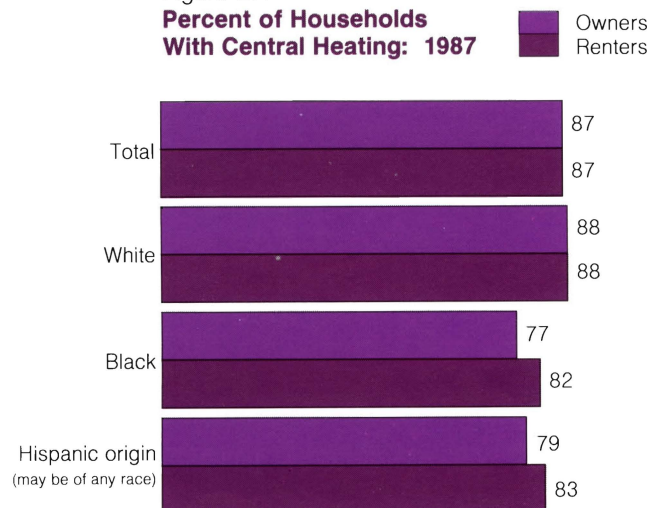


Number of Bathrooms

In 1987, homes occupied by White householders were more commonly equipped with more than one complete bathroom than were homes occupied by Black householders.

- Sixty-two percent of homes owned by White householders had more than one complete bathroom compared with 50 percent of the homes owned by Black householders. The homes of Black owners were less likely to be equipped with more than one complete bathroom since they are more apt to live in older units where additional baths are less common.
- Proportionately few rental units compared to owned units were equipped with more than one complete bathroom. Approximately 25 percent of White renters and about 18 percent of Black renters reported this amenity.
- Among Hispanic-origin households, 56 percent of owners and 17 percent of renters had more than one complete bathroom.

Figure 27.
**Percent of Households
 With Central Heating: 1987**



Heating Equipment

The majority of occupied housing units relied on central heating equipment in 1987.

- Centralized, permanently installed heating equipment was the main method used to heat 88 percent of homes occupied by White owners and renters.
- Among Black households, 77 percent of the owners and 82 percent of the renters relied on central, permanently installed equipment to heat their homes.
- Some 81 percent of homes occupied by Hispanic owners and renters used central heating equipment.

Heating Equipment, by Region

In 1987, a larger proportion of householders living in the South than the other three regions did not use centralized, permanently installed equipment as their main source of heat.

- In the South, an area where winter temperatures generally are more tolerable than in other regions, about 20 percent of White owners and renters and about a third of Black owners and renters relied on room heaters, portable heaters, stoves, fireplaces, or were without heating equipment.
- Among Hispanic households residing in the South, approximately a third of owners and renters did not use central equipment as their main source of heat.

Cooling Equipment

Owner-occupied units were slightly more likely than rental units to be equipped with some type of air-conditioning.

- Forty-one percent of White owners and 31 percent of White renters had central air-conditioning, significantly higher than the corresponding proportions among Black owners and renters.
- Half of all homes rented by Black householders were without any type of air-conditioning compared to 38 percent of White renters. In contrast, about 31 percent of White and Black owners did not have air-conditioning.
- Among Hispanic households, 35 percent of the owners and 22 percent of the renters lived in homes equipped with central air-conditioning.
- Half the homes rented by Hispanic-origin householders were without air-conditioning compared to 37 percent of the owned units.

Figure 28.
Percent of Households With Central Heating Equipment, by Region: 1987

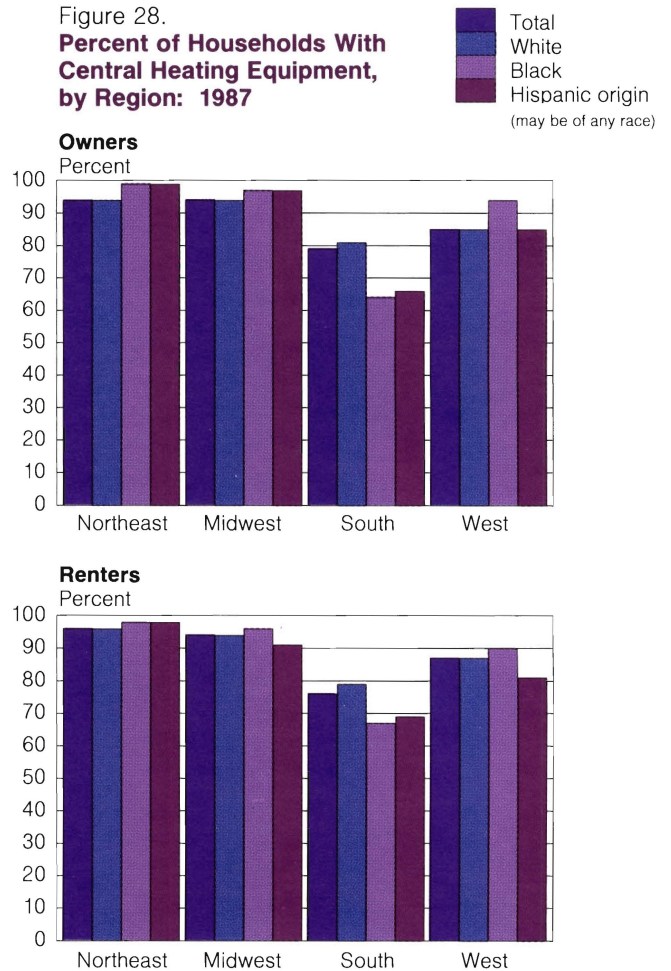


Figure 29.
Percent of Households With Central or Room Air-Conditioners: 1987

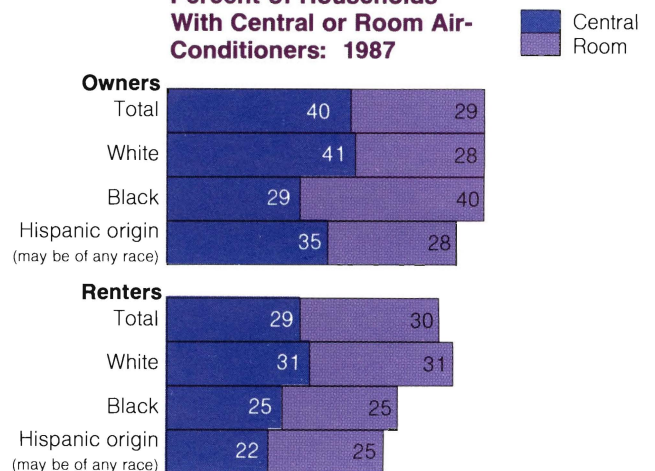
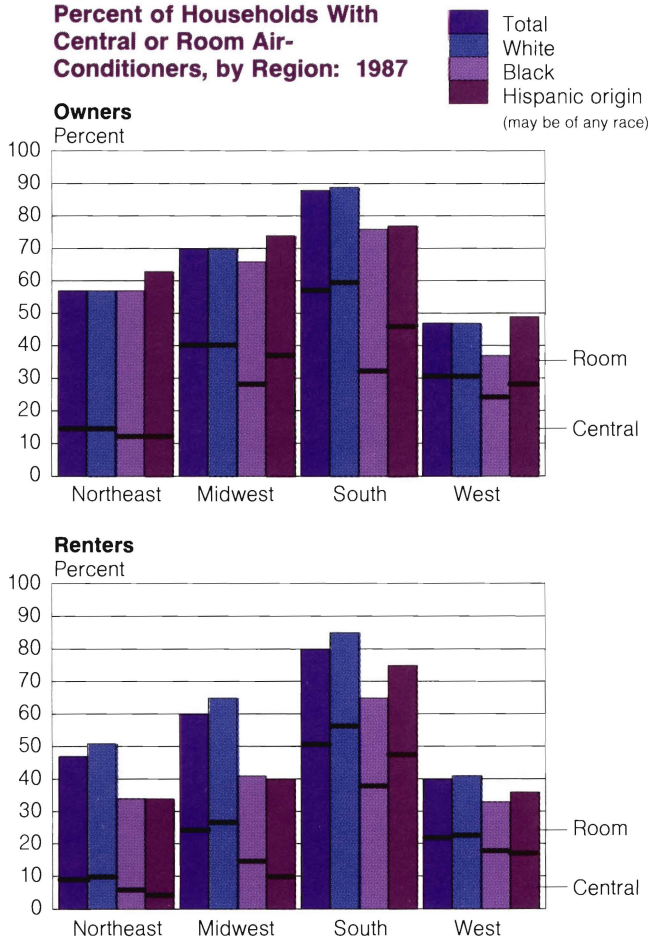


Figure 30.
Percent of Households With
Central or Room Air-
Conditioners, by Region: 1987

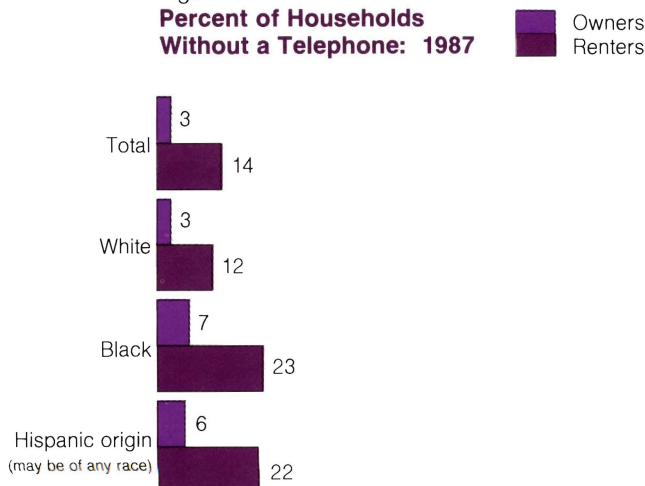


Cooling Equipment, by Region

Air-conditioning use varies sharply by region. In the Northeast, room units are more widely used than central air-conditioning.

- The hot, humid conditions in the South contribute to the high use of air-conditioning. Among owners, 89 percent of units owned by Whites and 76 percent of units owned by Blacks were equipped with air-conditioning. Among renters, the corresponding proportions were 85 percent and 65 percent for White and Black renters, respectively.
- The high incidence of older, high density, and rental units found in the Northeast contribute to greater reliance on room air-conditioners since these types of units are more difficult to retrofit with central systems. Room units were used to cool about 40 percent of homes owned by White and Black householders. Among renters, 41 percent of White households and 28 percent of Black households used room units.
- Among Hispanic-origin households in the South, three-quarters of owners and renters had air-conditioning.
- In the Northeast, half the homes owned by Hispanic-origin households and 29 percent of homes rented used room air-conditioners.

Figure 31.
Percent of Households
Without a Telephone: 1987



Telephone Availability

Owners were much more likely than renters to have a telephone available.

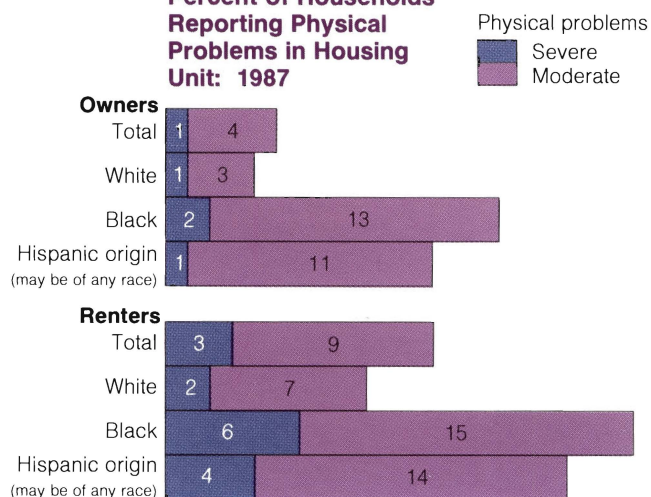
- Black households were twice as likely as White households to be without telephones. This was evident for owners and renters alike.
- Among Hispanic-origin households, 22 percent of renters and 6 percent of owners were without telephones.

Physical Problems

In 1987, Black households, particularly renters, were more likely than White households to live in housing units with severe or moderate physical problems.

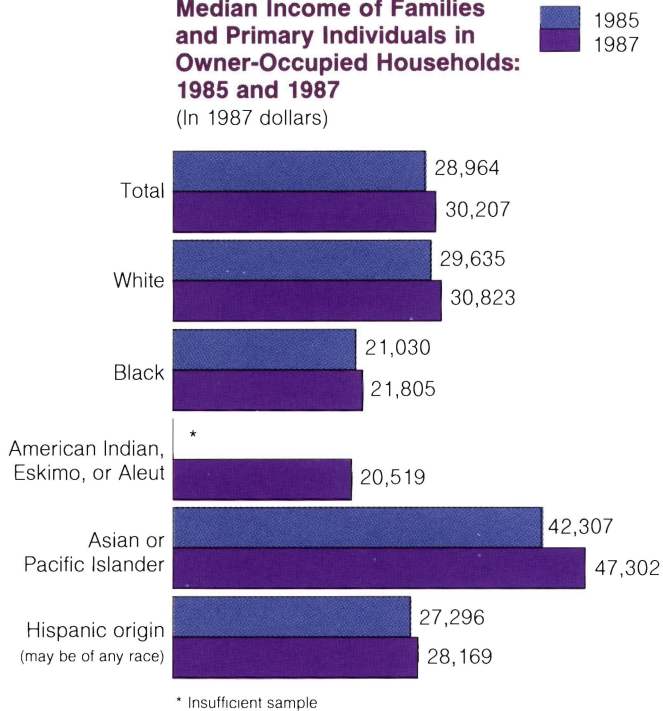
- Approximately 21 percent of Black renters reported living in housing units with one or more problematic conditions, including incomplete plumbing facilities, heating equipment break-downs, inadequate or exposed electrical wiring, signs of mice or rats, and structural and maintenance problems such as cracks or holes in ceilings, walls or floors. Approximately 9 percent of White renters reported such deficiencies.
- Owners were less likely than renters to report housing problems. Black owners, though, were about 3 times more likely to report physical problems than were White owners.
- Twelve percent of Hispanic-origin owners and 18 percent of renters reported one or more housing problems.

Figure 32.
Percent of Households Reporting Physical Problems in Housing Unit: 1987



Part IV
Financial Characteristics of the Housing Inventory

Figure 33.
Median Income of Families and Primary Individuals in Owner-Occupied Households: 1985 and 1987
 (In 1987 dollars)



Median Income—Owners

In 1987, the median income of families and primary individuals who owned their homes in 1987 was \$30,207, 4.3 percent higher than the 1985 median after adjusting for inflation.³

- In 1987, the median family income of White owners was \$30,823; Black owners, \$21,805; American Indian, Eskimo, or Aleut owners, \$20,519; and Asian or Pacific Islander owners, \$47,302. There was no statistically significant difference in the median family income of Black and American Indian, Eskimo, or Aleut owners. Family income may be affected by educational attainment and by the number of family members in the work force. Data from the 1980 Census indicate that the proportion of Asian or Pacific Islander families with three or more workers was 17 percent, which was higher than that for the Nation as a whole at 13 percent.
- Among owners, for every \$100 received by all families in the United States in 1987, White families received \$102, Black families received \$72, American Indian, Eskimo, or Aleut families received \$67, and Asian or Pacific Islander families received \$157. The apparent difference in the income of Black and American Indian, Eskimo, or Aleut owners was not significant.
- After adjusting for inflation, real median family income of White owners increased 4.0 percent between 1985 and 1987 and Asian or Pacific Islander owners increased 11.8 percent. However, the apparent difference in the percent increases of White and Asian or Pacific Islander owners was not statistically significant.
- The median family income of Black owners did not change significantly between 1985 and 1987.
- The median family income of Hispanic-origin owners in 1987 was \$28,169. There was no statistically significant change in their median family income between 1985 and 1987.
- Among owners, Hispanic-origin families received \$93 for every \$100 that all U. S. families received.

³ Changes in real income refer to comparisons after adjusting for a 5.6 percent increase in consumer prices between 1985 and 1987. The percentage change in prices between 1985 and 1987 was computed by dividing the annual average Consumer Price Index for all urban consumers (CPI-U) for 1987 by the annual average for 1985. See table 6 of appendix A for appropriate indexes.

Median Income—Renters

The median income of families and primary individuals who rented their homes was \$16,233, 6.3 percent higher than the 1985 median after adjusting for inflation.

- In 1987, the median family income of White renters was \$17,396; Black renters, \$11,263; American Indian, Eskimo, or Aleut renters, \$13,389; and Asian or Pacific Islander renters, \$18,686. There was no significant difference between the median income of White and Asian or Pacific Islander renters. Also there was no significant difference in the median income of Black and American Indian, Eskimo, or Aleut renters.
- Among renters, for every \$100 that all U. S. families received in 1987, White families received \$107; Black families received \$69; American Indian, Eskimo, or Aleut families received \$82; and Asian or Pacific Islander families received \$115. The apparent difference in the income of White and Asian or Pacific Islander renters and the difference between the income of Black and American Indian, Eskimo, or Aleut renters were not statistically significant.
- After adjusting for inflation, real median family income of White renters increased 5.3 percent; Black renters, 11.7 percent; and Asian or Pacific Islander renters, 16.4 percent. The increases among the racial groups, however, were not statistically different.
- The median family income of Hispanic-origin renters in 1987 was \$14,681. Their income increased 10.2 percent in real terms since 1985.
- Among renters, Hispanic-origin families received \$90 for every \$100 that all U. S. families received.

Figure 34.

Median Income of Families and Primary Individuals in Renter-Occupied Households: 1985 and 1987

(In 1987 dollars)

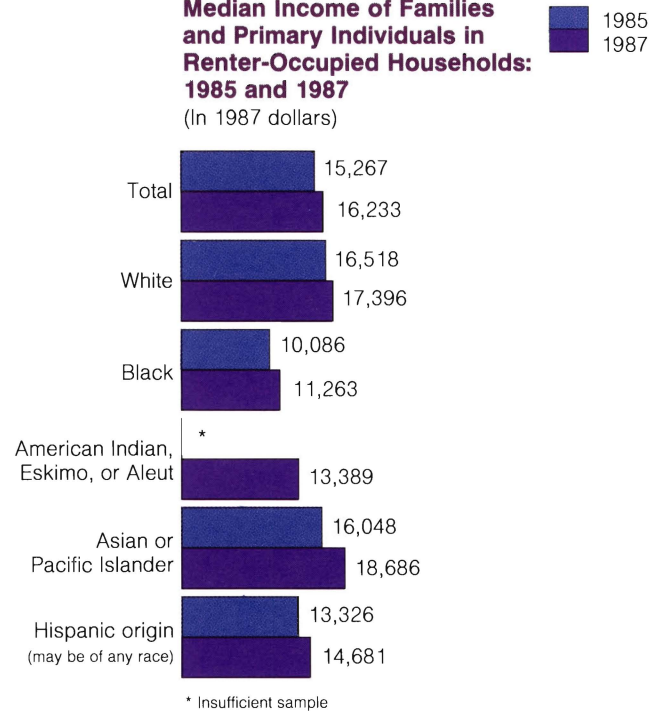
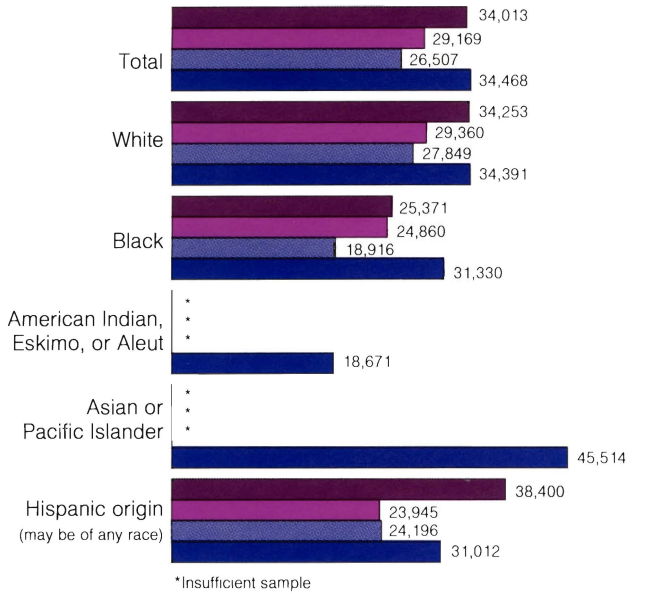


Figure 35.
Median Income of Families and Primary Individuals in Owner-Occupied Units, by Region: 1987
 (In dollars)

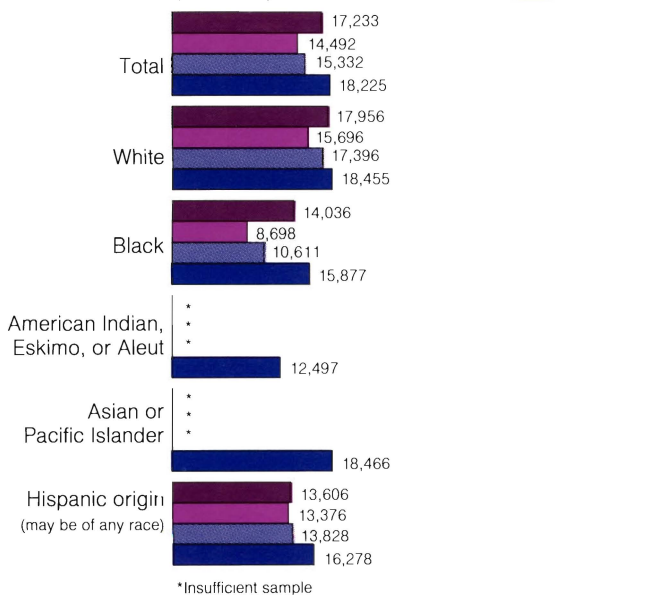


Median Income, by Region—Owners

The pattern of higher family and primary individual median income in the Northeast and West was evident for White owners and Black renters. Hispanic owners showed a similar pattern.

- Median family income of White owners was higher in the Northeast and West than the South and Midwest.
- Among Black owners, median income was highest in the West and lowest in the South. There was no significant difference between the median income of Black owners residing in the Northeast and Midwest.
- The majority of Asian or Pacific Islander as well as American Indian, Eskimo, or Aleut owners reside in the West. Their median income was \$45,514 and \$18,671, respectively.
- The median income of Hispanic owners was highest in the Northeast, followed by the West. There was no significant difference between the median income of Hispanics living in the Midwest and South.

Figure 36.
Median Income of Families and Primary Individuals in Renter-Occupied Units, by Region: 1987
 (In dollars)



Median Income, by Region—Renters

- Among White renters, the median income in the Midwest was lower than in the remainder of the country. There were no significant differences in the median income of White renters residing in the Northeast, South, and West in 1987.
- Among Black renters, income was higher in the Northeast and West than the South and Midwest.
- Asian or Pacific Islander renters in the West had a median family income of \$18,466. The comparable estimate for American Indians, Eskimo, or Aleut renters was \$12,497.
- Hispanic renters residing in the West had the highest median family income. There were no significant differences in the median income of Hispanic renters residing in the other three regions.

Households With Low Income

Black owners and renters were more likely to have low income in 1987.⁴

Owners

- The number of homeowners with low income was 4.6 million, representing 8 percent of all homeowners.
- Approximately 20 percent of Black owners had low income, compared to 7 percent of White owners.
- Approximately 14 percent of Hispanic-origin owners had low income.

Renters

- About 7.4 million renter-occupied households, representing 22 percent of all renters, were low income.
- About 40 percent of Black renters had low income, compared with 18 percent of White renters.
- Approximately 30 percent of Hispanic-origin renters had low income.

Note: The chart and text presentation focuses on the total, White, Black, and Hispanic households. Information for Asian or Pacific Islander and American Indian, Eskimo or Aleut households are shown in table 4. Since the AHS data on low-income households differ from official poverty estimates, caution should be exercised in interpreting these data.

⁴ The AHS uses a poverty definition that is based on household income in place of the official method that is based on income of the family or the unrelated individual. See appendix A in Current Housing Reports, Series H-150-87, for a discussion concerning how these two approaches differ. As a consequence of AHS's variations from the official definition, data from AHS will be discussed in terms of households with low income, rather than the number of poor households, or households in poverty.

Figure 37.
Percent of Households With Low Income: 1987
(Incomes below household poverty levels)

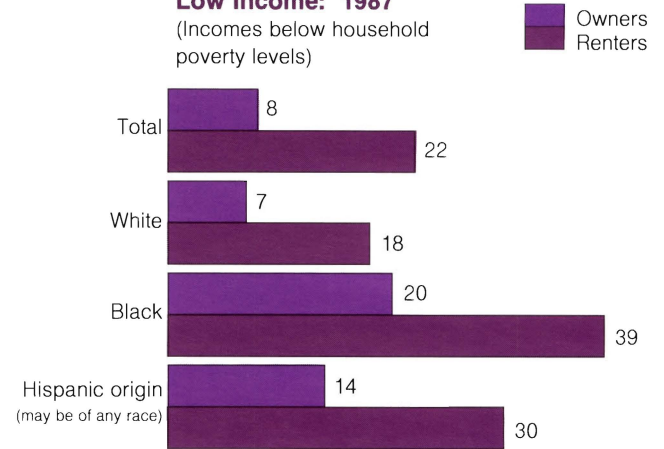
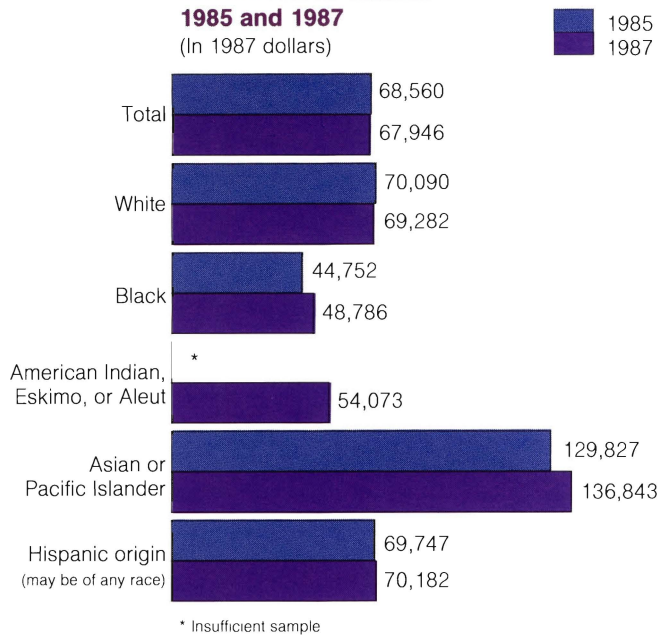


Figure 38.

**Median Home Values:
1985 and 1987**

(In 1987 dollars)

**Median Home Values**

In 1987, the median value of owner-occupied homes in the United States was \$67,946. After adjusting for inflation, there was no significant change in housing values.⁵

- In 1987, the median value of homes owned by Asian or Pacific Islander householders was \$136,843, twice the national median. Since 1985, their real value increased 5.4 percent above the homeowner cost component of the CPI.
- The median value of homes owned by Black and American Indian, Eskimo, or Aleut householders was below the national median in 1987.
- The median value of homes owned by White householders did not change significantly in real terms between 1985 and 1987. The real increase in the value of Black-owned homes was 9.0 percent since 1985.
- The median value of Hispanic-owned homes was \$70,182 in 1987. After adjusting for inflation, Hispanic home values did not change significantly between 1985 and 1987.

⁵ Changes in real housing values refer to comparisons after adjusting for a 10.3 percent increase in homeowners' costs between 1985 and 1987. The percentage change in homeowners' costs between 1985 and 1987 was computed by dividing the annual average Homeowners' Costs Component Index of the CPI for 1987 by the annual average in 1985. See table 6 for appropriate indexes.

Regional Housing Values

In 1987, the most expensive median housing values were found in the Northeast and West.

- Among White owners, the Northeast was the location for homes with the highest median value.
- The lowest valued homes owned by White and Black householders were located in the Midwest.
- Properties owned by White householders in the Midwest were 18 percent lower than the U.S. median for White owner-occupied properties. Among Black householders, property values in the Midwest were 15 percent lower than the median value of all Black-owned properties. However, the apparent difference in the percent differences in property values for White and Black owners was not significant.
- In the South, the location for 60 percent of all homes owned by Black householders, the ratio of Black-to-White median values was 0.74.
- The Western region showed the greatest parity in home values among White and Black owners. The ratio of Black-to-White homes values was 0.97.
- About 63 percent of American Indian, Eskimo, or Aleut owners lived in the West. Their median home value was \$57,567.
- Some 63 percent of Asian or Pacific Islander owners lived in the West and their median home value was 58 percent higher than the median value for all homes in the West.
- Among Hispanic owners, 9 percent lived in the Northeast and the median value of their homes was \$130,239.
- The median value of Midwestern Hispanic properties was 28 percent lower than the U.S. median for Hispanics.
- The relative concentration (44 percent) of Hispanic owners in the West had a positive impact on the median values of Hispanic homes on a national basis.

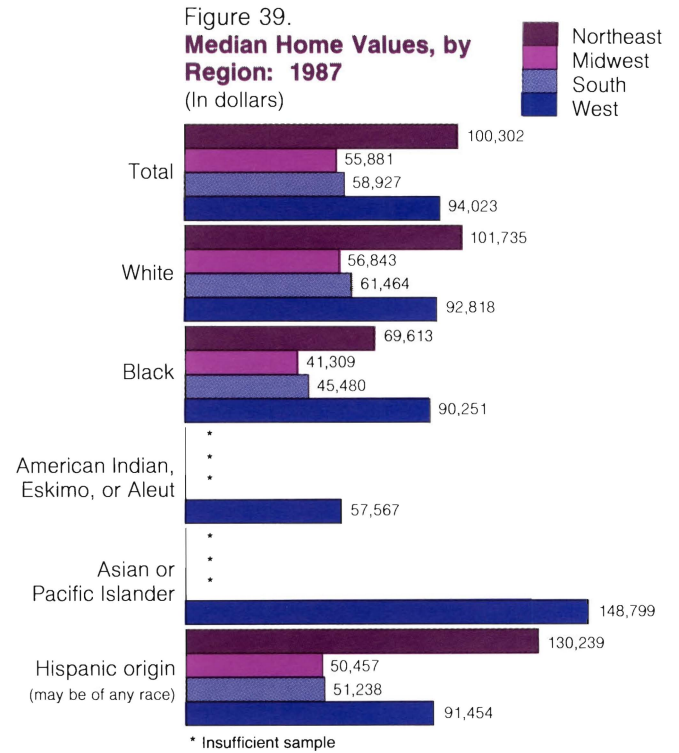
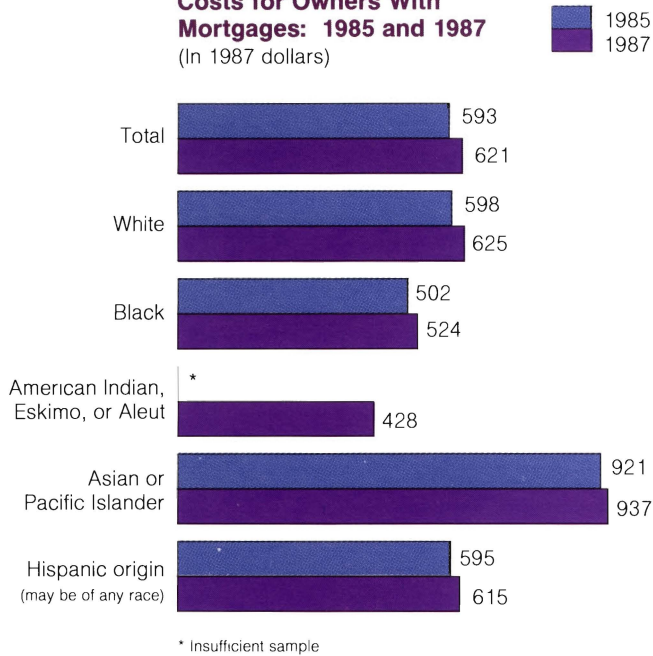


Figure 40.
**Median Monthly Housing
 Costs for Owners With
 Mortgages: 1985 and 1987**
 (In 1987 dollars)



Median Monthly Housing Costs— Owners With Mortgages

Nationally, the median monthly housing cost for owners with mortgages was \$621 in 1987, up 4.7 percent in real terms since 1985, after adjusting for inflation.⁶

- Monthly housing costs for owners with mortgages is the sum of monthly payments for all mortgages or installment loans or contracts, real estate taxes (including taxes on mobile or trailer sites if the site is owned), property insurance, homeowners association fee, cooperative or condominium fee, mobile home park fee, land rent, utilities (oil, coal, oil, kerosene, wood, etc.), and garbage and trash collection. Monthly housing costs are not computed for households with a mortgage or similar debt that failed to report the amount of their loan or contract payment.
- Black owners with mortgages paid significantly lower monthly housing costs than White and Asian or Pacific Islander owners with mortgages in 1987. The lower cost of homes in the South and Midwest, the location of 78 percent of all Black-owned homes, contributed to this differential. Also, half of all Black owners moved into their units in 1975 or earlier. Black owners, consequently, were less affected by the volatility of the late 1970's and 1980's, marked by rising home prices and interest rates associated with more recently purchased mortgaged homes.
- Asian or Pacific Islander owners with mortgages paid the highest median monthly housing costs, \$937. The high costs of homes in the West, the location for most homes owned by Asian or Pacific Islander households, and the fact that half of the Asian or Pacific Islander owners moved into their homes since 1979 contributed to these high housing costs.
- White owners with mortgages were the only race group to show significant changes in their monthly housing costs since 1985, up 4.5 percent in real terms.
- Hispanic-origin owners with mortgages paid a median of \$615 a month for housing costs in 1987. Their housing costs did not change significantly since 1985.

⁶ Changes in real monthly housing costs for mortgaged homes refer to comparisons after adjusting for a 5.9 percent increase in the derived owners' cost index. This index was computed using the CPI total homeowners' costs and fuel and other utilities indexes, weighted by 1988 Consumer Expenditure Survey estimates of relative shares. See table 6 for appropriate indexes.

Median Monthly Housing Costs— Owners Without Mortgages

Owners who owned their homes free and clear paid a median of \$203 a month for housing expenses, including real estate taxes, insurance, utilities, and homeowner and condominium fees, if applicable.

- The housing costs of owners without mortgages ranged from \$139 per month for American Indians, Eskimos, or Aleuts to \$228 per month for Asians or Pacific Islanders.
- The median monthly housing costs for Hispanic owners who owned their homes free and clear was \$174 in 1987.

Median Monthly Housing Costs— Renters

Nationally, the median monthly amount paid for rent and utilities was \$399, up 1.3 percent in real terms since 1985.⁷

- In 1987, Asian or Pacific Islander and White renters paid monthly gross rent above the national average, \$475 and \$408, respectively. In contrast, the median gross rents paid by Black, and American Indian, Eskimo, and Aleut renters were lower than the national average.
- In real terms, the median monthly housing costs of White, Black, and Asian or Pacific Islander renters did not change significantly between 1985 and 1987.
- The median monthly housing costs of Hispanic renters were about the same as the national median. The housing costs of Hispanic renters increased 5.6 percent in real terms between 1985 and 1987.

⁷ Changes in real monthly housing costs for renters refer to comparisons after adjusting for a 7.9 percent increase in the derived renters' cost index. This index was computed using the CPI total renters' costs and fuel and other utilities indexes, weighted by 1988 Consumer Expenditure Survey estimates of relative shares. See table 6 for appropriate indexes.

Figure 41.
**Median Monthly Housing
Costs for Owners Without
Mortgages: 1987**
(In dollars)

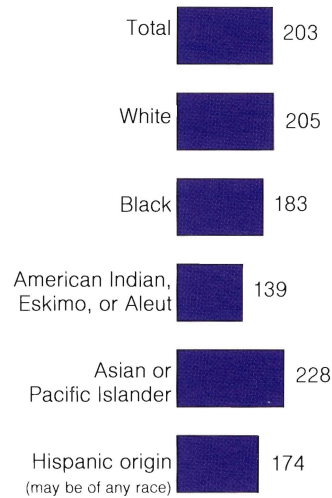
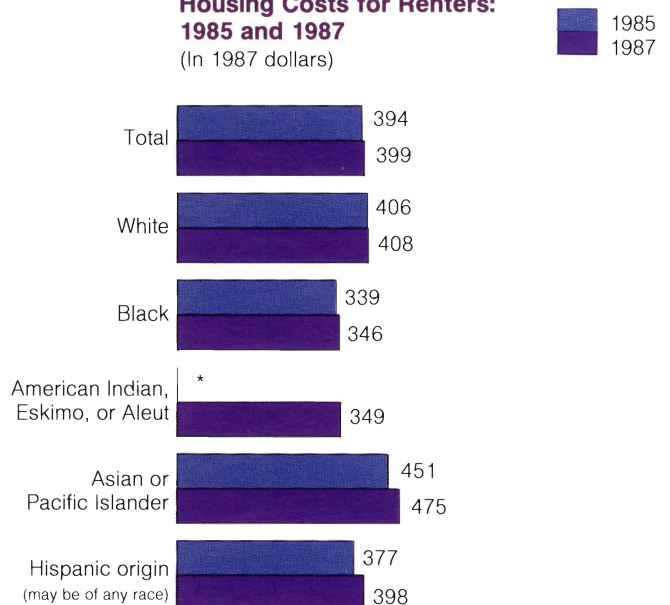


Figure 42.
**Median Monthly
Housing Costs for Renters:
1985 and 1987**
(In 1987 dollars)



Note: Excludes 1-unit structures on 10 acres or more
* Insufficient sample

Figure 43.
Percent of Income Spent on Housing for Owners With and Without Mortgages: 1987

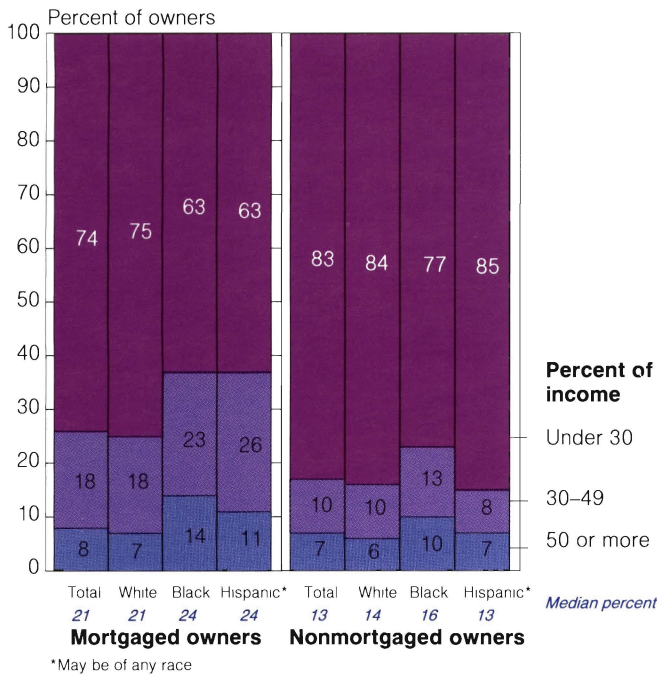
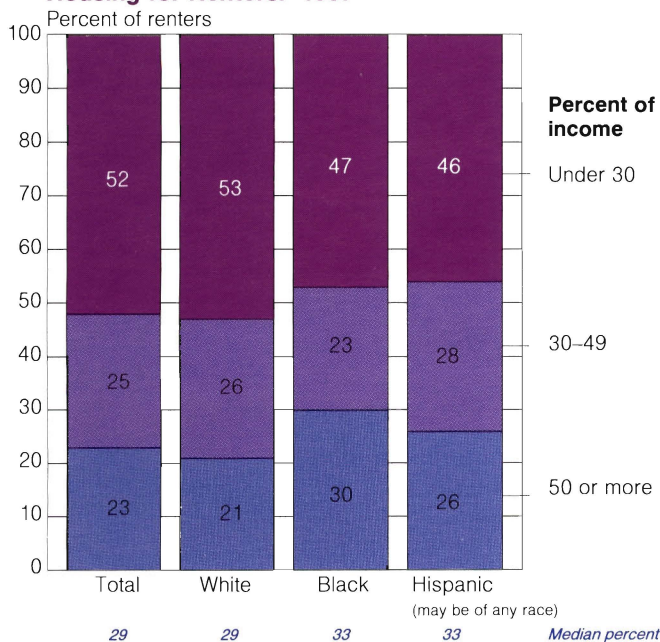


Figure 44.
Percent of Income Spent on Housing for Renters: 1987



Note: Excludes 1-unit structures on 10 acres or more

Housing Costs and Income

In 1987, Black owners with mortgages are more likely to bear high housing cost burdens than are White owners with mortgages.⁸

- Among owners with mortgages, 37 percent of Black households had housing cost burdens that equalled or exceeded 30 percent of their family income compared with 25 percent of White households.
- About 14 percent of Black owners with mortgages paid at least 50 percent of their income for housing. In contrast, 7 percent of White owners with mortgages bore these extremely high housing cost burdens.
- Homeowners without mortgages had considerably lighter housing cost burdens than owners with mortgages. Half of all White and Black owners without mortgages paid 16 percent or less of their income on housing.
- Among Hispanic-origin owners with mortgages, 37 percent had housing costs that equalled or exceeded 30 percent of their families' income, including 11 percent with housing cost burdens of 50 percent or more.
- The median percent of income spent on housing by Hispanic-origin owners without mortgages was 13 percent.

In 1987, the high housing cost burdens of some households, particularly Black households, are accentuated when the housing cost of renters are examined in relation to their income.

- More than half of all Black renters paid 30 percent or more of total family income on housing, while the proportion among White renters who spent a minimum of 30 percent of total family income on housing was 47 percent.
- Housing costs of 50 percent or more of their income were borne by 21 percent of White renters and 30 percent of Black renters.
- Approximately 54 percent of Hispanic-origin renters spent a minimum of 30 percent of their income for housing, including 26 percent with housing costs of 50 percent or more.

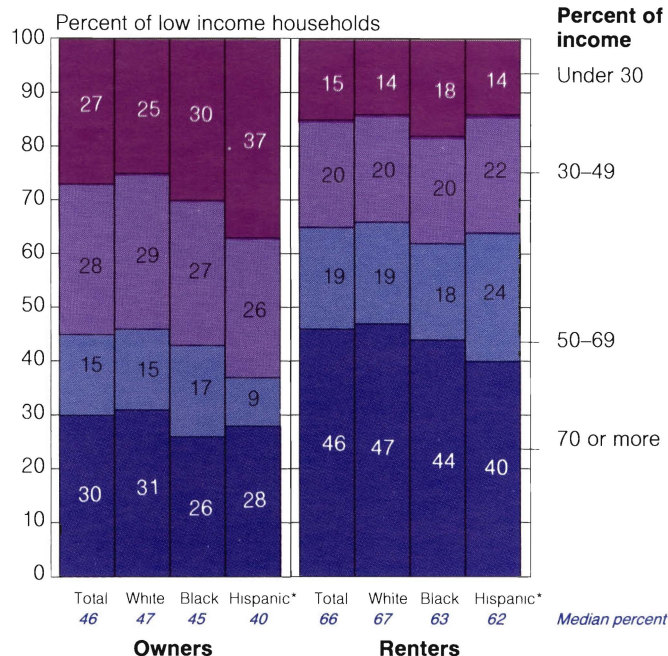
⁸ The yearly housing costs (monthly housing costs multiplied by 12) are expressed as a percentage of the total income of the family or primary individual for the 12 months preceding the date of interview

Housing Costs of Low-Income Households

In 1987, the housing cost burdens for low-income White owners and renters are as severe as those borne by low-income Black owners and renters. Severe cost burdens are also borne by low-income Hispanic owners and renters.

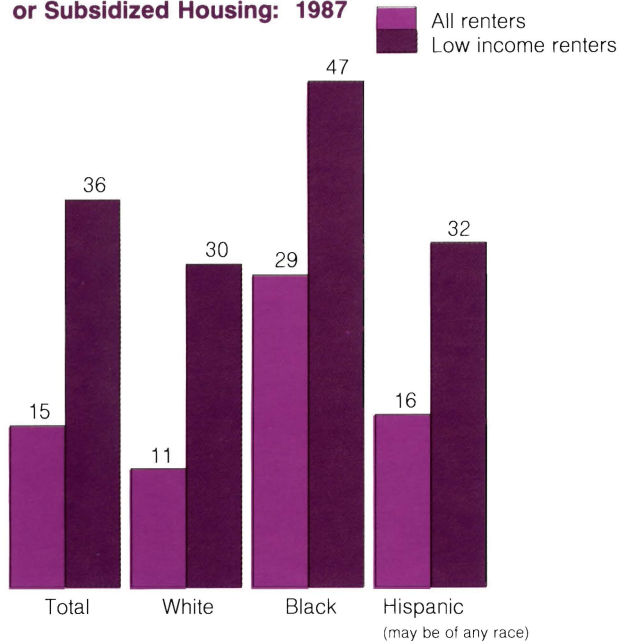
- The typical (median) White low-income renter household paid 67 percent of its income for the basic housing costs of rent and utilities, while the comparable Black household paid 63 percent.
- About 47 percent of low-income White renter households devoted extremely large portions of their limited incomes for housing—at least 70 percent or more. Similarly, 44 percent of low-income Black renters bore housing costs of this magnitude. However, there was no statistical difference in the proportions of low-income White and Black renters with these extreme housing cost burdens.
- Among low-income Hispanic-origin renters, the median percentage of income spent on housing was 62 percent. About 40 percent spent 70 percent or more.
- The housing cost burdens of low-income owners were not as severe as those of low-income renters. The typical low-income White owner paid nearly half of its income (47 percent) for housing in 1987, while the comparable proportion among Black low-income owners was 45 percent. There was, however, no statistically significant difference in housing cost burdens for White and Black low-income owners.
- A slightly higher proportion of White owners with low income paid at least 70 percent of their income for housing costs (31 percent) than did low-income Black owners (26 percent).
- Black owners and renters are much more likely to have low incomes than White owners and renters in 1987 (see figure 37, Households With Low Income). Consequently, these extreme housing cost burdens affect a larger proportion of Black households than White households.
- Among low-income Hispanic-origin owners, the median percentage of income spent on housing was 40 percent. About 28 percent of these owners paid at least 70 percent of their income for housing.

Figure 45.
Percent of Income Spent on Housing for Low Income Households: 1987



Note: Incomes below household poverty levels
* May be of any race

Figure 46.

Percent of Renters in Public or Subsidized Housing: 1987**Public or Subsidized Housing**

In 1987, the majority of low-income renter households did not receive any kind of Federal, state, or local rent subsidy and did not live in public housing.

- Unlike many other “safety net” programs for the disadvantaged, housing assistance is not guaranteed to those who meet all eligibility criteria. On the Federal level, the number of households served each year is determined by the level of funding appropriated by Congress. Similar determinations are made at the state and local levels.
- White low-income renters were less likely than low-income Black renters to live in public or subsidized housing.
- About one-half of all low-income Black renters lived in subsidized housing.
- A third of low-income Hispanic-origin renters received government housing assistance.

Number of Owners

In 1980, approximately 52.3 million householders owned their homes.

- Approximately 90 percent of the owners were White, 7 percent were Black, less than 1 percent were American Indian, Eskimo, or Aleut, and 1 percent were Asian or Pacific Islander householders.
- Hispanic householders made up about 3 percent of all owners.

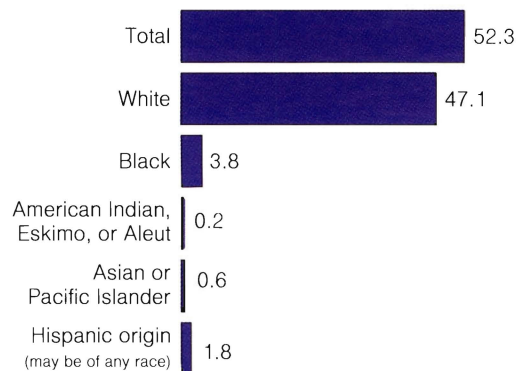
There were 0.6 million Asian or Pacific Islander homeowners in 1980.

- Approximately 71 percent of Asian or Pacific Islander homeowners were Japanese, Chinese, or Filipino.

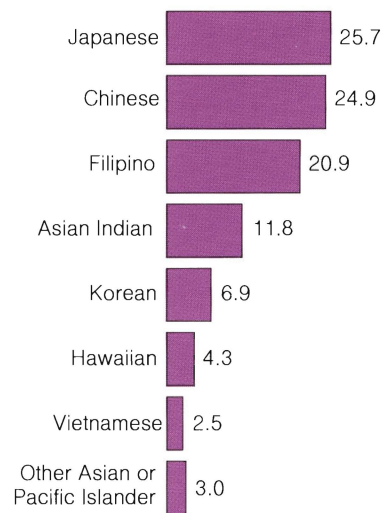
There were 1.8 million Hispanic-origin homeowners in 1980.

- Sixty-two percent of Hispanic homeowners were of Mexican origin.

Figure 48.
Number of Owner-Occupied Households: 1980
(In millions)



Distribution of 0.6 Million Asian or Pacific Islander Owners in the United States: 1980
(In percent)



Distribution of 1.8 Million Hispanic Owners in the United States: 1980
(In percent)

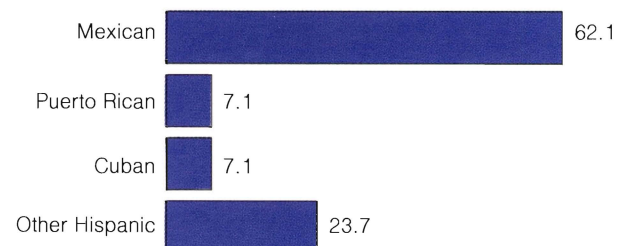
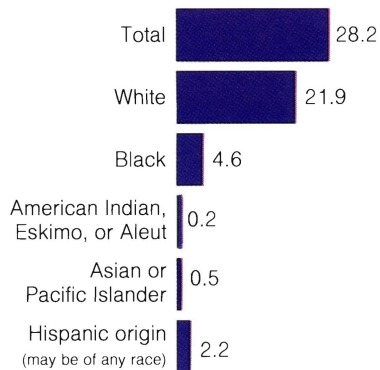


Figure 49.
**Number of Renter-Occupied
 Households: 1980**
 (In millions)



Number of Renters

In 1980, approximately 28.2 million householders rented their homes.

- Approximately 78 percent of the renters were White, 16 percent were Black, 1 percent were American Indian, Eskimo, or Aleut, and 2 percent were Asian or Pacific Islander householders.

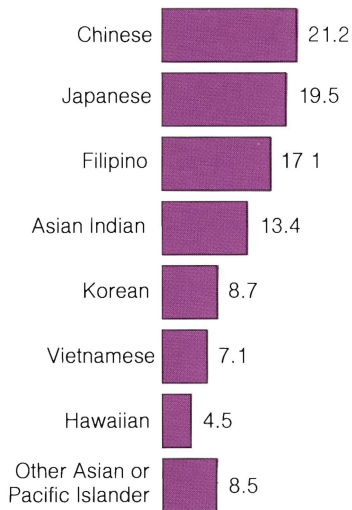
There were 0.5 million Asian or Pacific Islander renters in 1980.

- About 58 percent of Asian and Pacific Islander renters were Chinese, Japanese, or Filipinos.

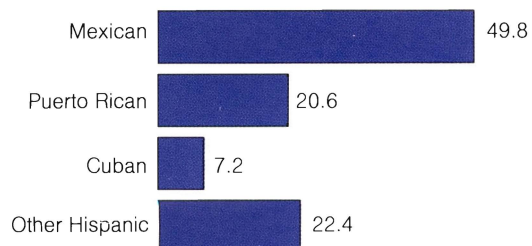
There were 2.2 million Hispanic-origin renters in 1980.

- About half of the Hispanic renters were of Mexican origin and 21 percent were of Puerto Rican origin.

**Distribution of 0.5 Million
 Asian or Pacific Islander Renters
 in the United States: 1980**
 (In percent)



**Distribution of 2.2 Million
 Hispanic Renters in the
 United States: 1980**
 (In percent)



Home Ownership Rates

In 1980, 65 percent of the households in the United States were owner occupied.

- Among the race groups, the ownership rates ranged from 45 percent for Black households to 68 percent for White households.

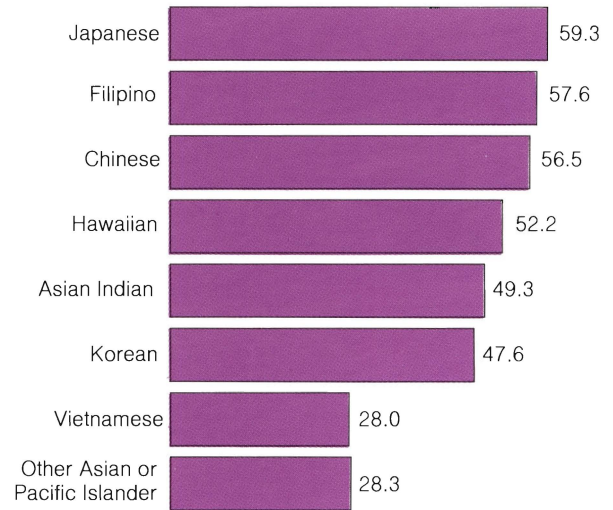
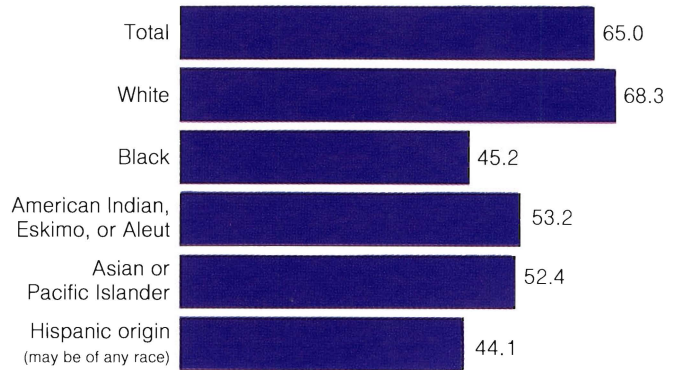
About half (52 percent) of the Asian or Pacific Islander householders owned their homes in 1980.

- Among Asian or Pacific Islander households, the ownership rates of Japanese and Filipinos were not statistically different. Their rates of ownership were higher than those of Hawaiian, Asian Indian, Korean, Vietnamese, and other Asian or Pacific Islander households. However, there was no significant difference in the proportions of Filipino and Chinese householders who owned their homes.

Approximately 44 percent of the Hispanic-origin householders were owners in 1980.

- The rates of ownership ranged from 21 percent for Puerto Rican householders to 50 percent for Mexican-origin householders.

Figure 50.
**Percent of Households
Owner-Occupied: 1980**



**Percent of Hispanic Households
Owner-Occupied: 1980**

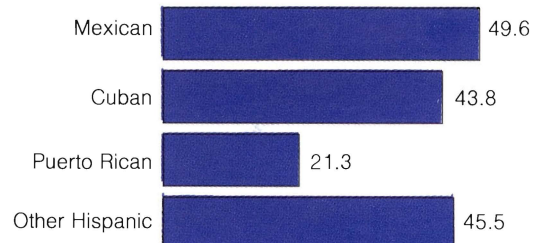
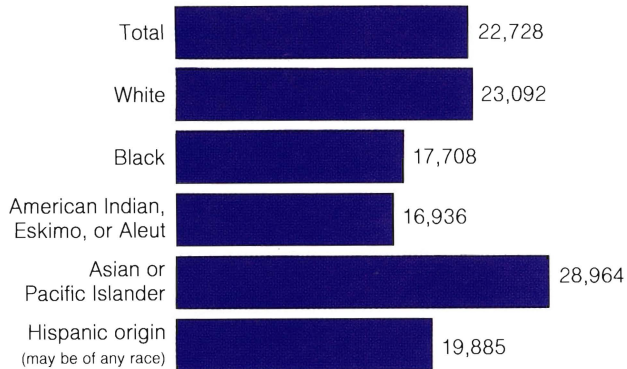
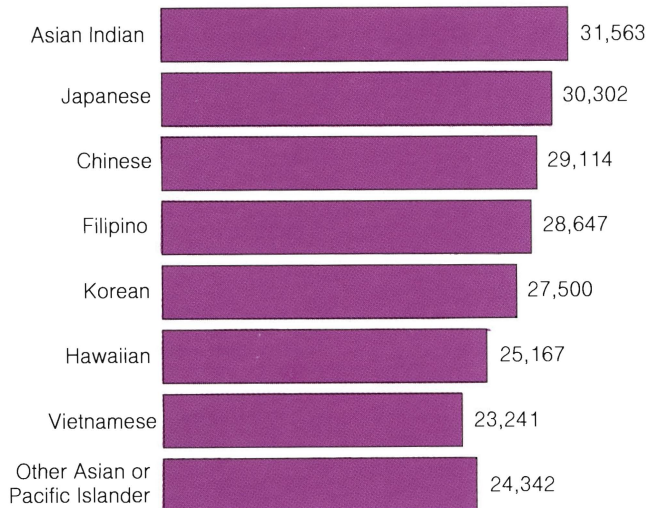


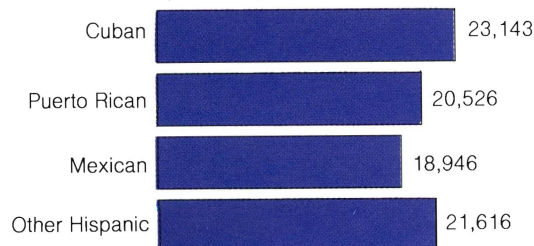
Figure 51.
**Median Income of Families and Primary
 Individuals for Owner-Occupied
 Households: 1980**
 (In dollars)



**Median Income of Families
 and Primary Individuals for Asian or
 Pacific Islander Owners: 1980**
 (In dollars)



**Median Income of Families
 and Primary Individuals for
 Hispanic Owners: 1980**
 (In dollars)



Median Income—Owners

In 1980, the median income of families and primary individuals who owned their homes was **\$22,728**.

- The median family income of Black and American Indian, Eskimo, or Aleut owners was below the national median.

The Asian or Pacific Islander median family income for owners was \$28,964 in 1980. Among Asian or Pacific Islander groups, there were differences in median family income for those who owned their homes.

- The median family income of Japanese and Asian Indian owners was not statistically different. Their income was significantly higher than Filipino, Korean, Vietnamese, Hawaiian, and other Asian or Pacific Islander owners. However, there was no significant difference in the income of Japanese and Chinese owners.

The median family income of Hispanic-origin owners was \$19,885 in 1980.

- Median family income ranged from \$18,946 for Mexican-origin owners to \$23,143 for Cuban owners.

Median Income—Renters

The median income of families and primary individuals who rented their homes was \$13,434 in 1980.

- The median family income of Black and American Indian, Eskimo, or Aleut renters was below the national median.

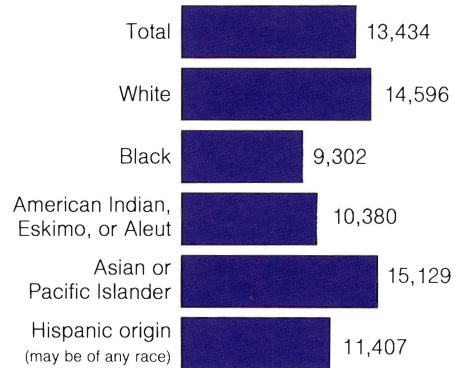
The median family income of Asian or Pacific Islander renters was \$15,129 in 1980.

- The median family income of Asian Indian and Japanese renters was not statistically different. Their income was significantly higher than the remaining Asian or Pacific Islander groups.

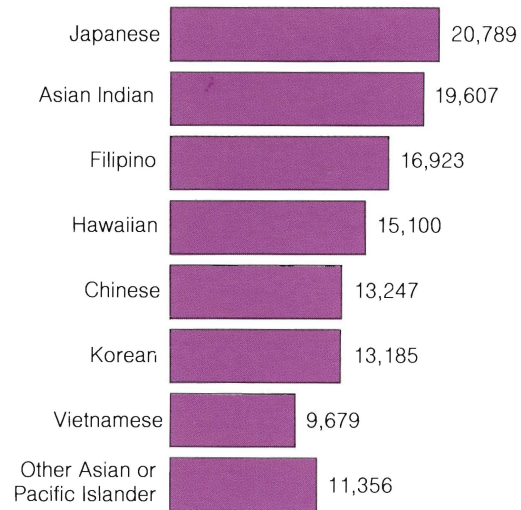
The median family income of Hispanic-origin renters was \$11,407 in 1980.

- Median family income ranged from \$9,002 for Puerto Rican renters to \$14,109 for Cuban renters.

Figure 52.
Median Income of Families and Primary Individuals for Renter-Occupied Households: 1980
(In dollars)



Median Income of Families and Primary Individuals for Asian or Pacific Islander Renters: 1980
(In dollars)



Median Income of Families and Primary Individuals for Hispanic Renters: 1980
(In dollars)

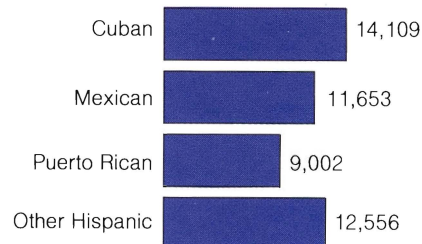
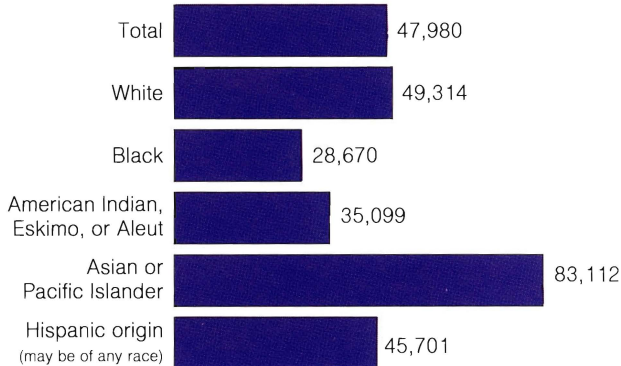
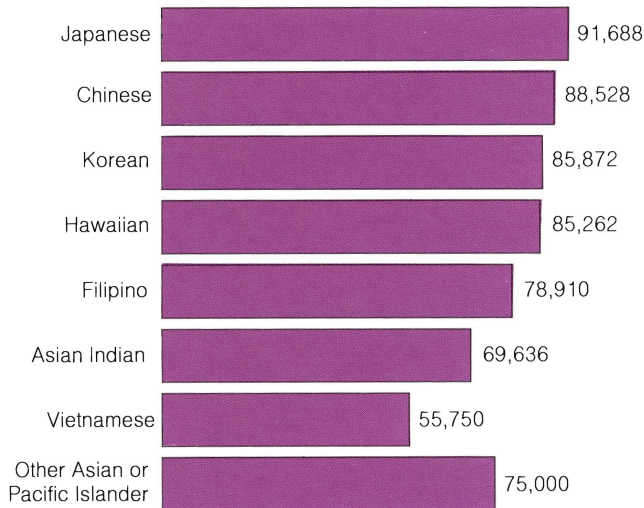


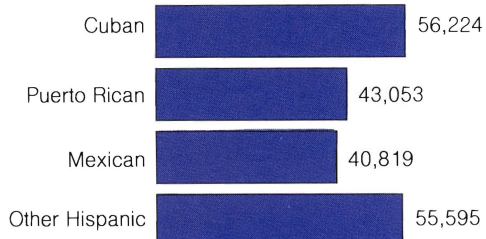
Figure 53.
Median Home Values: 1980
 (In dollars)



Median Home Values for Asian or Pacific Islander Owners: 1980
 (In dollars)



Median Home Values for Hispanic Owners: 1980
 (In dollars)



Median Home Values

The median value of owner-occupied homes in the United States was \$47,980 in 1980.

- The median value of homes owned by Black and American Indian, Eskimo, and Aleut householders was below the national median.

The median value of homes owned by Asian or Pacific Islander householders was \$83,112 in 1980.

- There were few significant differences in median home values among the Asian or Pacific Islander groups. The median value of homes owned by Vietnamese householders was the lowest.

The median value of homes owned by Hispanic-origin householders was \$45,701 in 1980.

- There was no significant difference in the median value of homes owned by Cuban and other Hispanic owners. The median value of homes owned by Mexican householders was the lowest among the Hispanic-origin groups.

Median Monthly Housing Costs— Owners With Mortgages

Nationally, the median monthly housing cost for owners with mortgages was \$374 in 1980.

- Black and American Indian, Eskimo, or Aleut owners with mortgages paid lower monthly housing costs than the national median.

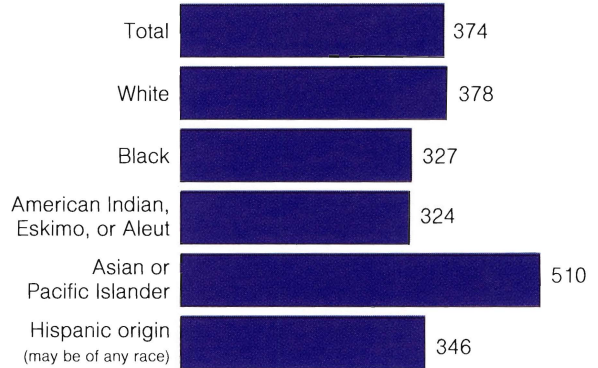
Asian or Pacific Islander owners with mortgages paid median monthly housing costs of \$510.

- Hawaiian and Japanese owners with mortgages paid the lowest monthly housing costs among the Asian or Pacific Islander groups.

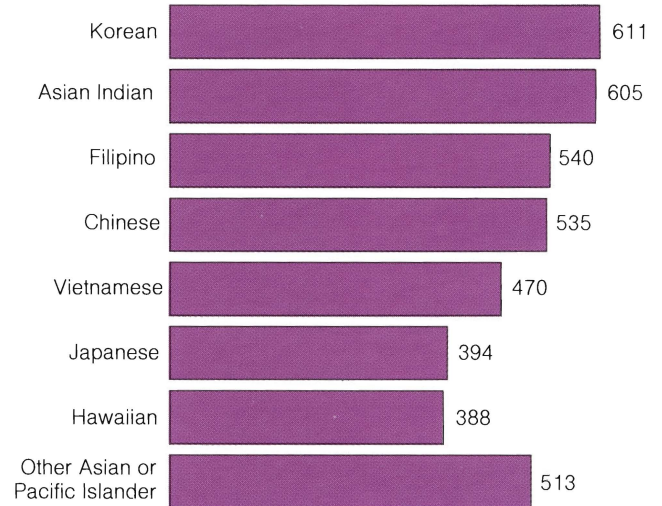
The median monthly housing cost for Hispanic-origin owners with mortgages was \$346 in 1980.

- Mexican-origin owners with mortgages paid the lowest monthly housing costs. The monthly housing costs of Puerto Rican, Cuban, and other Hispanic owners with mortgages were not statistically different.

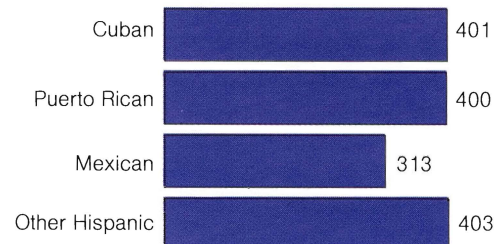
Figure 54.
**Median Monthly Housing Costs for
Owners With Mortgages: 1980**
(In dollars)



Median Monthly Housing Costs for Asian or Pacific Islander Owners With Mortgages: 1980
(In dollars)

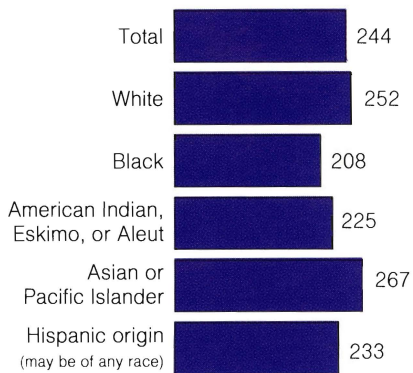


Median Monthly Housing Costs for Hispanic Owners With Mortgages: 1980
(In dollars)



Note: Includes one-family houses on less than 10 acres without a commercial establishment or medical office on property.

Figure 55.
**Median Monthly Housing Costs
 for Renters: 1980**
 (In dollars)



Median Monthly Housing Costs—Renters

Nationally, the median monthly amount paid for rent and utilities was \$244 in 1980.

- Black and American Indian, Eskimo, or Aleut renters paid lower monthly housing costs than the national median.

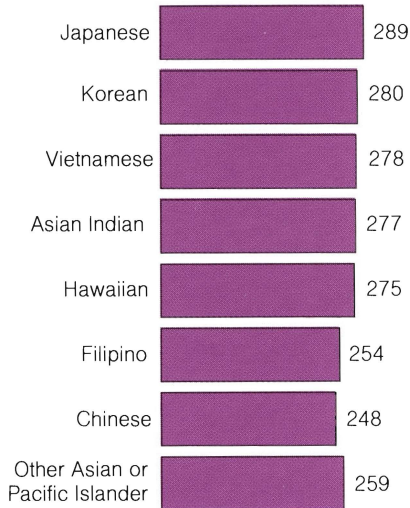
Asian or Pacific Islander renters paid median monthly housing costs of \$267 in 1980.

- There were few significant differences in the median monthly housing costs among Asian or Pacific Islander renters.

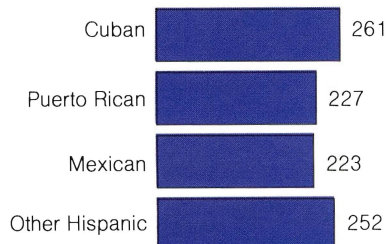
The median monthly housing costs for Hispanic-origin renters was \$233 in 1980.

- Median monthly housing costs ranged from \$223 for Mexican-origin renters to \$261 for Cuban renters.

**Median Monthly Housing Costs
 for Asian or Pacific Islander
 Renters: 1980**
 (In dollars)



**Median Monthly Housing
 Costs for Hispanic
 Renters: 1980**
 (In dollars)



Note: Excludes 1-unit structures on 10 acres or more

Appendix A. Detailed Tables

Table 1.
Geographic Distribution of Households, by Tenure and by Race and Hispanic Origin of Householder: 1987 and 1985

(Numbers in thousands. Households of Hispanic origin may be of any race.)

Characteristic	1987						1985				
	Total	White	Black	American Indian, Eskimo, or Aleut	Asian or Pacific Islander	Hispanic origin	Total	White	Black	Asian or Pacific Islander	Hispanic origin
ALL OCCUPIED UNITS											
United States	90,888	78,179	10,251	418	1,641	5,587	88,425	76,266	9,903	1,420	5,078
Metropolitan-Nonmetropolitan Residence											
Inside metropolitan statistical areas	70,778	59,873	8,747	196	1,584	5,019	68,632	58,218	8,416	1,370	4,608
Inside central cities	29,984	22,457	6,254	115	877	2,994	29,591	22,383	5,982	782	2,774
Suburbs	40,793	37,416	2,494	82	707	2,026	39,041	35,835	2,435	588	1,833
Outside metropolitan statistical areas	20,110	18,305	1,504	222	57	567	19,793	18,048	1,486	51	470
Percent	100	100	100	100	100	100	100	100	100	100	100
Inside metropolitan statistical areas	78	77	85	47	97	90	78	76	85	96	91
Inside central cities	33	29	61	27	54	54	34	29	60	55	55
Suburbs	45	48	24	20	43	36	44	47	25	41	36
Outside metropolitan statistical areas	22	23	15	53	3	10	22	24	15	4	9
Regions											
Northeast	18,953	16,624	1,792	43	295	1,089	18,729	16,364	1,864	246	1,067
Midwest	22,267	19,962	2,025	56	173	371	22,142	19,895	1,962	148	364
South	31,270	25,448	5,483	83	204	1,816	30,064	24,584	5,160	186	1,625
West	18,397	16,144	952	237	968	2,311	17,490	15,422	916	841	2,022
Percent	100	100	100	100	100	100	100	100	100	100	100
Northeast	21	21	18	10	18	19	21	22	19	17	21
Midwest	25	25	20	13	11	7	25	26	20	11	7
South	34	33	53	20	12	33	34	32	52	13	32
West	20	21	9	57	59	41	20	20	9	59	40
OWNER-OCCUPIED UNITS											
United States	58,164	52,661	4,458	220	754	2,259	56,145	50,938	4,310	638	2,012
Metropolitan-Nonmetropolitan Residence											
Inside metropolitan statistical areas	43,551	34,101	3,562	92	728	1,965	41,806	37,641	3,412	613	1,763
Inside central cities	14,577	11,899	2,292	43	312	902	14,286	11,775	2,175	277	834
Suburbs	28,973	22,202	1,271	49	416	1,063	27,521	25,866	1,237	336	929
Outside metropolitan statistical areas	14,614	13,560	895	128	27	294	14,339	13,296	898	25	249
Percent	100	100	100	100	100	100	100	100	100	100	100
Inside metropolitan statistical areas	75	74	80	42	96	87	74	74	79	96	88
Inside central cities	25	22	51	19	41	40	25	23	50	43	42
Suburbs	50	52	29	22	55	47	49	51	29	53	46
Outside metropolitan statistical areas	25	26	20	58	4	13	26	26	21	4	12

Table 1.
Geographic Distribution of Households, by Tenure and by Race and Hispanic Origin of Householder: 1987 and 1985—Con.

(Numbers in thousands. Households of Hispanic origin may be of any race.)

Characteristic	1987						1985				
	Total	White	Black	American Indian, Eskimo, or Aleut	Asian or Pacific Islander	Hispanic origin	Total	White	Black	Asian or Pacific Islander	Hispanic origin
Region											
Northeast	11,694	10,908	613	19	131	203	11,347	10,603	625	91	184
Midwest	14,991	14,077	818	14	66	154	14,673	13,772	819	51	156
South	20,710	17,881	2,679	49	85	911	19,858	17,188	2,534	84	835
West	10,769	9,795	347	138	472	991	10,267	9,375	332	412	836
Percent	100	100	100	100	100	100	100	100	100	100	100
Northeast	20	21	14	9	17	9	20	21	14	14	9
Midwest	26	27	18	6	9	7	26	27	19	8	8
South	36	34	60	22	11	40	36	34	59	13	41
West	18	18	8	63	63	44	18	18	8	65	42
RENTER-OCCUPIED UNITS											
United States	32,724	25,518	5,794	198	886	3,328	32,280	25,328	5,593	782	3,066
Metropolitan-Nonmetropolitan Residence											
Inside metropolitan statistical areas	27,227	20,774	5,185	104	856	3,054	26,826	20,577	5,004	757	2,845
Inside central cities	15,407	10,559	3,962	72	565	2,092	15,306	10,608	3,807	505	1,940
Suburbs	11,820	10,215	1,223	32	291	963	11,520	9,969	1,198	252	904
Outside metropolitan statistical areas	5,497	4,745	609	94	30	274	5,454	4,752	588	25	221
Percent	100	100	100	100	100	100	100	100	100	100	100
Inside metropolitan statistical areas	83	81	89	53	97	92	83	81	89	97	93
Inside central cities	47	41	68	37	64	63	47	42	68	65	63
Suburbs	36	40	21	16	33	29	36	39	21	32	30
Outside metropolitan statistical areas	17	19	11	47	3	8	17	19	11	3	7
Region											
Northeast	7,260	5,716	1,179	24	164	886	7,382	5,762	1,239	155	882
Midwest	7,276	5,885	1,206	42	107	217	7,469	6,123	1,143	96	208
South	10,560	7,567	2,804	34	119	905	10,206	7,396	2,626	102	790
West	7,628	6,350	605	99	497	1,320	7,223	6,047	584	429	1,186
Percent	100	100	100	100	100	100	100	100	100	100	100
Northeast	22	22	20	12	19	27	23	23	22	20	29
Midwest	22	23	21	21	12	6	23	24	20	12	7
South	32	30	48	17	13	27	32	29	47	13	26
West	24	25	11	50	56	40	22	24	11	55	38

Note: Data from the 1985 survey for American Indian, Eskimo, or Aleut households are not shown due to insufficient sample size.

Table 2.
**Selected Social and Economic Characteristics of Households,
 by Tenure and by Race and Hispanic Origin of
 Householder: 1987 and 1985**

(Numbers in thousands. Householders of Hispanic origin may be of any race.)

Characteristic	1987				1985			
	Total	White	Black	Hispanic origin	Total	White	Black	Hispanic origin
OWNER-OCCUPIED UNITS								
Size of Household								
Total	58,164	52,661	4,458	2,259	56,145	50,938	4,310	2,012
Percent.....	100	100	100	100	100	100	100	100
1 person	18	18	19	11	17	17	20	11
2 persons	34	35	25	23	34	35	25	23
3 persons	19	19	21	17	18	18	19	17
4 persons	17	18	17	21	18	18	17	20
5 persons	8	7	10	16	8	8	10	16
6 persons or more.....	4	3	8	12	5	4	9	13
Median.....	2.4	2.4	2.8	3.4	2.5	2.4	2.8	3.4
Total with own children.....	22,131	19,482	2,032	1,245	20,387	18,294	1,580	1,039
Percent.....	100	100	100	100	100	100	100	100
1 person	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2 persons	4	4	6	3	3	3	6	2
3 persons	27	28	27	18	27	27	25	20
4 persons	40	41	30	32	41	42	33	31
5 persons	19	18	20	27	19	19	20	25
6 persons or more.....	10	9	17	20	10	9	16	22
Median.....	4.0	3.9	4.1	4.4	4.0	4.0	4.1	4.4
Household Composition								
Total	58,164	52,661	4,458	2,259	56,145	50,938	4,310	2,012
2-or-more-person households	47,862	43,294	3,602	2,004	46,478	42,211	3,441	1,784
Married-couple families, no nonrelatives.....	39,370	36,326	2,296	1,608	38,676	35,734	2,269	1,436
Other male householder	3,026	2,685	263	154	2,787	2,448	282	126
Other female householder	5,466	4,283	1,043	242	5,015	4,030	891	222
1-person households	10,302	9,366	855	255	9,667	8,726	869	228
Percent.....	100	100	100	100	100	100	100	100
2-or-more-person households	82	82	81	89	83	83	80	89
Married couple families, no nonrelatives.....	68	69	52	71	69	70	53	72
Other male householder	5	5	6	7	5	5	6	6
Other female householder	9	8	23	11	9	8	21	11
1-person households	18	18	19	11	17	17	20	11
Age of Householder								
Total	58,164	52,661	4,458	2,259	56,145	50,938	4,310	2,012
Under 35 years	9,986	9,173	601	518	9,984	9,107	676	424
35 to 44 years	12,851	11,516	992	564	12,243	11,061	906	541
45 to 54 years	10,172	8,973	964	462	9,637	8,564	878	420
55 to 64 years	10,365	9,416	810	391	10,447	9,506	810	332
65 years and over.....	14,790	13,583	1,091	324	13,834	12,700	1,040	295
Median.....	51	51	52	46	51	51	52	46

See footnote at end of table.

Table 2.
**Selected Social and Economic Characteristics of Households,
 by Tenure and by Race and Hispanic Origin of
 Householder: 1987 and 1985—Con.**

(Numbers in thousands. Householders of Hispanic origin may be of any race.)

Characteristic	1987				1985			
	Total	White	Black	Hispanic origin	Total	White	Black	Hispanic origin
OWNER-OCCUPIED UNITS—Con.								
Educational Attainment, by Age of Householder								
Total, all ages	58,164	52,661	4,458	2,259	56,145	50,938	4,310	2,012
Less than 12 years	13,365	11,540	1,663	876	14,005	12,106	1,739	837
High school graduate	20,670	19,012	1,387	696	19,964	18,376	1,356	596
1 to 3 years of college	9,986	9,126	694	375	9,210	8,511	566	319
4 years or more of college	14,142	12,981	714	313	12,967	11,945	649	260
Under 35 years of age	9,986	9,171	601	518	9,983	9,107	675	424
Less than 12 years	783	707	59	130	860	766	72	104
High school graduate	4,180	3,877	241	197	4,085	3,710	322	169
1 to 3 years of college	2,267	2,044	175	117	2,221	2,036	152	82
4 or more years of college	2,756	2,543	126	74	2,817	2,595	129	69
35 to 44 years old of age	12,851	11,516	992	564	12,243	11,060	906	541
Less than 12 years	1,152	995	131	140	1,237	1,100	111	174
High school graduate	4,273	3,779	412	193	4,245	3,786	396	173
1 to 3 years of college	2,780	2,523	209	128	2,525	2,308	179	122
4 or more years of college	4,646	4,219	240	103	4,236	3,866	220	72
45 to 54 years of age	10,172	8,973	964	462	9,637	8,564	879	420
Less than 12 years	1,726	1,432	267	181	1,906	1,561	316	155
High school graduate	3,952	3,554	336	142	3,863	3,485	315	139
1 to 3 years of college	1,766	1,558	180	69	1,510	1,381	113	62
4 or more years of college	2,728	2,429	181	70	2,358	2,137	135	64
55 years or more of age	25,155	23,000	1,901	715	24,282	22,206	1,850	628
Less than 12 years	9,704	8,406	1,205	425	10,001	8,678	1,240	405
High school graduate	8,265	7,803	398	164	7,771	7,395	323	115
1 to 3 years of college	3,174	3,001	132	60	2,954	2,787	121	53
4 or more years of college	4,012	3,790	166	66	3,556	3,346	166	55
Household Moves								
Total	58,164	52,661	4,458	2,259	56,145	50,938	4,310	2,012
Total with a move in last year	4,947	4,524	276	274	4,664	4,256	297	204
Percent of total	9	9	6	12	8	8	7	10
RENTER-OCCUPIED UNITS								
Size of Household								
Total	32,724	25,518	5,794	3,328	32,280	25,328	5,593	3,066
Percent	100	100	100	100	100	100	100	100
1 person	36	37	32	19	35	36	31	21
2 persons	28	29	24	23	28	29	24	20
3 persons	16	15	18	20	16	16	18	22
4 persons	12	11	13	19	12	11	14	19
5 persons	5	5	8	11	5	5	7	9
6 persons or more	3	3	5	8	4	3	6	9
Median	2.0	1.9	2.2	2.9	2.0	2.0	2.3	2.9

Table 2.
**Selected Social and Economic Characteristics of Households,
 by Tenure and by Race and Hispanic Origin of
 Householder: 1987 and 1985—Con.**

(Numbers in thousands. Householders of Hispanic origin may be of any race.)

Characteristic	1987				1985			
	Total	White	Black	Hispanic origin	Total	White	Black	Hispanic origin
RENTER-OCCUPIED UNITS—Con.								
Size of Household—Con.								
Total with own children	12,083	8,560	2,800	1,901	11,136	8,098	2,390	1,615
Percent	100	100	100	100	100	100	100	100
1 person	(X)	(X)	(X)	(X)	(X)	(X)	(X)	(X)
2 persons	14	13	17	9	14	13	17	7
3 persons	34	35	31	28	34	36	30	31
4 persons	30	31	26	31	29	29	28	31
5 persons	14	14	16	18	14	14	14	16
6 persons or more	8	7	10	14	9	8	11	15
Median	3.6	3.6	3.6	3.9	3.6	3.5	3.6	3.9
Household Composition								
Total	32,724	25,518	5,794	3,328	32,280	25,328	5,593	3,066
2-or-more-person households	21,076	16,046	3,916	2,686	20,961	16,066	3,842	2,428
Married couple families, no nonrelatives	10,714	8,886	1,232	1,381	10,955	9,128	1,216	1,241
Other male householder	3,395	2,749	469	460	3,178	2,614	434	343
Other female householder	6,966	4,411	2,215	846	6,828	4,324	2,192	844
1-person households	11,648	9,472	1,877	641	11,319	9,262	1,750	638
Percent	100	100	100	100	100	100	100	100
2-or-more-person households	64	63	68	81	65	63	69	79
Married-couple families, no nonrelatives	33	35	21	42	34	36	22	40
Other male householder	10	11	8	14	10	10	8	11
Other female householder	21	17	38	25	21	17	39	28
1-person households	36	37	33	19	35	37	31	21
Age of Householder								
Total	32,724	25,518	5,794	3,328	32,280	25,328	5,593	3,066
Under 35 years	15,410	12,118	2,601	1,719	15,538	12,251	2,531	1,470
35 to 44 years	6,455	4,777	1,301	719	5,770	4,357	1,143	688
45 to 54 years	3,310	2,428	710	411	3,181	2,358	657	398
55 to 64 years	2,595	1,990	514	228	2,729	2,053	587	206
65 years and over	4,954	4,205	668	251	5,062	4,309	675	304
Median	36	36	37	35	36	36	37	36

See footnote at end of table.

Table 2.
**Selected Social and Economic Characteristics of Households,
 by Tenure and by Race and Hispanic Origin of
 Householder: 1987 and 1985—Con.**

(Numbers in thousands. Householders of Hispanic origin may be of any race.)

Characteristic	1987				1985			
	Total	White	Black	Hispanic origin	Total	White	Black	Hispanic origin
RENTER-OCCUPIED UNITS—Con.								
Educational Attainment, by Age of Householder								
Total, all ages	32,724	25,518	5,794	3,328	32,280	25,328	5,593	3,066
Less than 12 years	8,565	6,180	2,058	1,564	8,936	6,349	2,245	1,583
High school graduate	11,580	9,000	2,194	993	11,343	9,011	1,930	861
1 to 3 years of college	6,167	4,932	962	444	5,920	4,802	881	358
4 or more years of college	6,410	5,405	580	326	6,080	5,166	536	264
Under 35 years of age	15,410	12,118	2,601	1,719	15,538	12,251	2,531	1,470
Less than 12 years	2,607	1,993	510	676	2,669	1,905	629	628
High school graduate	5,961	4,581	1,184	588	5,921	4,683	1,026	469
1 to 3 years of college	3,409	2,672	560	277	3,494	2,760	554	227
4 or more years of college	3,433	2,872	347	178	3,454	2,903	322	146
35 to 44 years of age	6,455	4,777	1,301	719	5,770	4,357	1,142	688
Less than 12 years	1,224	768	375	327	1,280	819	396	353
High school graduate	2,251	1,633	529	217	1,982	1,468	433	201
1 to 3 years of college	1,403	1,076	252	91	1,147	927	183	71
4 or more years of college	1,577	1,300	145	84	1,361	1,143	130	63
45 to 54 years of age	3,310	2,428	710	411	3,181	2,358	657	399
Less than 12 years	1,034	670	314	236	1,034	692	293	241
High school graduate	1,202	878	272	97	1,177	862	255	97
1 to 3 years of college	481	397	75	40	458	382	68	33
4 or more years of college	593	483	49	38	512	422	41	28
55 years of age or more	7,549	6,196	1,182	479	7,791	6,363	1,262	509
Less than 12 years	3,701	2,750	860	325	3,953	2,933	927	361
High school graduate	2,166	1,908	209	91	2,264	1,998	216	95
1 to 3 years of college	874	787	74	37	822	734	76	27
4 or more years of college	808	751	39	26	752	698	43	26
Household Moves								
Total	32,724	25,518	5,794	3,328	32,280	25,328	5,593	3,066
Total with a move in last year	12,275	9,905	1,836	1,304	12,166	9,912	1,736	1,060
Percent of total	38	39	32	39	38	39	31	35

X Not applicable.

Table 3.
Selected Physical Characteristics of Units, by Tenure and by Race and Hispanic Origin of Householder: 1987 and 1985

(Numbers in thousands. Householders of Hispanic origin may be of any race.)

Characteristic	1987				1985			
	Total	White	Black	Hispanic origin	Total	White	Black	Hispanic origin
OWNER-OCCUPIED UNITS								
Units in Structure								
Total	58,164	52,661	4,458	2,259	56,145	50,938	4,310	2,012
Percent	100	100	100	100	100	100	100	100
1 unit	87	87	89	88	87	87	88	86
2 or more units	6	5	6	6	6	6	7	8
Mobile homes	7	8	5	6	7	7	5	6
Year Structure Built								
Total	58,164	52,661	4,458	2,259	56,145	50,938	4,310	2,012
Percent	100	100	100	100	100	100	100	100
1980 or later	13	13	8	13	10	10	7	10
1960 to 1979	41	41	36	40	43	43	38	44
1940 to 1959	25	25	30	32	26	26	29	31
1939 or earlier	21	21	26	15	21	21	26	15
Median years	25	25	31	24	23	24	28	23
Percent new construction	8	8	5	6	7	7	5	6
Rooms								
Total	58,164	52,661	4,458	2,259	56,145	50,938	4,310	2,012
Percent	100	100	100	100	100	100	100	100
4 rooms or less	13	14	13	16	14	14	14	17
5 rooms	25	24	27	29	24	23	27	28
6 rooms	26	25	31	27	25	25	28	27
7 rooms or more	36	37	29	28	37	38	31	28
Median number of rooms	6.0	6.0	5.8	5.7	6.0	6.0	5.8	5.7
Square Footage of Unit								
Single detached and mobile homes ..	52,421	47,749	3,806	2,015	50,600	46,199	3,667	1,777
Median square footage	1,725	1,748	1,451	1,414	1,712	1,738	1,407	1,394
Standard error	6	7	21	23	7	7	19	23
Median square feet per person	673	685	546	436	662	674	523	426
Standard error	3	3	14	14	3	3	15	14
Persons Per Room								
Total	58,164	52,661	4,458	2,259	56,145	50,938	4,310	2,012
1.01 or more persons per room	922	658	207	171	980	718	212	192
Percent of total	1.6	1.3	4.6	7.6	1.7	1.4	4.9	9.5

Table 3.
Selected Physical Characteristics of Units, by Tenure and by Race and Hispanic Origin of Householder: 1987 and 1985—Con.

(Numbers in thousands. Householders of Hispanic origin may be of any race.)

Characteristic	1987				1985			
	Total	White	Black	Hispanic origin	Total	White	Black	Hispanic origin
OWNER-OCCUPIED UNITS—Con.								
Selected Equipment, by Region								
United States, total	58,164	52,661	4,458	2,259	56,145	50,938	4,310	2,012
Percent with central air-conditioning..	40	41	29	35	37	38	26	33
Percent with room air-conditioning ...	29	28	40	28	30	29	39	31
Percent with central-heating equipment	87	88	77	79	85	86	76	79
Northeast	11,694	10,908	613	203	11,347	10,603	625	184
Percent with central air-conditioning..	16	16	13	13	14	14	12	13
Percent with room air-conditioning ...	41	41	44	50	40	40	44	54
Percent with central-heating equipment	94	94	99	99	93	92	95	98
Midwest	14,991	14,077	818	154	14,673	13,772	819	156
Percent with central air-conditioning..	41	41	29	38	37	38	23	27
Percent with room air-conditioning ...	29	29	37	36	29	28	36	29
Percent with central-heating equipment	94	94	97	97	92	92	96	95
South	20,710	17,881	2,679	911	19,858	17,188	2,534	835
Percent with central air-conditioning..	58	61	33	46	54	58	31	45
Percent with room air-conditioning ...	30	28	43	31	31	29	43	33
Percent with central-heating equipment	79	81	64	66	77	79	63	68
West	10,769	9,795	347	991	10,267	9,375	332	836
Percent with central air-conditioning..	32	32	25	29	29	30	16	26
Percent with room air-conditioning ...	15	15	12	20	17	17	11	23
Percent with central-heating equipment	85	85	94	85	84	84	92	82
Selected Indicators of Housing Quality								
Percent with more than 1 complete bathroom	61	62	50	56	59	59	46	52
Percent without telephones	3	3	7	6	4	3	9	7
Percent of units with physical problems								
Severe physical problems	1	1	2	1	1	1	3	2
Moderate physical problems	4	3	13	11	5	4	16	11

Table 3.
Selected Physical Characteristics of Units, by Tenure and by Race and Hispanic Origin of Householder: 1987 and 1985—Con.

(Numbers in thousands. Householders of Hispanic origin may be of any race.)

Characteristic	1987				1985			
	Total	White	Black	Hispanic origin	Total	White	Black	Hispanic origin
RENTER-OCCUPIED UNITS								
Units in Structure								
Total	32,724	25,518	5,794	3,328	32,280	25,328	5,593	3,066
Percent	100	100	100	100	100	100	100	100
1 unit	36	37	32	31	34	36	30	31
2 to 4 units	23	23	25	23	26	25	28	25
5 to 19 units	24	24	25	26	23	23	25	23
20 to 49 units	8	8	8	12	8	8	7	13
50 units or more	9	8	10	8	9	8	10	8
Year Structure Built								
Total	32,724	25,518	5,794	3,328	32,280	25,328	5,593	3,066
Percent	100	100	100	100	100	100	100	100
1980 or later	12	14	8	9	9	9	5	7
1960 to 1979	40	40	37	34	44	45	41	35
1940 to 1959	20	19	23	27	19	19	23	26
1939 or earlier	28	27	32	30	28	27	31	32
Median years	25	25	31	32	23	23	28	31
Percent new construction	7	8	4	5	6	6	4	4
Rooms								
Total	32,724	25,518	5,794	3,328	32,280	25,328	5,593	3,066
Percent	100	100	100	100	100	100	100	100
2 rooms or less	5	5	6	7	6	5	6	7
3 rooms	23	23	24	25	24	24	24	26
4 rooms	34	34	33	37	32	32	33	34
5 rooms	20	20	22	19	20	21	20	19
6 rooms or more	18	18	15	12	18	19	17	14
Median number of rooms	4.1	4.1	4.1	4.0	4.1	4.1	4.1	4.0
Square Footage of Unit								
Single detached and mobile homes	9,369	7,798	1,326	796	9,216	7,660	1,294	770
Median square footage	1,248	1,271	1,110	1,035	1,245	1,267	1,109	992
Standard error	12	13	39	52	12	13	38	36
Median square feet per person	473	486	401	290	458	468	405	295
Standard error	6	7	19	12	5	6	18	13
Persons Per Room								
Total	32,724	25,518	5,794	3,328	32,280	25,328	5,593	3,066
1.01 or more persons per room	1,511	940	359	554	1,516	908	413	452
Percent of total	4.6	3.7	6.2	16.6	4.7	3.6	7.4	14.7

Table 3.
Selected Physical Characteristics of Units, by Tenure and by Race and Hispanic Origin of Householder: 1987 and 1985—Con.

(Numbers in thousands. Householders of Hispanic origin may be of any race.)

Characteristic	1987				1985			
	Total	White	Black	Hispanic origin	Total	White	Black	Hispanic origin
RENTER-OCCUPIED UNITS—Con.								
Selected Equipment, by Region								
United States	32,724	25,518	5,794	3,328	32,280	25,328	5,593	3,066
Percent with central air-conditioning..	29	31	25	22	27	29	20	18
Percent with room air-conditioning...	30	31	25	25	29	30	26	25
Percent with central-heating equipment	87	88	82	83	85	87	79	79
Northeast.....	7,260	5,716	1,179	886	7,382	5,762	1,239	882
Percent with central air-conditioning..	9	10	6	5	8	9	5	4
Percent with room air-conditioning...	38	41	28	29	35	37	24	27
Percent with central-heating equipment	96	96	98	98	94	93	96	94
Midwest.....	7,276	5,885	1,206	217	7,469	6,123	1,143	208
Percent with central air-conditioning..	25	27	15	10	23	26	13	12
Percent with room air-conditioning...	35	38	26	30	33	34	28	31
Percent with central-heating equipment	94	94	96	91	93	93	94	89
South	10,560	7,567	2,804	905	10,206	7,396	2,626	790
Percent with central air-conditioning..	52	57	39	48	48	54	32	40
Percent with room air-conditioning...	28	28	26	27	28	28	28	27
Percent with central-heating equipment	76	79	67	69	74	78	62	63
West	7,628	6,350	605	1,320	7,223	6,047	584	1,186
Percent with central air-conditioning..	22	23	19	17	19	20	16	15
Percent with room air-conditioning...	18	18	14	19	20	20	15	21
Percent with central-heating equipment	87	87	90	81	85	86	89	78
Selected Indicators of Housing Quality								
Percent with more than 1 complete bathroom	23	25	18	17	22	23	16	17
Percent without telephones	14	12	23	22	14	12	22	23
Percent of units with physical problems								
Severe physical problems	3	2	6	4	3	2	8	6
Moderate physical problems	9	7	15	14	10	8	17	15

Table 4.
**Selected Financial Characteristics of the Housing Inventory, by Tenure
 and by Race and Hispanic Origin: 1987 and 1985**

(Numbers in thousands, except dollar amounts. Householders of Hispanic origin may be of any race. Statistics on income refer to the money revenues for the 12 months prior to interview.)

Characteristic	1987						1985					
	Total	White	Black	Amer- ican Indian, Eskimo or Aleut	Asian or Pacific Islander	His- panic origin	Total	White	Black	Asian or Pacific Islander	His- panic origin	
OWNER-OCCUPIED UNITS												
Income of Families and Primary Individuals, by Residence and Region												
Total	58,164	52,661	4,458	220	754	2,259	56,145	50,938	4,310	638	2,012	
Median	\$30,207	\$30,823	\$21,805	\$20,519	\$47,302	\$28,169	\$27,433	\$28,069	\$19,919	\$40,071	\$25,853	
Standard error	\$189	\$192	\$522	\$2,152	\$1,852	\$1,030	\$196	\$206	\$580	\$2,063	\$943	
Inside metropolitan statistical areas:												
Median	\$33,409	\$34,024	\$24,396	\$28,265	\$47,583	\$30,350	\$30,676	\$31,264	\$22,365	\$40,257	\$27,517	
Standard error	\$217	\$228	\$538	\$6,621	\$1,956	\$917	\$208	\$211	\$544	\$2,140	\$1,083	
In central cities:												
Median	\$30,132	\$31,532	\$22,745	\$19,297	\$46,296	\$26,617	\$27,632	\$28,973	\$21,141	\$34,897	\$23,812	
Standard error	\$386	\$397	\$600	\$4,635	\$3,945	\$1,864	\$382	\$428	\$636	\$2,222	\$1,157	
Suburbs:												
Median	\$35,119	\$35,172	\$29,154	\$35,695	\$48,212	\$32,147	\$32,051	\$32,208	\$24,648	\$44,248	\$31,027	
Standard error	\$268	\$275	\$1,334	\$4,294	\$2,106	\$868	\$230	\$233	\$1,013	\$2,299	\$1,266	
Outside metropolitan statistical areas:												
Median	\$22,138	\$22,782	\$12,710	\$18,223	\$43,332	\$19,178	\$20,712	\$21,313	\$11,588	\$36,166	\$17,640	
Standard error	\$221	\$225	\$735	\$1,846	\$9,199	\$1,278	\$253	\$250	\$678	\$9,632	\$2,234	
Northeast:												
Median	\$34,013	\$34,253	\$25,371	\$28,946	\$58,529	\$38,400	\$29,934	\$30,229	\$22,944	\$46,303	\$31,377	
Standard error	\$403	\$412	\$1,671	\$4,509	\$4,834	\$3,608	\$434	\$415	\$1,294	\$6,542	\$2,722	
Midwest:												
Median	\$29,169	\$29,360	\$24,860	\$33,039	\$52,481	\$23,945	\$27,149	\$27,378	\$22,386	\$45,293	\$26,688	
Standard error	\$372	\$386	\$1,183	\$12,448	\$6,388	\$1,400	\$363	\$367	\$1,068	\$7,348	\$2,809	
South:												
Median	\$26,507	\$27,849	\$18,916	\$21,366	\$34,654	\$24,196	\$24,532	\$25,627	\$17,423	\$39,429	\$22,256	
Standard error	\$324	\$341	\$617	\$3,644	\$6,526	\$1,140	\$244	\$368	\$784	\$3,987	\$1,243	
West:												
Median	\$34,468	\$34,391	\$31,330	\$18,671	\$45,514	\$31,012	\$31,216	\$31,247	\$25,997	\$38,557	\$28,604	
Standard error	\$455	\$464	\$2,589	\$2,551	\$2,150	\$1,328	\$384	\$401	\$2,007	\$2,616	\$1,373	
Low-Income Status												
Total	58,164	52,661	4,458	220	754	2,259	56,145	50,938	4,310	638	2,012	
Households with low income	4,608	3,669	871	36	28	313	5,103	4,075	955	25	306	
Percent of total	8	7	20	16	4	14	9	8	22	4	15	

Table 4.

Selected Financial Characteristics of the Housing Inventory, by Tenure and by Race and Hispanic Origin: 1987 and 1985—Con.

(Numbers in thousands, except dollar amounts. Householders of Hispanic origin may be of any race. Statistics on income refer to the money revenues for the 12 months prior to interview.)

Characteristic	1987						1985				
	Total	White	Black	American Indian, Eskimo or Aleut	Asian or Pacific Islander	Hispanic origin	Total	White	Black	Asian or Pacific Islander	Hispanic origin
OWNER-OCCUPIED UNIT—Con.											
Monthly Housing Costs											
Mortgaged units	33,067	29,676	2,593	125	623	1,484	32,195	28,900	2,568	558	1,326
Median	\$621	\$625	\$524	\$428	\$937	\$615	\$560	\$565	\$474	\$870	\$562
Standard error	\$4	\$4	\$12	\$63	\$45	\$21	\$3	\$4	\$12	\$33	\$19
Median principal and interest	\$363	\$367	\$265	\$212	\$689	\$389	\$308	\$313	\$228	\$598	\$332
Standard error	\$3	\$4	\$10	\$40	\$39	\$18	\$3	\$4	\$7	\$37	\$13
Nonmortgaged units	25,097	22,985	1,864	95	131	775	23,950	22,038	1,742	81	686
Median	\$203	\$205	\$183	\$139	\$228	\$174	\$193	\$195	\$167	\$217	\$162
Standard error	\$2	\$1	\$4	\$7	\$17	\$5	\$1	\$1	\$3	\$21	\$4
Monthly Housing Costs as Percentage of Income											
Total	58,164	52,661	4,458	418	1,641	2,259	56,145	50,938	4,310	1,420	2,012
Mortgaged units	33,067	29,676	2,593	125	623	1,484	32,195	28,900	2,568	558	1,326
Percent	100	100	100	100	100	100	100	100	100	100	100
Less than 30 percent	74	75	63	74	66	63	74	75	63	62	66
30 to 49 percent	18	18	23	18	22	26	18	17	20	28	22
50 percent or more	8	7	14	8	12	11	8	8	17	10	12
Median	21	21	24	19	25	24	21	21	24	26	24
Nonmortgaged units	25,097	22,985	1,864	95	131	775	23,950	22,038	1,742	81	686
Percent	100	100	100	100	100	100	100	100	100	100	100
Less than 30 percent	83	84	77	90	90	85	84	84	77	91	81
30 to 49 percent	10	10	13	5	5	8	10	10	14	3	13
50 percent or more	7	6	10	5	5	7	6	6	9	6	6
Median	13	14	16	10	10	13	14	14	16	10	13
Low-income households	4,608	3,669	871	36	28	313	5,103	4,075	955	25	306
Percent	100	100	100	100	100	100	100	100	100	100	100
Less than 30 percent	27	25	30	69	23	37	27	26	28	13	41
30 to 49 percent	28	29	27	16	-	26	27	27	29	14	21
50 to 69 percent	15	15	17	6	31	9	15	16	15	-	12
70 percent or more	30	31	26	9	46	28	31	31	28	73	26
Median	46	47	45	25	68	40	47	48	45	70+	38

See footnotes at end of table.

Table 4.
**Selected Financial Characteristics of the Housing Inventory, by Tenure
 and by Race and Hispanic Origin: 1987 and 1985—Con.**

(Numbers in thousands, except dollar amounts. Householders of Hispanic origin may be of any race. Statistics on income refer to the money revenues for the 12 months prior to interview.)

Characteristic	1987						1985				
	Total	White	Black	American Indian, Eskimo or Aleut	Asian or Pacific Islander	Hispanic origin	Total	White	Black	Asian or Pacific Islander	Hispanic origin
OWNER-OCCUPIED UNITS—Con.											
Value of Units, by Residence and Region											
United States:											
Median	\$67,946	\$69,282	\$48,786	\$54,073	\$136,843	\$70,182	\$62,135	\$63,522	\$40,558	\$117,661	\$63,211
Standard error	\$308	\$326	\$836	\$4,950	\$7,581	\$1,816	\$329	\$334	\$930	\$5,649	\$1,691
Inside metropolitan statistical areas:											
Median	\$77,157	\$79,172	\$53,548	\$79,819	\$140,781	\$74,449	\$69,330	\$71,010	\$45,277	\$119,717	\$67,371
Standard error	\$427	\$460	\$966	\$12,884	\$7,817	\$1,687	\$377	\$454	\$963	\$6,289	\$1,692
Inside central cities:											
Median	\$68,041	\$71,699	\$48,544	\$87,340	\$118,109	\$65,946	\$62,126	\$65,378	\$41,632	\$113,915	\$59,788
Standard error	\$588	\$804	\$933	\$9,926	\$8,934	\$2,501	\$604	\$614	\$1,103	\$6,143	\$2,647
Suburbs:											
Median	\$82,495	\$83,142	\$64,425	\$62,340	\$153,530	\$82,249	\$73,359	\$73,897	\$53,897	\$126,404	\$73,934
Standard error	\$609	\$614	\$1,331	\$17,459	\$7,972	\$3,531	\$477	\$488	\$2,420	\$7,693	\$2,172
Outside metropolitan statistical areas:											
Median	\$46,156	\$47,038	\$34,531	\$48,069	\$66,885	\$35,996	\$43,536	\$44,652	\$26,441	\$54,763	\$36,220
Standard error	\$387	\$407	\$1,001	\$3,173	\$16,218	\$3,868	\$434	\$436	\$1,569	\$9,893	\$3,142
Northeast:											
Median	\$100,302	\$101,735	\$69,613	\$97,102	\$169,122	\$130,239	\$74,823	\$75,888	\$47,105	\$125,646	\$76,224
Standard error	\$1,483	\$1,691	\$5,346	\$23,888	\$10,629	\$19,675	\$840	\$853	\$3,071	\$22,107	\$3,459
Midwest:											
Median	\$55,881	\$56,843	\$41,309	\$45,361	\$77,584	\$50,457	\$52,336	\$53,488	\$35,740	\$69,440	\$45,108
Standard error	\$455	\$481	\$1,548	\$15,231	\$6,163	\$4,029	\$514	\$508	\$1,096	\$8,682	\$2,585
South:											
Median	\$58,927	\$61,464	\$45,480	\$28,352	\$79,622	\$51,238	\$53,362	\$56,104	\$38,148	\$74,180	\$47,310
Standard error	\$543	\$529	\$905	\$8,133	\$9,329	\$2,474	\$548	\$588	\$998	\$3,596	\$2,012
West:											
Median	\$94,023	\$92,818	\$90,251	\$57,567	\$148,799	\$91,454	\$88,538	\$87,396	\$85,453	\$132,056	\$81,913
Standard error	\$1,076	\$1,118	\$3,849	\$5,721	\$9,449	\$3,354	\$923	\$980	\$3,002	\$7,329	\$3,059

Table 4.
**Selected Financial Characteristics of the Housing Inventory, by Tenure
 and by Race and Hispanic Origin: 1987 and 1985—Con.**

(Numbers in thousands, except dollar amounts. Householders of Hispanic origin may be of any race. Statistics on income refer to the money revenues for the 12 months prior to interview.)

Characteristic	1987						1985					
	Total	White	Black	Amer- ican Indian, Eskimo or Aleut	Asian or Pacific Islander	His- panic origin	Total	White	Black	Asian or Pacific Islander	His- panic origin	
RENTER-OCCUPIED UNITS												
Income of Families and Primary Individuals, by Residence and Region												
Total	32,724	25,518	5,794	198	886	3,328	32,280	25,328	5,593	782	3,066	
Median	\$16,233	\$17,396	\$11,263	\$13,389	\$18,686	\$14,681	\$14,460	\$15,645	\$9,553	\$15,200	\$12,622	
Standard error	\$149	\$164	\$344	\$1,650	\$999	\$374	\$140	\$182	\$234	\$962	\$364	
Inside metropolitan statistical areas:												
Median	\$17,274	\$18,588	\$11,868	\$22,726	\$18,960	\$14,926	\$15,221	\$16,658	\$9,932	\$15,802	\$12,631	
Standard error	\$160	\$184	\$346	\$1,974	\$1,068	\$420	\$185	\$196	\$308	\$1,014	\$409	
Inside central cities:												
Median	\$15,170	\$16,961	\$10,338	\$21,608	\$17,006	\$13,622	\$13,265	\$14,917	\$8,944	\$13,887	\$11,466	
Standard error	\$229	\$256	\$408	\$4,149	\$1,245	\$450	\$186	\$248	\$244	\$794	\$498	
Suburbs:												
Median	\$19,895	\$20,235	\$16,535	\$23,722	\$22,460	\$17,845	\$18,182	\$18,568	\$14,627	\$20,142	\$15,200	
Standard error	\$231	\$240	\$623	\$2,053	\$1,326	\$618	\$251	\$268	\$747	\$1,788	\$830	
Outside metropolitan statistical areas:												
Median	\$11,978	\$12,683	\$7,555	\$8,653	\$14,992	\$12,102	\$11,376	\$12,195	\$6,848	\$10,411	\$12,567	
Standard error	\$250	\$269	\$643	\$919	\$3,888	\$1,083	\$293	\$303	\$572	\$3,498	\$716	
Northeast:												
Median	\$17,233	\$17,956	\$14,036	\$19,125	\$20,718	\$13,606	\$14,528	\$15,805	\$9,739	\$17,310	\$10,323	
Standard error	\$288	\$341	\$811	\$11,694	\$1,626	\$793	\$309	\$404	\$523	\$1,332	\$809	
Midwest:												
Median	\$14,492	\$15,696	\$8,698	\$11,674	\$15,408	\$13,376	\$13,485	\$14,551	\$7,754	\$13,233	\$13,860	
Standard error	\$266	\$351	\$452	\$3,064	\$2,990	\$949	\$268	\$292	\$488	\$1,812	\$1,664	
South:												
Median	\$15,332	\$17,396	\$10,611	\$14,191	\$17,887	\$13,828	\$13,935	\$15,565	\$9,780	\$11,540	\$11,685	
Standard error	\$281	\$314	\$437	\$5,435	\$2,586	\$665	\$239	\$330	\$399	\$2,227	\$769	
West:												
Median	\$18,225	\$18,455	\$15,877	\$12,497	\$18,466	\$16,278	\$16,402	\$16,842	\$12,302	\$16,125	\$14,155	
Standard error	\$326	\$343	\$1,253	\$2,519	\$1,875	\$674	\$331	\$352	\$1,053	\$1,802	\$563	
Low-Income Status												
Total	32,724	25,518	5,794	198	886	3,328	32,280	25,328	5,593	782	3,066	
Households with low income ¹	7,361	4,716	2,276	74	192	994	8,163	5,213	2,494	210	1,104	
Percent of total	22	18	39	37	22	30	25	21	45	27	36	

See footnotes at end of table.

Table 4.
**Selected Financial Characteristics of the Housing Inventory, by Tenure
 and by Race and Hispanic Origin: 1987 and 1985—Con.**

(Numbers in thousands, except dollar amounts. Householders of Hispanic origin may be of any race. Statistics on income refer to the money revenues for the 12 months prior to interview.)

Characteristic	1987						1985				
	Total	White	Black	Amer- ican Indian, Eskimo or Aleut	Asian or Pacific Islander	His- panic origin	Total	White	Black	Asian or Pacific Islander	His- panic origin
RENTER-OCCUPIED UNITS—Con.											
Monthly Housing Costs											
Renters ²	32,215	25,054	5,758	195	884	3,311	31,806	24,900	5,549	780	3,050
Median	\$399	\$408	\$346	\$349	\$475	\$398	\$365	\$376	\$314	\$418	\$349
Standard error	\$2	\$2	\$5	\$19	\$11	\$6	\$2	\$2	\$3	\$10	\$5
Monthly Housing Costs as Percentage of Income											
Renters ²	32,215	25,054	5,758	195	884	3,311	31,806	24,900	5,549	780	3,050
Percent	100	100	100	100	100	100	100	100	100	100	100
Less than 30 percent	52	53	47	54	51	46	56	58	49	55	49
30 to 49 percent	25	26	23	28	25	28	23	23	23	24	24
50 percent or more	23	21	30	18	24	26	21	19	28	21	27
Median	29	29	33	28	30	33	28	27	31	28	30
Low-income households ¹	7,361	4,716	2,276	74	192	994	8,162	5,213	2,494	211	1,104
Percent	100	100	100	100	100	100	100	100	100	100	100
Less than 30 percent	15	14	18	33	5	14	15	13	21	14	15
30 to 49 percent	20	20	20	20	25	22	22	22	21	24	20
50 to 69 percent	19	19	18	10	19	24	18	18	17	26	21
70 percent or more	46	47	44	37	51	40	45	47	41	36	44
Median	66	67	63	47	70+	62	65	67	59	59	65
Public or Subsidized Housing											
Total	4,793	2,914	1,658	54	105	516	4,726	2,933	1,569	86	615
Percent of all renters	15	11	29	27	12	16	15	12	28	11	20
Percent of low-income renters	36	30	47	54	26	32	32	27	43	19	35

Note: Data from the 1985 survey for American Indian, Eskimo, or Aleut households are not shown due to insufficient sample size.

- Represents zero or rounds to zero.

¹Incomes below household poverty levels.

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

Table 5.
**Selected Financial Summary Measures in 1987 Dollars, by Tenure and
 by Race and Hispanic Origin: 1987 and 1985**

(Householders of Hispanic origin may be of any race. Statistics on income refer to the money revenues for the 12 months prior to interview.)

Characteristic	1987			1985			
	Number (thousand)	Median		Number (thousand)	In (1987 dollars)	Standard error (dollars)	Percent change in real median
		Value (dollars)	Standard error (dollars)				
TOTAL HOUSEHOLDS							
Income of families and primary individuals:							
Owner-occupied units	58,164	\$30,207	\$189	56,145	\$28,964	\$207	4.3
Renter-occupied units	32,724	\$16,233	\$149	32,280	\$15,267	\$148	6.3
Value of unit	58,164	\$67,946	\$308	56,145	\$68,560	\$363	-0.9
Monthly housing costs:							
Mortgaged owners	33,067	\$621	\$4	32,195	\$593	\$4	4.7
Renters	32,215	\$399	\$2	31,806	\$394	\$2	1.3
WHITE HOUSEHOLDS							
Income of families and primary individuals:							
Owner-occupied units	52,661	\$30,823	\$192	50,938	\$29,635	\$217	4.0
Renter-occupied units	25,518	\$17,396	\$164	25,328	\$16,518	\$192	5.3
Value of unit	52,661	\$69,282	\$326	50,938	\$70,090	\$369	-1.2
Monthly housing costs:							
Mortgaged owners	29,676	\$625	\$4	28,900	\$598	\$4	4.5
Renters	25,054	\$408	\$2	24,900	\$406	\$2	0.5
BLACK HOUSEHOLDS							
Income of families and primary individuals:							
Owner-occupied units	4,458	\$21,805	\$522	4,310	\$21,030	\$612	3.7
Renter-occupied units	5,794	\$11,263	\$344	5,593	\$10,086	\$247	11.7
Value of unit	4,458	\$48,786	\$836	4,310	\$44,752	\$1,026	9.0
Monthly housing costs:							
Mortgaged owners	2,593	\$524	\$12	2,568	\$502	\$12	4.4
Renters	5,758	\$346	\$5	5,549	\$339	\$4	2.1
ASIAN OR PACIFIC ISLANDER HOUSEHOLDS							
Income of families and primary individuals:							
Owner-occupied units	754	\$47,302	\$1,852	638	\$42,307	\$2,178	11.8
Renter-occupied units	886	\$18,686	\$999	782	\$16,048	\$1,015	16.4
Value of unit	754	\$136,843	\$7,581	638	\$129,827	\$6,233	5.4
Monthly housing costs:							
Mortgaged owners	623	\$937	\$45	558	\$921	\$35	1.7
Renters	884	\$475	\$11	780	\$451	\$11	5.3

Table 5.

Selected Financial Summary Measures in 1987 Dollars, by Tenure and by Race and Hispanic Origin: 1987 and 1985—Con.

(Householders of Hispanic origin may be of any race. Statistics on income refer to the money revenues for the 12 months prior to interview.)

Characteristic	1987			1985			Percent change in real median
	Median			Median			
	Number (thousand)	Value (dollars)	Standard error (dollars)	Number (thousand)	In (1987 dollars)	Standard error (dollars)	
HISPANIC-ORIGIN HOUSEHOLDS							
Income of families and primary individuals:							
Owner-occupied units	2,259	\$28,169	\$1,030	2,012	\$27,296	\$996	3.2
Renter-occupied units	3,328	\$14,681	\$374	3,066	\$13,326	\$385	10.2
Value of unit	2,259	\$70,182	\$1,816	2,012	\$69,747	\$1,866	0.6
Monthly housing costs:							
Mortgaged owners	1,484	\$615	\$21	1,326	\$595	\$20	3.4
Renters	3,311	\$398	\$6	3,050	\$377	\$5	5.6

Table 6.
Price Indexes: 1985 and 1987

Item	1985	1987	Used to adjust	Source
Consumer price index for urban consumers (CPI-U) ¹ (all items)	107.6	113.6	Income	Bureau of Labor Statistics (BLS)
Homeowners' costs index (CPI)	113.1	124.8	House value	BLS
Total renters' costs index (CPI)	115.4	128.1	–	BLS
Fuel and utilities costs index (CPI)	106.5	103.0	–	BLS
Homeowners' costs ² (derived)	110.9	117.4	Monthly homeowners costs	derived
Renters' costs ³ (derived)	113.3	122.3	Monthly renters costs	derived

¹Used to adjust median family income, owner and renter-occupied units.

²0.66 times homeowners costs index (CPI) + 0.34 times fuel and utilities.

³0.77 times renters cost index (CPI) + 0.23 times fuel and utilities.

Table 7.
**Selected Household and Housing Characteristics, by Tenure and by
 Race and Hispanic Origin: 1980**

(Numbers in thousands, except dollar amounts.)

Characteristic	Total	White	Black	American Indian, Eskimo or Aleut	Asian or Pacific Islander	Hispanic origin
ALL OCCUPIED UNITS						
United States	80,462	68,985	8,405	447	1,068	4,014
Metropolitan- Nonmetropolitan Residence						
Inside metropolitan statistical areas	60,553	50,978	6,967	250	982	3,536
Outside metropolitan statistical areas	19,909	18,007	1,438	197	86	478
Percent	100	100	100	100	100	100
Inside metropolitan statistical areas	75	74	83	56	92	88
Outside metropolitan statistical areas	25	26	17	44	8	12
Region						
Northeast	17,457	15,288	1,630	29	175	793
Midwest	19,213	17,265	1,634	71	107	327
South	25,335	20,663	4,100	129	131	1,139
West	15,575	13,212	783	208	641	1,649
Percent	100	100	100	100	100	100
Northeast	22	23	20	7	17	20
Midwest	25	26	20	16	10	9
South	33	31	50	29	12	29
West	20	20	10	48	61	42
OWNER-OCCUPIED UNITS						
United States	52,302	47,135	3,795	238	560	1,771
Metropolitan- Nonmetropolitan Residence						
Inside metropolitan statistical areas	37,659	33,615	2,945	116	510	1,483
Outside metropolitan statistical areas	14,643	13,520	850	122	50	288
Percent	100	100	100	100	100	100
Inside metropolitan statistical areas	72	71	78	49	91	84
Outside metropolitan statistical areas	28	29	22	51	9	16
Region						
Northeast	10,425	9,780	523	13	63	163
Midwest	13,353	12,474	739	34	55	147
South	17,120	14,727	2,099	78	69	620
West	9,471	8,369	321	110	366	780
Percent	100	100	100	100	100	100
Northeast	21	22	14	6	11	9
Midwest	26	28	20	14	10	9
South	34	32	57	33	13	36
West	19	18	9	47	66	46

Table 7.
**Selected Household and Housing Characteristics, by Tenure and by
 Race and Hispanic Origin: 1980—Con.**

(Numbers in thousands, except dollar amounts.)

Characteristic	Total	White	Black	American Indian, Eskimo or Aleut	Asian or Pacific Islander	Hispanic origin
OWNER-OCCUPIED UNITS—Con.						
Median Family Income, by Residence and Region						
United States	\$22,728	\$23,092	\$17,708	\$16,936	\$28,964	\$19,885
Inside metropolitan statistical areas	\$24,451	\$24,855	\$19,492	\$20,640	\$29,390	\$20,817
Outside metropolitan statistical areas	\$18,409	\$18,834	\$12,355	\$13,492	\$23,917	\$15,168
Northeast	\$23,852	\$23,950	\$21,610	\$19,500	\$31,071	\$22,188
Midwest	\$23,120	\$23,226	\$20,950	\$18,009	\$31,620	\$23,134
South	\$20,506	\$21,275	\$15,280	\$16,250	\$26,447	\$17,640
West	\$24,568	\$24,801	\$21,455	\$16,165	\$28,719	\$20,831
Median Value of Units, by Residence and Region						
United States	\$47,980	\$49,314	\$28,670	\$35,099	\$83,112	\$45,701
Inside metropolitan statistical areas	\$52,491	\$54,101	\$31,166	\$45,373	\$84,700	\$49,248
Outside metropolitan statistical areas	\$35,746	\$36,886	\$20,215	\$24,137	\$66,000	\$26,253
Northeast	\$47,739	\$48,388	\$31,102	\$37,894	\$65,692	\$45,111
Midwest	\$43,533	\$44,596	\$27,016	\$29,693	\$66,666	\$37,189
South	\$40,737	\$43,414	\$26,268	\$29,055	\$59,810	\$31,081
West	\$71,771	\$72,435	\$58,249	\$43,595	\$93,646	\$60,946
Monthly Housing Costs						
Mortgaged units ¹	25,356	22,645	1,944	94	355	965
Median	\$374	\$378	\$327	\$324	\$510	\$346
Nonmortgaged units ¹	13,669	12,487	933	67	66	371
Median	\$138	\$140	\$122	\$100-	\$129	\$100-
RENTER-OCCUPIED UNITS						
United States	28,160	21,850	4,610	210	508	2,243
Metropolitan- Nonmetropolitan Residence						
Inside metropolitan statistical areas	22,894	17,364	4,022	134	472	2,053
Outside metropolitan statistical areas	5,266	4,487	588	76	69	190
Percent	100	100	100	100	100	100
Inside metropolitan statistical areas	81	79	87	64	93	92
Outside metropolitan statistical areas	19	21	13	36	7	8

See footnotes at end of table

Table 7.
**Selected Household and Housing Characteristics, by Tenure and by
 Race and Hispanic Origin: 1980—Con.**

(Numbers in thousands, except dollar amounts.)

Characteristic	Total	White	Black	American Indian, Eskimo or Aleut	Asian or Pacific Islander	Hispanic origin
RENTER-OCCUPIED UNITS—Con.						
Region						
Northeast.....	7,032	5,508	1,107	17	112	630
Midwest.....	5,860	4,791	895	37	53	180
South.....	8,215	5,936	2,001	51	62	519
West.....	6,104	4,843	462	99	275	869
Percent.....	100	100	100	100	100	100
Northeast.....	26	26	25	8	22	29
Midwest.....	22	23	20	18	11	8
South.....	30	28	45	25	12	24
West.....	22	23	10	49	55	39
Median Family Income, by Residence and Region						
United States.....	\$13,434	\$14,596	\$9,302	\$10,380	\$15,129	\$11,407
Inside metropolitan statistical areas.....	\$13,883	\$15,302	\$9,607	\$10,724	\$15,373	\$11,539
Outside metropolitan statistical areas.....	\$11,883	\$12,642	\$7,697	\$9,935	\$12,560	\$10,134
Northeast.....	\$14,041	\$15,405	\$10,154	\$10,375	\$16,250	\$10,085
Midwest.....	\$13,953	\$14,863	\$9,433	\$9,348	\$16,776	\$13,327
South.....	\$12,313	\$13,740	\$8,751	\$10,341	\$12,756	\$11,141
West.....	\$14,156	\$14,922	\$10,534	\$11,074	\$15,285	\$12,228
Monthly Housing Costs						
Renters ²	28,160	21,850	4,610	210	508	2,243
Median.....	\$244	\$252	\$208	\$225	\$267	\$233

¹Includes one-family houses or less than 10 acres without a commercial establishment or medical office on property.

²Excludes 1-unit structures on 10 acres or more.

Table 8.
**Selected Household and Housing Characteristics, by Tenure
 for Detailed Asian or Pacific Islander Groups: 1980**

(Numbers in thousands, except dollar amounts.)

Characteristic	Asian or Pacific Islander	Japanese	Chinese	Filipino	Korean	Asian Indian	Viet- namese	Hawaiian	Other Asian or Pacific Islander
ALL OCCUPIED UNITS									
United States.....	1,068	243	248	203	82	134	50	46	60
Metropolitan- Nonmetropolitan Residence									
Inside metropolitan statistical areas.....	982	216	240	187	79	121	47	36	55
Outside metropolitan statistical areas.....	86	27	8	16	3	13	3	10	5
Percent.....	100	100	100	100	100	100	100	100	100
Inside metropolitan statistical areas.....	92	89	97	92	96	90	93	77	92
Outside metropolitan statistical areas.....	8	11	3	8	4	10	7	23	8
Region									
Northeast.....	175	17	62	23	15	44	6	2	8
Midwest.....	107	12	19	19	13	28	5	2	9
South.....	131	10	28	19	14	32	16	4	8
West.....	641	203	137	141	39	28	22	38	33
Percent.....	100	100	100	100	100	100	100	100	100
Northeast.....	17	7	25	11	19	34	12	4	14
Midwest.....	10	5	8	10	16	21	10	4	15
South.....	12	4	11	9	17	24	33	9	14
West.....	61	84	56	70	48	21	45	83	57
OWNER-OCCUPIED UNITS									
United States.....	560	144	140	117	39	66	14	24	17
Metropolitan- Nonmetropolitan Residence									
Inside metropolitan statistical areas.....	510	125	136	109	37	58	13	18	16
Outside metropolitan statistical areas.....	50	19	4	8	2	8	1	6	1
Percent.....	100	100	100	100	100	100	100	100	100
Inside metropolitan statistical areas.....	91	87	97	93	95	87	90	75	94
Outside metropolitan statistical areas.....	9	13	3	7	5	13	10	25	6
Region									
Northeast.....	63	5	24	10	5	16	1	1	2
Midwest.....	55	6	10	12	7	15	1	1	3
South.....	69	5	17	11	7	18	6	2	2
West.....	366	127	87	83	18	16	5	20	10
Percent.....	100	100	100	100	100	100	100	100	100
Northeast.....	11	3	18	9	13	25	8	4	12
Midwest.....	10	4	7	10	19	23	8	4	17
South.....	13	3	12	9	19	28	46	9	12
West.....	66	90	63	72	49	24	38	83	59

Table 8.
**Selected Household and Housing Characteristics, by Tenure
 for Detailed Asian or Pacific Islander Groups: 1980—Con.**

(Numbers in thousands, except dollar amounts.)

Characteristic	Asian or Pacific Islander	Japanese	Chinese	Filipino	Korean	Asian Indian	Viet- namese	Hawaiian	Other Asian or Pacific Islander
OWNER-OCCUPIED UNITS—Con.									
Median Family Income, by Residence and Region									
United States.....	\$28,964	\$30,302	\$29,114	\$28,647	\$27,500	\$31,563	\$23,241	\$25,167	\$24,342
Inside metropolitan statistical areas.....	\$29,390	\$30,951	\$29,183	\$29,022	\$27,813	\$32,138	\$23,500	\$26,979	\$24,306
Outside metropolitan statistical areas.....	\$23,917	\$25,147	\$27,000	\$23,594	\$17,500	\$26,111	\$15,000	\$19,038	\$25,000
Northeast.....	\$31,071	\$32,500	\$28,846	\$35,500	\$28,125	\$33,452	\$20,000	\$12,500	\$28,333
Midwest.....	\$31,620	\$27,500	\$27,344	\$37,386	\$27,321	\$36,111	\$24,167	\$16,250	\$30,000
South.....	\$26,447	\$18,750	\$28,250	\$30,000	\$25,556	\$28,690	\$22,083	\$10,000	\$26,875
West.....	\$28,719	\$30,690	\$29,731	\$26,792	\$29,048	\$28,365	\$25,833	\$27,083	\$20,893
Median Value of Units, by Residence and Region									
United States.....	\$83,112	\$91,688	\$88,528	\$78,910	\$85,872	\$69,636	\$55,750	\$85,262	\$75,000
Inside metropolitan statistical areas.....	\$84,700	\$93,550	\$89,300	\$80,378	\$86,666	\$72,400	\$58,055	\$88,750	\$75,789
Outside metropolitan statistical areas.....	\$66,000	\$77,777	\$57,500	\$64,583	\$67,500	\$48,888	\$28,333	\$63,333	\$65,000
Northeast.....	\$65,692	\$68,000	\$67,777	\$61,666	\$67,500	\$66,333	\$37,500	\$22,500	\$67,500
Midwest.....	\$66,666	\$50,714	\$71,666	\$65,417	\$74,375	\$70,312	\$35,000	\$25,000	\$60,000
South.....	\$59,810	\$47,222	\$68,500	\$59,166	\$72,857	\$57,631	\$49,062	\$25,000	\$56,666
West.....	\$93,646	\$95,332	\$100,608	\$86,794	\$106,048	\$100,000	\$77,777	\$91,890	\$80,000
Monthly Housing Costs									
Mortgaged units ¹	355	80	85	82	28	43	10	16	13
Median.....	\$510	\$394	\$535	\$540	\$611	\$605	\$470	\$388	\$513
Nonmortgaged units ¹	66	27	15	10	2	7	-	3	1
Median.....	\$129	\$127	\$136	\$122	\$136	\$122	-	\$137	\$150
RENTER-OCCUPIED UNITS									
United States.....	508	99	108	87	44	68	36	23	43
Metropolitan- Nonmetropolitan Residence									
Inside metropolitan statistical areas.....	472	91	104	79	43	63	34	18	39
Outside metropolitan statistical areas.....	36	8	4	8	1	5	2	5	4
Percent.....	100	100	100	100	100	100	100	100	100
Inside metropolitan statistical areas.....	93	92	96	91	97	93	95	80	92
Outside metropolitan statistical areas.....	7	8	4	9	3	7	5	20	8

See footnotes at end of table.

Table 8.
**Selected Household and Housing Characteristics, by Tenure
 for Detailed Asian or Pacific Islander Groups: 1980—Con.**

(Numbers in thousands, except dollar amounts.)

Characteristic	Asian or Pacific Islander	Japanese	Chinese	Filipino	Korean	Asian Indian	Viet- namese	Hawaiian	Other Asian or Pacific Islander
RENTER-OCCUPIED UNITS—Con.									
Region									
Northeast	112	12	38	13	10	28	4	1	7
Midwest	53	6	9	7	6	13	4	1	6
South	62	5	11	8	7	14	10	2	6
West	275	76	50	58	21	12	18	18	23
Percent	100	100	100	100	100	100	100	100	100
Northeast	22	12	35	15	23	42	11	5	16
Midwest	11	6	9	8	13	19	11	5	14
South	12	5	10	9	16	21	28	9	14
West	55	77	46	68	48	18	50	81	56
Median Family Income, by Residence and Region									
United States	\$15,129	\$20,789	\$13,247	\$16,923	\$13,185	\$19,607	\$9,679	\$15,100	\$11,356
Inside metropolitan statistical areas	\$15,373	\$21,250	\$13,257	\$17,575	\$13,220	\$19,963	\$9,726	\$14,750	\$11,574
Outside metropolitan statistical areas	\$12,560	\$17,917	\$12,500	\$10,208	\$12,500	\$13,000	\$9,000	\$16,250	\$8,333
Northeast	\$16,250	\$27,500	\$12,371	\$20,156	\$14,500	\$21,250	\$8,750	\$25,000	\$13,889
Midwest	\$16,776	\$20,417	\$12,250	\$21,563	\$16,500	\$21,591	\$8,864	\$5000-	\$9,250
South	\$12,756	\$23,125	\$12,353	\$12,667	\$11,250	\$16,964	\$10,357	\$11,250	\$9,318
West	\$15,285	\$20,000	\$14,449	\$16,757	\$12,931	\$16,818	\$9,605	\$15,227	\$11,643
Monthly Housing Costs									
Renters ²	508	99	108	87	44	68	36	23	43
Median	\$267	\$289	\$248	\$254	\$280	\$277	\$278	\$275	\$259

- Represents zero or rounds to zero.

¹Includes one-family houses on less than 10 acres without a commercial establishment or medical office on property.

²Excludes 1-unit structures on 10 acres or more.

Table 9.
**Selected Household and Housing Characteristics, by Tenure
 and Type of Hispanic Origin: 1980**

(Numbers in thousands, except dollar amounts.)

Characteristic	Total Hispanic origin	Mexican	Puerto Rican	Cuban	Other Hispanic
ALL OCCUPIED UNITS					
United States	4,014	2,217	588	288	921
Metropolitan- Nonmetropolitan Residence					
Inside metropolitan statistical areas	3,536	1,884	571	281	800
Outside metropolitan statistical areas	478	333	17	7	121
Percent	100	100	100	100	100
Inside metropolitan statistical areas	88	85	97	98	87
Outside metropolitan statistical areas	12	15	3	2	13
Region					
Northeast	793	26	440	70	257
Midwest	327	200	55	11	62
South	1,139	709	50	181	199
West	1,649	1,191	40	26	393
Percent	100	100	100	100	100
Northeast	20	1	75	24	28
Midwest	9	10	9	4	7
South	29	33	9	63	22
West	42	56	7	9	43
OWNER-OCCUPIED UNITS					
United States	1,771	1,100	125	126	419
Metropolitan- Nonmetropolitan Residence					
Inside metropolitan statistical areas	1,483	906	118	122	337
Outside metropolitan statistical areas	288	194	7	4	82
Percent	100	100	100	100	100
Inside metropolitan statistical areas	84	82	94	97	80
Outside metropolitan statistical areas	16	18	6	3	20
Region					
Northeast	163	9	67	19	67
Midwest	147	90	19	5	33
South	620	401	22	92	105
West	780	548	16	9	207
Percent	100	100	100	100	100
Northeast	9	1	54	15	16
Midwest	9	9	15	4	8
South	36	38	18	74	26
West	46	52	13	7	50

Table 9.
**Selected Household and Housing Characteristics, by Tenure
 and Type of Hispanic Origin: 1980—Con.**

(Numbers in thousands, except dollar amounts.)

Characteristic	Total Hispanic origin	Mexican	Puerto Rican	Cuban	Other Hispanic
OWNER-OCCUPIED UNITS—Con.					
Median Family Income, by Residence and Region					
United States	\$19,885	\$18,946	\$20,526	\$23,143	\$21,616
Inside metropolitan statistical areas	\$20,817	\$19,790	\$20,604	\$23,298	\$23,092
Outside metropolitan statistical areas	\$15,168	\$14,921	\$19,167	\$18,750	\$15,304
Northeast	\$22,188	\$23,214	\$20,096	\$25,385	\$23,309
Midwest	\$23,134	\$22,730	\$23,958	\$21,250	\$24,429
South	\$17,640	\$15,977	\$17,734	\$22,460	\$20,385
West	\$20,831	\$20,583	\$22,667	\$24,375	\$21,204
Median Value of Units, by Residence and Region					
United States	\$45,701	\$40,819	\$43,053	\$56,224	\$55,595
Inside metropolitan statistical areas	\$49,248	\$45,273	\$43,025	\$56,111	\$59,841
Outside metropolitan statistical areas	\$26,253	\$22,963	\$43,333	\$61,666	\$34,662
Northeast	\$45,111	\$44,411	\$37,865	\$57,000	\$49,444
Midwest	\$37,189	\$34,238	\$37,962	\$53,125	\$45,000
South	\$31,081	\$23,768	\$44,189	\$54,206	\$46,694
West	\$60,946	\$58,708	\$76,590	\$85,332	\$65,213
Monthly Housing Costs					
Mortgaged units ¹	965	600	64	76	225
Median	\$346	\$313	\$400	\$401	\$403
Nonmortgaged units ¹	371	270	12	11	79
Median	\$100–	\$100–	\$148	\$133	\$109
RENTER-OCCUPIED UNITS					
United States	2,243	1,117	463	162	502
Metropolitan- Nonmetropolitan Residence					
Inside metropolitan statistical areas	2,053	978	453	159	463
Outside metropolitan statistical areas	190	139	10	3	39
Percent	100	100	100	100	100
Inside metropolitan statistical areas	92	88	98	98	92
Outside metropolitan statistical areas	8	12	2	2	8
Region					
Northeast	630	17	373	51	190
Midwest	180	110	36	6	29
South	519	309	28	88	94
West	869	643	24	17	186
Percent	100	100	100	100	100
Northeast	29	1	81	32	38
Midwest	8	10	8	4	6
South	24	29	6	55	19
West	39	60	5	9	37

See footnotes at end of table.

Table 9:
**Selected Household and Housing Characteristics, by Tenure
 and Type of Hispanic Origin: 1980—Con.**

(Numbers in thousands, except dollar amounts.)

Characteristic	Total Hispanic origin	Mexican	Puerto Rican	Cuban	Other Hispanic
Median Family Income by Residence and Region					
United States	\$11,407	\$11,653	\$9,002	\$14,109	\$12,556
Inside metropolitan statistical areas	\$11,539	\$11,857	\$8,992	\$14,183	\$12,774
Outside metropolitan statistical areas	\$10,134	\$10,302	\$9,352	\$9,583	\$9,831
Northeast	\$10,085	\$11,500	\$8,706	\$15,179	\$12,500
Midwest	\$13,327	\$14,188	\$10,798	\$17,500	\$11,806
South	\$11,141	\$10,287	\$9,883	\$13,229	\$12,932
West	\$12,228	\$12,131	\$11,442	\$15,096	\$12,559
Monthly Housing Costs					
Renters ²	2,243	1,117	463	162	502
Median	\$233	\$223	\$227	\$261	\$252

¹Includes one-family houses on less than 10 acres without a commercial establishment or medical office on property.

²Excludes 1-unit structures or 10 acres or more.

Appendix B. Source and Accuracy of the Estimates

Source of the Data

Most of the estimates in this report are based on data from the 1985 and 1987 American Housing Survey—National Sample (AHS–N). The Bureau of the Census conducts this survey biennially, acting as collection agent for the Department of Housing and Urban Development. Data from the 1980 Census Public-Use Microdata Sample, a 1-percent sample of the U. S. population as enumerated in the 1980 Census, are also used. The current sample for the AHS–N survey was spread over 394 sample areas (PSU's) which comprised 878 counties and independent cities with coverage in each of the 50 states and the District of Columbia.

About 47,200 sample housing units were selected for interview in 1985 and about 55,800 for 1987. The major difference between the 1985 and 1987 enumerations of AHS–N is that in 1987 the number of sample housing units from rural areas was increased by 50 percent to increase the reliability of AHS–N estimates of rural housing characteristics. For more details about the sample design of AHS–N, refer to appendix B of the report "American Housing Survey for the United States In 1985" and the same titled report for 1987.

Estimation Procedure. The AHS–N sample estimation procedure adjusted weighted sample estimates of the United States housing inventory by tenure, race of household head, household status, and geographic region. These independent estimates were based on statistics from the decennial census and the Current Population Survey (CPS), a monthly survey conducted by the Bureau of the Census for the Bureau of Labor Statistics to provide monthly labor force data. For a more detailed description of the estimation procedure, refer to appendix B of the report "American Housing Survey for the United States In 1985" and the same titled report for 1987.

Census Public-Use Microdata Sample. The estimation procedure for census sample data used an iterative ratio estimation procedure performed for geographically defined "weighting" areas.

For more detailed information about the estimation procedure, refer to the publication "Census of Population and Housing in 1980 Public-Use Microdata Samples."

Accuracy of the Estimates

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

Sampling variability

The sample that is chosen for a survey is one of many possible samples that could have been selected under the same sample design. Even if all interviewing conditions were the same, estimates from each of the samples would differ from each other. The deviation of a particular sample estimate from the average value from all possible samples is called sampling error. The standard error of an estimate is a measure of how close the estimate is to the average of all possible samples and reflects the chance variations that occur because a sample was surveyed rather than the entire population.

Nonsampling errors

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

Comparability with other data

Data obtained from the AHS and the 1980 Census are not entirely comparable. This is due in large part to differences in interviewer training and experience, and in differing survey processes.

Therefore, you should use caution when comparing data from AHS and the Census.

Standard errors

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

For intervals computed using estimates and estimated standard errors from this report, the average result from all possible samples either is or is not contained within the interval. However, it can be said that there is only a 1 in 10 chance that the sample selected will have a 90-percent confidence interval which does not contain the average result from all possible samples.

Tests may be performed at various levels of significance, where a significance level is the probability of concluding that the characteristics are different when, in fact, they are the same. All statements of comparison in the text have passed a hypothesis test at the 0.10 level of significance or better. This means that the absolute value of the estimated difference between characteristics is greater than or equal to 1.6 times the standard error of the difference.

Standard errors for AHS–N

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

To determine the standard error of a sample estimate from AHS–N data, use

tables 1 through 6. Use the "A" tables for estimates and the "B" tables for percentages. The footnotes presented for the tables apply only to 1987 estimates. For 1987 characteristics not specified in the footnotes, the standard errors as presented in the tables should be used. For determining standard errors of 1985 characteristics, ignore the footnotes and use the standard errors as they are presented in the tables.

Standard Error Table Locator

A Standard Error Table Locator is provided to help determine which standard error table should be used for a specific type of estimate. The rows of the standard error table locator identify the population group to which the estimate belongs and the columns indicate the type of housing characteristic. For example, for general characteristics of the national housing inventory, table 1A should be used for estimating standard errors of estimates of levels; table 1B should be used for estimating standard errors of estimated percentages of these housing units; and for type of heating and cooling equipment table 5B should be used for estimating standard errors of estimated percentages of these housing units.

Standard errors of estimates of levels. Tables 1A through 4A present estimated standard errors for estimates of national and regional housing characteristics for AHS-N. Linear interpolation should be used to determine estimated standard errors for estimates not specifically shown in tables 1A through 4A. The following is an illustration of the use of table 1A.

Table 3 of this report shows that in the United States there were 4,458,000 owner-occupied HU's with Black householders in 1987. The Standard Error Table Locator shows that table 1A should be used for this type of characteristic. Interpolation in standard error table 1A shows that the estimated standard error of an estimate of this size is 79,600.

The 90-percent confidence interval for the estimated number of owner-occupied HU's with Black householders is from 4,330,640 to 4,585,360. Thus, the

average estimate from all possible samples of these types of HU's will lie within an interval computed in this way for approximately 90 percent of all possible samples.

Standard errors of estimates of percentages. Estimated percentages from this report are computed using sample data for both the numerator and denominator. The numerator is a subclass of the denominator. The reliability of an estimated percentage depends on both the size of the percentage and the total upon which the percentage is based. (i. e., the denominator). Estimated percentages are more reliable than the corresponding estimates of the numerator of the percentages, particularly if the estimated percentages are 50 percent or more. Tables 1B through 6B present estimated standard errors of national and regional estimated percentages of HU's for 1985 and 1987 AHS-N. Two-way interpolation should be used for standard errors of estimated percentages not specifically shown in tables 1B through 6B. The following is an illustration of the use of table 1B.

Table 1 of this report shows that of the 78,179,000 HU's with White householders in the United States in 1987, 48 percent were in suburbs of metropolitan areas. The Standard Error Table Locator shows that table 1B should be used for this characteristic. Interpolation in standard error table 1B (i. e., interpolation on both the denominator and the percent) is 0.3. The 90-percent confidence interval for this estimated percentage is between 47.5 and 48.5.

Standard errors of ratios. For ratios of the form $(100)(x/y)$, where x is not a subclass of y , the standard error tables for estimated percentages underestimate the standard error of the ratio when there is little or no correlation between x and y . For this type of ratio, a better approximation of the standard error may be obtained by letting the standard error of the ratio be approximately equal to the following:

$$(100) \left(\frac{x}{y}\right) \sqrt{\left(\frac{s_x}{x}\right)^2 + \left(\frac{s_y}{y}\right)^2}$$

where
 x = numerator of the ratio

y = denominator of the ratio
 s_x = estimated standard error of the numerator
 s_y = estimated standard error of the denominator

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

Table 1 of this report shows that there were 2,259,000 owner-occupied HU's with householders of Hispanic origin in the U. S. in 1987. The estimated standard error of this estimate is determined to be 71,500 using linear interpolation in standard error table 2A. Table 1 also shows that there were 3,328,000 renter-occupied HU's with householders of Hispanic origin in the U. S. in 1987. The estimated standard error of this estimate is 85,900. The ratio of renter-occupied HU's with householders of Hispanic origin to owner-occupied HU's with householders of Hispanic origin is 67.9. The estimated standard error of this ratio is 2.8. The 90-percent confidence interval for this estimated ratio is from 63.4 to 72.4.

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

$$S_{x-y} = \sqrt{s_x^2 + s_y^2}$$

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

Table 1 of this report shows that in the U. S. in 1985 there were 148,000 HU's

with Asian or Pacific Islander householders living in the Midwest. The estimated standard error on this estimate is 19,200. In 1987, there were 173,000 HU's with this characteristic. The estimated standard error on this estimate is 19,200. Note that to determine the standard error on the 1987 estimate, the standard errors from table 1A were multiplied by a factor of 0.92 before interpolation. The 1985 standard errors did not require this adjustment.

The estimated difference between the number of HU's with Asian and Pacific Islander householders in 1987 and those in 1985 is 25,000, and the estimated standard error of this difference is 27,200. The 90-percent confidence interval for the difference of 25,000 is from -18,500 to 68,500 and it can be concluded that the average estimate of this difference, derived from all possible samples, lies within an interval computed in this way 90 percent of all possible samples.

Standard errors of medians. For medians presented in this report, the estimated standard error depends on the distribution of the characteristic and the total number of HU's which comprise the distribution. Standard errors for some of the medians in tables 4 and 5 of this report are presented in the tables in which the medians appear. A common method for approximating the reliability of the estimated median is to construct an interval about the estimated median such that the average median from all possible samples lies within the interval with a known level of confidence. For medians with standard errors that are not included in the tables, the following procedure should be used to estimate the upper and lower limits of a 90-percent confidence interval of a median.

1. From the appropriate standard error table for estimated percentages, determine the estimated standard error of a 50-percent characteristic based on the total number of HU's from the distribution.
2. Add to and subtract from 50 percent 1.6 times the estimated standard error determined in step one to obtain the upper and lower limits from

which the confidence interval will be determined.

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

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

Table 2 of this report shows the median number of persons in renter-occupied HU's was 2.0 in 1987. The total number of HU's upon which the distribution is based is 32,724,000 HU's.

1. From table 1B, the standard error of a 50-percent characteristic based on 32,724,000 HU's is .43 percentage points (after multiplying by a factor of 0.92 and interpolating).
2. To obtain a 90-percent confidence interval, add to and subtract from 50 percent 1.6 times the estimated standard error from step one giving upper and lower percentage limits of 49.3 and 50.7.
3. From table 2, it can be seen that 36 percent of the HU's had one person and 28 percent had two persons (actually for the purpose of calculating the median, the category of two persons is considered to be from 1.5 to 2.5 persons.) By linear interpolation, the lower endpoint of the 90-percent confidence interval is found to be about 1.98.

$$1.5 + (2.5 - 1.5) \frac{(49.3 - 36)}{28} = 1.98$$

Similarly, the upper endpoint of the 90-percent confidence interval is found to be about 2.03.

$$1.5 + (2.5 - 1.5) \frac{(50.7 - 36)}{28} = 2.03$$

Standard Errors for estimates from the Census Public-Use Microdata Samples

Data presented in Tables 7, 8, and 9 of this report are estimates from the cen-

sus public-use microdata sample. To calculate an approximate standard error of a sample estimate from the census public-use microdata sample, first determine the unadjusted standard error for the characteristic from table 7. Then multiply the unadjusted standard error by a standard error adjustment factor from table 8.

The unadjusted standard errors in table 7 are the standard errors for the characteristic that would result under a simple random sample design and estimation technique. The adjustment factor partially reflects the effects of the actual sample design and estimation procedure used for the 1980 census public-use microdata samples for the particular characteristic estimated. The adjustment factors are based on computations from the full census sample and, as such, do not reflect the additional stratification used in the selection of the public-use samples.

Illustrations

Standard error of a total

Table 7 of this report shows that there were 50,000 owners with Asian and Pacific Islander householders living outside metropolitan areas in 1980. Interpolation in table 7A on an estimate of 50,000 from a total count of 19,909,000 shows that the unadjusted standard error of this estimate is 2,140. After multiplying by the adjustment factor 1.2 from table 8, the standard error for the estimate is determined to be 2,570.

Standard error of a percent

Table 7 of this report shows that 29 percent of HU's with American Indian, Eskimo, or Aleut householders were located in the South in 1980. Interpolation in table 7B on an estimated percentage of 29 from a total count of 447,000 shows that the unadjusted standard error of this estimate is 0.7. After multiplying by the adjustment factor 1.2, the standard error of the estimate is determined to be 0.8.

Standard error of medians

The standard errors of medians from the census public-use microdata sample are presented in the tables in which they appear.

**Standard Error Table Locator Population Group, by
Type of Characteristic**

(Use "A" tables for estimates; "B" tables for percentages.)

Characteristic ¹	Table number by characteristic group	
	General ²	Type of heating/ cooling equipment
UNITED STATES		
Total, White, Black, Asian and Pacific Islander, American Indian, Eskimo, and Aluet, New Construction	1A, 1B	5B
Hispanic, Inside metropolitan statistical areas	2A, 2B	5B
Outside metropolitan statistical areas . .	4A, 4B	
REGION		
Northeast	2A, 2B	5B
Midwest and West	1A, 1B	5B
South	3A, 3B	6B

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

²General includes all characteristics except heating/cooling equipment

Table 1A.
Standard Errors of Estimated Numbers of Housing Units (from AHS-National)

(Numbers in thousands)

Size of estimate	Standard error				Standard error				
	United States, mobile home, or new construction ^{1, 2}	Midwest region ¹	West region	Black	Size of estimate	U. S., MH or NC ^{1, 2}	Midwest region ¹	West region	Black
0	3	3	3	3	7500	136	116	108	70
5	4	4	4	4	10000	155	122	108	-
10	5	5	5	5	12500	170	121	98	-
25	8	8	8	8	15000	184	114	76	-
50	12	12	12	12	17500	195	100	-	-
100	16	16	16	16	20000	205	72	-	-
250	26	26	26	26	22500	213	-	-	-
500	37	36	36	36	25000	220	-	-	-
1000	52	51	51	49	50000	242	-	-	-
2500	81	77	76	71	75000	176	-	-	-
5000	113	102	98	82	90000	-	-	-	-

¹For 1987 estimates pertaining to the U. S. total, new construction, or Midwest region, the standard errors are to be multiplied by a factor of 0.92.

²For 1987 estimates pertaining to mobile home, the standard errors are to be multiplied by a factor of 0.88.

Table 1B.
Standard Errors of Estimated Percentages of Housing Units (from AHS-National)

Base of percentage (thousands)	Estimated percentage ^{1, 2}							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50
5	35.1	35.1	35.1	35.1	35.1	35.1	35.1	36.8
10	21.3	21.3	21.3	21.3	21.3	21.3	22.5	26.0
25	9.8	9.8	9.8	9.8	9.9	11.7	14.2	16.4
50	5.1	5.1	5.1	5.1	7.0	8.3	10.1	11.6
100	2.6	2.6	2.6	3.6	4.9	5.9	7.1	8.2
250	1.1	1.1	1.5	2.3	3.1	3.7	4.5	5.2
500	0.5	0.7	1.0	1.6	2.2	2.6	3.2	3.7
1000	0.3	0.5	0.7	1.1	1.6	1.9	2.3	2.6
2500	0.11	0.3	0.5	0.7	1.0	1.2	1.4	1.6
5000	0.05	0.2	0.3	0.5	0.7	0.8	1.0	1.2
7500	0.04	0.2	0.3	0.4	0.6	0.7	0.8	0.9
10000	0.03	0.2	0.2	0.4	0.5	0.6	0.7	0.8
12500	0.02	0.15	0.2	0.3	0.4	0.5	0.6	0.7
15000	0.02	0.13	0.2	0.3	0.4	0.5	0.6	0.7
17500	0.02	0.12	0.2	0.3	0.4	0.4	0.5	0.6
20000	0.01	0.12	0.2	0.3	0.3	0.4	0.5	0.6
22500	0.01	0.11	0.2	0.2	0.3	0.4	0.5	0.5
25000	0.01	0.10	0.15	0.2	0.3	0.4	0.5	0.5
50000	0.01	0.07	0.10	0.2	0.2	0.3	0.3	0.4
75000	0.01	0.06	0.08	0.13	0.2	0.2	0.3	0.3
90000	0.01	0.05	0.08	0.12	0.2	0.2	0.2	0.3

¹ For 1987 estimates pertaining to the United States total, new construction, or Midwest region, the standard errors are to be multiplied by a factor of 0.92.

²For 1987 estimates pertaining to mobile home, standard errors are to be multiplied by a factor of 0.88.

Table 2A.
Standard Errors of Estimated Numbers of Housing Units (from AHS-N)

(Numbers in thousands)

Size of estimate	Standard error			Size of estimate	Standard error		
	Inside central cities, MSA-suburb, or Hispanic ¹	Northeast region			Inside central cities, MSA-suburb, or Hispanic ¹	Northeast region	
		1985	1987			1985	1987
0	2	2	2	2500	76	72	66
5	3	3	3	5000	106	93	86
10	5	5	4	7500	127 103	95	
25	8	8	7	10000	145 105	97	
50	11	11	10	15000	172	84	77
100	15	15	14	20000	191	-	-
250	24	24	22	25000	206	-	-
500	34	34	31	50000	227	-	-
1000	48	47	44	75000	164	-	-

¹For 1987 estimates pertaining to MSA-suburb, the standard errors are to be multiplied by a factor of 0.92.

Table 2B.
Standard Errors of Estimated Percentages of Housing Units (from AHS-N)

Base of percentage (thousands)	Estimated percentage ¹							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50
5	32.1	32.1	32.1	32.1	32.1	32.1	32.1	34.4
10	19.1	19.1	19.1	19.1	19.1	19.1	21.0	24.3
25	8.6	8.6	8.6	8.6	9.2	11.0	13.3	15.4
50	4.5	4.5	4.5	4.7	6.5	7.8	9.4	10.9
100	2.3	2.3	2.3	3.4	4.6	5.5	6.7	7.7
250	0.9	1.0	1.4	2.1	2.9	3.5	4.2	4.9
500	0.5	0.7	1.0	1.5	2.1	2.5	3.0	3.4
1000	0.2	0.5	0.7	1.1	1.5	1.7	2.1	2.4
2500	0.09	0.3	0.4	0.7	0.9	1.1	1.3	1.5
5000	0.05	0.2	0.3	0.5	0.7	0.8	0.9	1.1
7500	0.03	0.2	0.2	0.4	0.5	0.6	0.8	0.9
10000	0.02	0.2	0.2	0.3	0.5	0.5	0.7	0.8
15000	0.02	0.12	0.2	0.3	0.4	0.4	0.5	0.6
20000	0.01	0.11	0.2	0.2	0.3	0.4	0.5	0.5
25000	0.01	0.10	0.14	0.2	0.3	0.3	0.4	0.5
50000	0.01	0.07	0.10	0.15	0.2	0.2	0.3	0.3
75000	0.01	0.06	0.08	0.12	0.2	0.2	0.2	0.3

¹ For 1987 estimates pertaining to MSA-suburb or Northeast region, the standard errors are to be multiplied by a factor of 0.92.

Table 3A.
Standard Errors of Estimated Numbers of Housing Units (from AHS-N)

(Numbers in thousands)

Size of estimate	Standard error		Size of estimate	Standard error	
	South region 1985	South region 1987		South region 1985	South region 1987
0	3	3	2500	81	75
5	4	3	5000	110	101
10	5	5	7500	127	117
25	8	8	10000	139	127
50	12	11	15000	147	135
100	17	16	20000	139	128
250	27	25	25000	110	101
500	38	35	30000	14	13
1000	53	49	33000	-	-

Table 3B.
Standard Errors of Estimated Percentages of Housing Units (from AHS-N)

Base of percentage (thousands)	Estimated percentage ¹							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50
5	36.5	36.5	36.5	36.5	36.5	36.5	36.5	37.9
10	22.4	22.4	22.4	22.4	22.4	22.4	23.2	26.8
25	10.3	10.3	10.3	10.3	10.3	12.1	14.7	17.0
50	5.4	5.4	5.4	5.4	7.2	8.6	10.4	12.0
100	2.8	2.8	2.8	3.7	5.1	6.1	7.3	8.5
250	1.1	1.1	1.5	2.3	3.2	3.8	4.6	5.4
500	0.6	0.8	1.1	1.7	2.3	2.7	3.3	3.8
1000	0.3	0.5	0.8	1.2	1.6	1.9	2.3	2.7
2500	0.12	0.3	0.5	0.7	1.0	1.2	1.5	1.7
5000	0.06	0.2	0.3	0.5	0.7	0.9	1.0	1.2
7500	0.04	0.2	0.3	0.4	0.6	0.7	0.8	1.0
10000	0.03	0.2	0.2	0.4	0.5	0.6	0.7	0.8
15000	0.02	0.14	0.2	0.3	0.4	0.5	0.6	0.7
20000	0.01	0.12	0.2	0.3	0.4	0.4	0.5	0.6
25000	0.01	0.11	0.15	0.2	0.3	0.4	0.5	0.5
30000	0.01	0.10	0.14	0.2	0.3	0.3	0.4	0.5
33000	0.01	0.09	0.13	0.2	0.3	0.3	0.4	0.5

¹ For 1987 estimates pertaining to the South region, the standard errors are to be multiplied by a factor of 0.92.

Table 4A.
**Standard Errors of Estimated Numbers of Housing Units
 (from AHS-N)**

(Numbers in thousands)

Size of estimate	Standard error ¹	Size of estimate	Standard error ¹
0	3	5000	206
5	4	7500	291
10	5	10000	376
25	8	12500	461
50	12	15000	545
100	17	17500	629
250	28	20000	713
500	41	22500	798
1000	63	25000	882
2500	119		

¹ For 1987 estimates pertaining to outside MSA's, the standard errors are to be multiplied by a factor of 0.88.

Table 4B.
Standard Errors of Estimated Percentages of Housing Units (from AHS-N)

Base of percentage (thousands)	Estimated percentage ¹							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50
5	36.2	36.2	36.2	36.2	36.2	36.2	36.2	37.6
10	22.1	22.1	22.1	22.1	22.1	22.1	23.0	26.6
25	10.2	10.2	10.2	10.2	10.2	12.0	14.6	16.8
50	5.4	5.4	5.4	5.4	7.1	8.5	10.3	11.9
100	2.8	2.8	2.8	3.7	5.0	6.0	7.3	8.4
250	1.1	1.1	1.5	2.3	3.2	3.8	4.6	5.3
500	0.6	0.7	1.1	1.6	2.3	2.7	3.3	3.8
1000	0.3	0.5	0.7	1.2	1.6	1.9	2.3	2.7
2500	0.11	0.3	0.5	0.7	1.0	1.2	1.5	1.7
5000	0.06	0.2	0.3	0.5	0.7	0.8	1.0	1.2
7500	0.04	0.2	0.3	0.4	0.6	0.7	0.8	1.0
10000	0.03	0.2	0.2	0.4	0.5	0.6	0.7	0.8
12500	0.02	0.15	0.2	0.3	0.5	0.5	0.7	0.8
15000	0.02	0.14	0.2	0.3	0.4	0.5	0.6	0.7
17500	0.02	0.13	0.2	0.3	0.4	0.5	0.6	0.6
20000	0.01	0.12	0.2	0.3	0.4	0.4	0.5	0.6
22500	0.01	0.11	0.2	0.2	0.3	0.4	0.5	0.6
25000	0.01	0.11	0.15	0.2	0.3	0.4	0.5	0.5

¹ For 1987 estimates pertaining to outside MSA's, the standard errors are to be multiplied by a factor of 0.88.

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

Note: See appendix B in Current Housing Reports, Series H-150-87.

Table 5B.
Standard Errors of Estimated Percentages of Housing Units (from AHS-N)

Base of percentage (thousands)	Estimated percentage ¹							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50
100	3.2	3.2	3.2	4.0	5.5	6.5	7.9	9.1
250	1.3	1.3	1.6	2.5	3.5	4.1	5.0	5.8
500	0.7	0.8	1.1	1.8	2.5	2.9	3.5	4.1
1000	0.3	0.6	0.8	1.3	1.7	2.1	2.5	2.9
2500	0.13	0.4	0.5	0.8	1.1	1.3	1.6	1.8
5000	0.07	0.3	0.4	0.6	0.8	0.9	1.1	1.3
7500	0.04	0.2	0.3	0.5	0.6	0.8	0.9	1.1
10000	0.03	0.2	0.3	0.4	0.5	0.7	0.8	0.9
12500	0.03	0.2	0.2	0.4	0.5	0.6	0.7	0.8
15000	0.02	0.15	0.2	0.3	0.4	0.5	0.6	0.7
17500	0.02	0.14	0.2	0.3	0.4	0.5	0.6	0.7
20000	0.02	0.13	0.2	0.3	0.4	0.5	0.6	0.6
22500	0.01	0.12	0.2	0.3	0.4	0.4	0.5	0.6
25000	0.01	0.12	0.2	0.3	0.3	0.4	0.5	0.6
50000	0.01	0.08	0.11	0.2	0.2	0.3	0.4	0.4
75000	0.01	0.07	0.09	0.15	0.2	0.2	0.3	0.3

¹ For 1987 estimates pertaining to United States total, Northeast region, Midwest region, or South region, the standard errors are to be multiplied by a factor of 0.92.

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

Note: See appendix B in Current Housing Reports, Series H-150-87.

Table 6B.
Standard Errors of Estimated Percentages of Housing Units (from AHS-N)

Base of percentage (thousands)	Estimated percentage ¹							
	0 or 100	1 or 99	2 or 98	5 or 95	10 or 90	15 or 85	25 or 75	50
25	18.5	18.5	18.5	18.5	18.5	18.5	20.6	23.8
50	10.2	10.2	10.2	10.2	10.2	12.0	14.6	16.9
100	5.4	5.4	5.4	5.4	7.1	8.5	10.3	11.9
250	2.2	2.2	2.2	3.3	4.5	5.4	6.5	7.5
500	1.1	1.1	1.5	2.3	3.2	3.8	4.6	5.3
1000	0.6	0.7	1.1	1.6	2.3	2.7	3.3	3.8
2500	0.2	0.5	0.7	1.0	1.4	1.7	2.1	2.4
5000	0.11	0.3	0.5	0.7	1.0	1.2	1.5	1.7
7500	0.08	0.3	0.4	0.6	0.8	1.0	1.2	1.4
10000	0.06	0.2	0.3	0.5	0.7	0.9	1.0	1.2
12500	0.05	0.2	0.3	0.5	0.6	0.8	0.9	1.1
15000	0.04	0.2	0.3	0.4	0.6	0.7	0.8	1.0
17500	0.03	0.2	0.3	0.4	0.5	0.6	0.8	0.9
20000	0.03	0.2	0.2	0.4	0.5	0.6	0.7	0.8
22500	0.03	0.2	0.2	0.3	0.5	0.6	0.7	0.8
25000	0.02	0.15	0.2	0.3	0.5	0.5	0.7	0.8
30000	0.02	0.14	0.2	0.3	0.4	0.5	0.6	0.7
35000	0.02	0.13	0.2	0.3	0.4	0.5	0.6	0.6

¹ For 1987 estimates (pertaining to the South region), the standard errors are to be multiplied by a factor of 0.92.

Table 7A.
Unadjusted Standard Error for Estimated Totals from the Census Public-Use Microdata (1 percent) Sample

Estimated total ¹ (thousands)	Size of geographic area tabulated ² (in thousands)							
	50	100	250	500	1,000	5,000	10,000	25,000
1	310	310	310	310	310	310	310	310
2.5	480	490	500	500	500	500	500	500
5	670	690	700	700	700	700	700	700
10	890	940	970	980	990	990	990	990
15	1,020	1,120	1,180	1,200	1,210	1,220	1,220	1,220
25	1,110	1,360	1,490	1,530	1,550	1,570	1,570	1,570
75	-	1,360	2,280	2,510	2,620	2,700	2,710	2,720
100	-	-	2,440	2,810	2,980	3,110	3,130	3,140
250	-	-	-	3,220	4,310	4,850	4,910	4,950
500	-	-	-	-	4,970	6,670	6,860	6,960
1,000	-	-	-	-	-	8,900	9,440	9,750
5,000	-	-	-	-	-	-	15,730	19,900
10,000	-	-	-	-	-	-	-	24,370

¹ For estimated totals larger than 10,000,000, the standard error is somewhat larger than the table values. The formula given below should be used to calculate the standard error.

$$Se(\hat{Y}) = \sqrt{99\hat{Y}(1-\hat{Y}/N)} \quad \text{Where:}$$

N = size of area

\hat{Y} = Estimate of Characteristic total

² Total count of households in area.

Table 7B.
Unadjusted Standard Error for Estimated Percentages from the Census Public-Use Microdata (1 percent) Sample

Estimated Percent	Base (weighted total) of percentage ¹									
	1,000	1,500	2,500	5,000	7,500	10,000	25,000	50,000	100,000	250,000
2 or 98	4.4	3.6	2.8	2.0	1.6	1.4	0.9	0.6	0.4	0.3
5 or 95	6.9	5.6	4.3	3.1	2.5	2.2	1.4	1.0	0.7	0.4
10 or 90	9.4	7.7	6.0	4.2	3.4	3.0	1.9	1.3	0.9	0.6
15 or 85	11.2	9.2	7.1	5.0	4.1	3.6	2.2	1.6	1.1	0.7
20 or 80	12.6	10.3	8.0	5.6	4.6	4.0	2.5	1.8	1.3	0.8
25 or 75	13.6	11.1	8.6	6.1	5.0	4.3	2.7	1.9	1.4	0.9
30 or 70	14.4	11.8	9.1	6.4	5.3	4.6	2.9	2.0	1.4	0.9
35 or 65	15.0	12.8	9.5	6.7	5.5	4.7	3.0	2.1	1.5	0.9
50	15.8	12.8	9.9	7.0	5.7	5.0	3.1	2.2	1.6	1.0

¹ For a percentage and/or base of percentage not shown in the table, the formula given below may be used to calculate the standard error.

$$Se(\hat{p}) = \sqrt{\frac{99}{B}\hat{p}(100-\hat{p})} \quad \text{Where:}$$

B = Base (weighted total) of estimated percentage

\hat{p} = Estimated percentage

Table 8.
**Standard Error Adjustment Factors for Estimates from
the Census Public-Use Microdata Sample**

Characteristic	Factor
Race and Hispanic origin	1.2
Total	1.1

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