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HOUSING CHARACTERISTICS OF THE SPRINGFIELD-HOLYOKE, MASS., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area.)

Home ownership is substantially greater in the Springfield-Holyoke Standard Metropolitan Area,¹ dwelling units average fewer rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 112,600, an increase of 13,200, or 13 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Even though renters exceeded home owners in 1950, one of the most significant developments during the decade was the substantial increase in home ownership. Homes occupied by their owners increased 60 percent in contrast to the net decrease of 8 percent in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 52,800, or 48 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 33,000, or 35 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only one percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained fewer rooms and households consisted of fewer persons. The median number of rooms decreased from 5.3 in 1940 to 5.1 in 1950. Only 1 percent of the total were 1-room units, and 16 percent contained 7 rooms or more. The median number of

persons in occupied dwelling units was 3.1 in 1950, compared with 3.4 in 1940. About one-half of the units in 1950 contained 2 or 3 persons.

Three-eighths (37 percent) of the units were in 1-dwelling-unit detached structures without business. Forty-one percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 22 percent were in multi-unit structures containing 5 or more units.

Approximately 85 percent of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$31. One-fourth of the units were renting for \$23 or less, and one-fourth were renting for \$41 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$8,800. One-fourth were estimated to sell for \$6,700 or less, and one-fourth were estimated at \$11,900 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.—OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE SPRINGFIELD-HOLYOKE STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	112,600	100
Occupied dwelling units.....	110,300	98
Owner occupied.....	52,800	47
Renter occupied.....	57,500	51
Vacant dwelling units.....	2,200	2
Nonseasonal not dilapidated, for rent or sale.....	800	1
POPULATION		
Total population.....	408,200	...
Population in dwelling units.....	371,600	...

¹ The Springfield-Holyoke Standard Metropolitan Area comprises parts of Hampden and Hampshire Counties, Mass., and part of Hartford County, Conn. Places included are Chicopee, Holyoke, Springfield, and Westfield cities, and Agawam, East Longmeadow, Longmeadow, Ludlow, West Springfield, and Wilbraham towns in Hampden County; Northampton city, and Easthampton and South Hadley towns in Hampshire County; and Enfield town in Hartford County.

P R E L I M I N A R Y

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units; is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

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report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 18,400 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 100 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000.....	500	30,000.....	2,800
2,500.....	800	50,000.....	3,400
5,000.....	1,200	70,000.....	3,900
10,000.....	1,700	90,000.....	4,100
20,000.....	2,300	110,000.....	4,300

To illustrate, there were an estimated 57,500 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 3,600. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 53,900 and 61,100.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	30,000	50,000	110,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	2	2	1
10 or 90	3	2	2
25 or 75	4	3	2
50	5	4	3

To illustrate, of the estimated 56,700 renter-occupied dwelling units reporting on condition and plumbing facilities, 7 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 5 percent and 9 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--TENURE OF DWELLING UNITS, FOR THE SPRINGFIELD-HOLYOKE STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	110,300	100	95,216	100	16
Owner occupied.....	52,800	48	33,032	35	60
Renter occupied.....	57,500	52	62,184	65	-8

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE SPRINGFIELD-HOLYOKE STANDARD METROPOLITAN AREA:
1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	112,600	...	99,361	...	13
Number reporting.....	111,400	100	98,381	100	...
1 room.....	900	1	641	1	40
2 rooms.....	3,000	3	2,288	2	31
3 rooms.....	9,400	8	7,154	7	31
4 rooms.....	24,800	22	18,082	18	37
5 rooms.....	31,200	28	27,639	28	13
6 rooms.....	24,700	22	22,584	23	9
7 rooms or more.....	17,400	16	19,993	20	-13
Median number of rooms.....	5.1	...	5.3	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE SPRINGFIELD-HOLYOKE STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	110,300	100	95,216	100	16
1 person.....	7,700	7	5,279	6	46
2 persons.....	31,000	28	22,572	24	37
3 persons.....	27,600	25	22,622	24	22
4 persons.....	22,300	20	18,947	20	18
5 persons.....	11,900	11	11,732	12	1
6 persons.....	5,400	5	6,728	7	-20
7 persons or more.....	4,500	4	7,336	8	-39
Median number of persons.....	3.1	...	3.4	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE SPRINGFIELD-HOLYOKE STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	110,300	...	95,216	...
Number reporting.....	109,400	100	94,392	100
1.00 or less.....	100,200	92	83,798	89
1.01 to 1.50.....	7,200	7	8,406	9
1.51 or more.....	2,000	2	2,188	2

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE SPRINGFIELD-HOLYOKE STANDARD METROPOLITAN AREA: 1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	112,600	100	99,361	100
1 to 4 dwelling unit.....	88,200	78	77,327	78
1 dwelling unit detached without business..	41,800	37	33,671	34
1 dwelling unit attached without business..	300	...	(1)	(1)
Other 1 to 4 dwelling unit.....	46,100	41	(1)	(1)
5 to 9 dwelling unit.....	14,400	13	13,820	14
10 dwelling unit or more.....	9,900	9	8,214	8

¹ 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE SPRINGFIELD-HOLYOKE STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	112,600	...
Number reporting condition and plumbing facilities.....	110,600	100
Not dilapidated, with private toilet and bath, and hot running water.....	94,400	85
Not dilapidated, with private toilet and bath, and only cold running water.....	6,100	6
Not dilapidated, with running water, lacking private toilet or bath.....	4,700	4
Dilapidated or no running water.....	5,300	5
Renter occupied.....	57,500	...
Number reporting condition and plumbing facilities.....	56,700	100
Not dilapidated, with private toilet and bath, and hot running water.....	45,100	80
Not dilapidated, with private toilet and bath, and only cold running water.....	4,500	8
Not dilapidated, with running water, lacking private toilet or bath.....	3,300	6
Dilapidated or no running water.....	3,700	7

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE SPRINGFIELD-HOLYOKE STANDARD METROPOLITAN AREA: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per-cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	55,600	100
Under \$10.....	200	...
\$10 to \$14.....	1,400	3
\$15 to \$19.....	4,500	8
\$20 to \$29.....	20,000	36
\$30 to \$39.....	14,200	26
\$40 to \$49.....	8,700	16
\$50 to \$59.....	3,400	6
\$60 to \$74.....	2,100	4
\$75 to \$99.....	800	1
\$100 or more.....	200	...
Median rent.....	\$31	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE SPRINGFIELD-HOLYOKE STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per-cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	33,100	100
Under \$3,000.....	900	3
\$3,000 to \$4,999.....	2,000	6
\$5,000 to \$7,499.....	7,600	23
\$7,500 to \$9,999.....	10,900	33
\$10,000 to \$14,999.....	9,000	27
\$15,000 to \$19,999.....	1,700	5
\$20,000 or more.....	900	3
Median value.....	\$8,838	...

¹ Excludes seasonal and dilapidated vacant units.

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May 21, 1951

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Series HC-3, No. 49

HOUSING CHARACTERISTICS OF THE SYRACUSE, N. Y., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Syracuse Standard Metropolitan Area,¹ dwelling units average fewer rooms, and the average size of household is about the same as 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 100,600, an increase of 15,000, or 17 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 60 percent in contrast to the net decrease of 7 percent in the number occupied by renters.

The gain in home ownership resulted from new construction and from the sale of existing rental homes for owner occupancy. About 54,400, or 56 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 33,900, or 42 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained fewer rooms than in 1940, the median being 5.6 in 1950 compared with 5.8 in 1940. Only 1 percent of the total were 1-room units, and about one-fourth (27 percent) contained 7 rooms or more.

There was little change in the size of households since 1940. The median number of persons in occupied dwelling units in 1950 was 3.1, and about one-half the units contained 2 or 3 persons.

One-half (47 percent) of the units were in 1-dwelling-unit detached structures without business. About 44 percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. One-tenth (9 percent) were in multi-unit structures containing 5 or more units.

Approximately 4 out of 5 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$36. One-fourth of the units were renting for \$26 or less, and one-fourth were renting for \$48 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$10,100. One-fourth were estimated to sell for less than \$7,500, and one-fourth were estimated at \$13,800 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR
THE SYRACUSE STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	100,600	100
Occupied dwelling units.....	98,000	97
Owner occupied.....	54,400	54
Renter occupied.....	43,600	43
Vacant dwelling units.....	2,700	3
Nonseasonal not dilapidated, for rent or sale.....	900	1
POPULATION		
Total population.....	342,500	...
Population in dwelling units.....	323,400	...

¹ The Syracuse Standard Metropolitan Area comprises Onondaga County, N. Y.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent was paid for the

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

Table 2.--TENURE OF DWELLING UNITS, FOR THE SYRACUSE STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	98,000	100	80,630	100	22
Owner occupied.....	54,400	56	33,896	42	60
Renter occupied.....	43,600	44	46,734	58	-7

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE SYRACUSE STANDARD METROPOLITAN AREA:
1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	100,600	...	85,649	...	17
Number reporting.....	98,800	100	84,029	100	...
1 room.....	1,300	1	1,364	2	-5
2 rooms.....	3,600	4	2,725	3	32
3 rooms.....	8,500	9	5,802	7	47
4 rooms.....	15,600	16	7,974	9	96
5 rooms.....	18,800	19	16,486	20	14
6 rooms.....	24,600	25	22,370	27	10
7 rooms or more.....	26,400	27	27,308	32	-3
Median number of rooms.....	5.6	...	5.8	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE SYRACUSE STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	98,000	100	80,630	100	22
1 person.....	7,200	7	5,977	7	20
2 persons.....	26,900	27	20,994	26	28
3 persons.....	24,300	25	18,575	23	31
4 persons.....	19,300	20	14,794	18	30
5 persons.....	11,100	11	9,320	12	19
6 persons.....	5,000	5	5,232	6	-4
7 persons or more.....	4,100	4	5,738	7	-29
Median number of persons.....	3.1	...	3.2	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE SYRACUSE STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	98,000	...	80,630	...
Number reporting.....	96,900	100	79,377	100
1.00 or less.....	90,400	93	73,420	92
1.01 to 1.50.....	5,000	5	4,699	6
1.51 or more.....	1,500	2	1,258	2

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE SYRACUSE STANDARD METROPOLITAN AREA:
1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	100,600	100	85,649	100
1 to 4 dwelling unit.....	91,400	91	76,985	90
1 dwelling unit detached without business..	46,900	47	43,362	51
1 dwelling unit attached without business..	...	...	(1)	(1)
Other 1 to 4 dwelling unit.....	44,500	44	(1)	(1)
5 dwelling unit or more.....	9,200	9	8,664	10

¹ 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE SYRACUSE STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	100,600	...
Number reporting condition and plumbing facilities.....	98,400	100
Not dilapidated, with private toilet and bath, and hot running water.....	77,800	79
Not dilapidated, with private toilet and bath, and only cold running water.....	3,100	3
Not dilapidated, with running water, lacking private toilet or bath.....	9,400	10
Dilapidated or no running water.....	8,100	8
Renter occupied.....	43,600	...
Number reporting condition and plumbing facilities.....	42,800	100
Not dilapidated, with private toilet and bath, and hot running water.....	29,900	70
Not dilapidated, with private toilet and bath, and only cold running water.....	1,500	4
Not dilapidated, with running water, lacking private toilet or bath.....	6,200	14
Dilapidated or no running water.....	5,200	12

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE SYRACUSE STANDARD METROPOLITAN AREA: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	40,800	100
Under \$10.....	100	...
\$10 to \$14.....	1,100	3
\$15 to \$19.....	3,000	7
\$20 to \$29.....	9,300	23
\$30 to \$39.....	10,400	25
\$40 to \$49.....	7,800	19
\$50 to \$59.....	3,900	10
\$60 to \$74.....	3,300	8
\$75 to \$99.....	1,600	4
\$100 or more.....	400	1
Median rent.....	\$36	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE SYRACUSE STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per- cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	33,900	100
Under \$3,000.....	800	2
\$3,000 to \$4,999.....	1,800	5
\$5,000 to \$7,499.....	5,900	17
\$7,500 to \$9,999.....	8,200	24
\$10,000 to \$14,999.....	11,400	34
\$15,000 to \$19,999.....	3,700	11
\$20,000 or more.....	2,000	6
Median value.....	\$10,060	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

August 2, 1951

Washington 25, D. C.

Series HC-3, No. 50

HOUSING CHARACTERISTICS OF THE TAMPA-ST. PETERSBURG, FLA., STANDARD METROPOLITAN AREA: APRIL 1, 1950

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Tampa-St. Petersburg Standard Metropolitan Area,¹ dwelling units average fewer rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 153,900, an increase of 60,300, or 64 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. Homes occupied by their owners increased 137 percent in contrast to little change in the number occupied by renters.

About 84,700, or 64 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 35,700, or 45 percent, in 1940.

Of the vacant dwelling units, about one-third were available for occupancy. Available vacancies amounted to 5 percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained fewer rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.2 in 1950 and 4.5 in 1940. About 5 percent of the total were 1-room units, and 21 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was 2.5 in 1950, compared with 2.9 in 1940. About three-fifths (58 percent) of the units in 1950 contained 2 or 3 persons.

¹ The Tampa-St. Petersburg Standard Metropolitan Area comprises Hillsborough and Pinellas Counties, Fla.

A little less than three-fourths (72 percent) of the units were in 1-dwelling-unit detached structures without business. Twenty-one percent were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. Only 7 percent of the total were in multi-unit structures containing 5 or more units.

Approximately 2 out of 3 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$42. One-fourth of the units were renting for \$27 or less, and one-fourth were renting for \$60 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,000. One-fourth were estimated to sell for \$4,200 or less, and one-fourth were estimated at \$11,400 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE TAMPA-ST. PETERSBURG STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	153,900	100
Occupied dwelling units.....	132,500	86
Owner occupied.....	84,700	55
Renter occupied.....	47,800	31
Vacant dwelling units.....	21,400	14
Nonseasonal not dilapidated, for rent or sale.....	7,700	5
POPULATION		
Total population.....	409,100	...
Population in dwelling units.....	398,600	...

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which

do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

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In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

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² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 22,000 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 95 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
2,500.....	900	50,000.....	6,500
5,000.....	1,200	60,000.....	7,400
10,000.....	1,800	75,000.....	8,900
20,000.....	3,100	90,000.....	10,500
30,000.....	4,300	130,000.....	14,500
40,000.....	5,200	150,000.....	16,900

To illustrate, there were an estimated 47,800 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 6,200. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 41,600 and 54,000.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:			
	50,000	60,000	130,000	150,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:			
2 or 98	1	1	1	1
5 or 95	2	1	1	1
10 or 90	2	2	1	1
25 or 75	3	3	2	2
50	4	3	2	2

To illustrate, of the estimated 45,900 renter-occupied dwelling units reporting on condition and plumbing facilities, 14 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 12 percent and 16 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--TENURE OF DWELLING UNITS, FOR THE TAMPA-ST. PETERSBURG STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	132,500	100	78,830	100	68
Owner occupied.....	84,700	64	35,749	45	137
Renter occupied.....	47,800	36	43,081	55	11

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE TAMPA-ST. PETERSBURG STANDARD METROPOLITAN AREA: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	153,900	...	93,575	...	64
Number reporting.....	149,500	100	92,351	100	...
1 room.....	7,500	5	4,327	5	73
2 rooms.....	14,900	10	9,298	10	60
3 rooms.....	29,300	20	15,450	17	90
4 rooms.....	33,900	23	17,466	19	94
5 rooms.....	32,600	22	20,931	23	56
6 rooms.....	19,900	13	14,500	16	37
7 rooms or more.....	11,400	8	10,379	11	10
Median number of rooms.....	4.2	...	4.5	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE TAMPA-ST. PETERSBURG STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	132,500	100	78,830	100	68
1 person.....	18,000	14	8,434	11	113
2 persons.....	50,100	38	23,797	30	111
3 persons.....	27,000	20	17,347	22	56
4 persons.....	18,900	14	12,494	16	51
5 persons.....	9,600	7	7,597	10	26
6 persons.....	4,600	3	4,177	5	10
7 persons or more.....	4,300	3	4,984	6	-14
Median number of persons.....	2.5	...	2.9

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Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE TAMPA-ST. PETERSBURG STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	132,500	...	78,830	...
Number reporting.....	129,900	100	77,930	100
1.00 or less.....	114,000	88	64,870	83
1.01 to 1.50.....	8,900	7	7,322	9
1.51 or more.....	7,000	5	5,738	7

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE TAMPA-ST. PETERSBURG STANDARD METROPOLITAN AREA: 1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	153,900	100	93,575	100
1 to 4 dwelling unit.....	142,300	92	85,582	91
1 dwelling unit detached without business..	110,100	72	66,629	71
1 dwelling unit attached without business..	500	...	(1)	(1)
Other 1 to 4 dwelling unit.....	31,700	21	(1)	(1)
5 to 9 dwelling unit.....	6,300	4	4,315	5
10 dwelling unit or more.....	5,300	3	3,678	4

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE TAMPA-ST. PETERSBURG STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	153,900	...
Number reporting condition and plumbing facilities.....	148,300	100
Not dilapidated, with private toilet and bath, and hot running water.....	98,800	67
Not dilapidated, with private toilet and bath, and only cold running water.....	18,300	12
Not dilapidated, with running water, lacking private toilet or bath.....	16,600	11
Dilapidated or no running water.....	14,600	10
Renter occupied.....	47,800	...
Number reporting condition and plumbing facilities.....	45,900	100
Not dilapidated, with private toilet and bath, and hot running water.....	26,400	58
Not dilapidated, with private toilet and bath, and only cold running water.....	6,500	14
Not dilapidated, with running water, lacking private toilet or bath.....	6,500	14
Dilapidated or no running water.....	6,400	14

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE TAMPA-ST. PETERSBURG STANDARD METROPOLITAN AREA: 1950

Contract monthly rent	Number	Per-cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	50,200	100
Under \$10.....	800	2
\$10 to \$14.....	2,500	5
\$15 to \$19.....	2,700	5
\$20 to \$29.....	9,000	18
\$30 to \$39.....	8,200	16
\$40 to \$49.....	7,900	16
\$50 to \$59.....	6,700	13
\$60 to \$74.....	4,700	9
\$75 to \$99.....	2,900	6
\$100 or more.....	4,800	10
Median rent.....	\$42	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE TAMPA-ST. PETERSBURG STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per-cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	62,100	100
Under \$3,000.....	8,600	14
\$3,000 to \$4,999.....	11,500	19
\$5,000 to \$7,499.....	13,600	22
\$7,500 to \$9,999.....	9,900	16
\$10,000 to \$14,999.....	10,500	17
\$15,000 to \$19,999.....	4,300	7
\$20,000 or more.....	3,800	6
Median value.....	\$6,963	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

October 7, 1951

Washington 25, D. C.

Series HC-3, No. 51

HOUSING CHARACTERISTICS OF THE TOLEDO, OHIO, STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Toledo Standard Metropolitan Area,¹ dwelling units average fewer rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce. Data

¹ The Toledo Standard Metropolitan Area comprises Lucas County, Ohio.

are shown for the total standard metropolitan area, which includes Toledo city, and for Toledo city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 120,500, an increase of 20,500, or 21 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE TOLEDO STANDARD METROPOLITAN AREA AND TOLEDO CITY: 1950

Subject	Toledo Standard Metropolitan Area		Toledo city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	120,500	100	94,100	100
Occupied dwelling units.....	118,100	98	92,600	98
Owner occupied.....	77,300	64	56,600	60
Renter occupied.....	40,700	34	36,000	38
Vacant dwelling units.....	2,400	2	1,400	1
Nonseasonal not dilapidated, for rent or sale.....	1,000	1	600	1
POPULATION				
Total population.....	395,500	...	303,500	...
Population in dwelling units.....	385,100	...	293,800	...

PRELIMINARY

For the same period, dwelling units in Toledo city alone increased at a slower rate; the number increased to 94,100 by 1950, a gain of 11,500 dwelling units, or 14 percent, since 1940.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. Within the city, the rate was equally low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--One of the most significant developments in the past decade was the substantial increase in home ownership. The gain in home ownership resulted largely from new construction and from the sale of existing rental homes for owner occupancy.

In the metropolitan area, homes occupied by their owners increased 60 percent in contrast to the net decrease of 15 percent in the number occupied by renters. About 77,300, or 65 percent of the occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 48,200, or 50 percent, in 1940.

In the city also, there was a shift from renter to owner occupancy since 1940. Owner-occupied units increased 54 percent in contrast to the net decrease of 16 percent in renter-occupied units. About 56,600, or 61 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 36,700, or 46 percent, in 1940.

Rooms and persons.--On the average, dwelling units contained fewer rooms and households consisted of fewer persons than in 1940. The median number of rooms was 5.3 in 1950 and 5.5 in 1940. Only 2 percent of the total were 1-room units, and about one-fifth (18 percent) contained 7 rooms or more. The median number of persons in occupied dwelling units was 2.9 in 1950, compared with 3.1 in 1940. More than half (54 percent) the units in 1950 contained 2 or 3 persons.

For the city, the distribution of dwelling units by rooms in 1950 and the distribution by persons were similar to those for the metropolitan area as a whole.

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Type of structure.--Two-thirds (66 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. About 26 percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 8 percent were in multi-unit structures containing 5 or more units.

Within the city alone, six-tenths of the units were in 1-dwelling-unit detached structures and one-tenth were in the larger multi-unit structures.

Condition and plumbing facilities.--Approximately eight-tenths of the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For the city, the proportion of such units was nine-tenths, which was a little higher than the proportion for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$38. One-fourth of the units were renting for \$27 or less, and one-fourth were renting for \$50 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,500. One-fourth of the units were estimated to sell for \$5,400 or less, and one-fourth were estimated at \$11,100 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents and values within the city were about the same as in the metropolitan area as a whole.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringes. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 17,500 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 100 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Central city
1,000.....	600	500	50,000...	3,800	3,200
2,500.....	1,000	900	70,000...	4,100	3,200
5,000.....	1,400	1,200	90,000...	4,100	3,000
10,000.....	2,000	1,700	120,000...	3,700	...
30,000.....	3,200	2,700			

To illustrate, there were an estimated 40,700 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 3,500. The chances are about 19 out of 20 that the figure obtained from a complete tabulation of the 1950 Census would be between 37,200 and 44,200.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	Metropolitan area			Central city		
	40,000	65,000	117,000	34,000	46,000	92,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	1	1	1	2	1	1
5 or 95	2	2	1	2	2	1
10 or 90	3	2	2	3	3	2
25 or 75	4	4	3	5	4	3
50	5	4	3	5	4	3

To illustrate, of the estimated 39,500 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 10 percent were dilapidated or had no running water. The sampling variability is about 3 percent. The chances are about 19 out of 20 that the percentage obtained from a complete tabulation of the 1950 Census would be between 7 percent and 13 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--TENURE OF DWELLING UNITS, FOR THE TOLEDO STANDARD METROPOLITAN AREA AND TOLEDO CITY: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
TOLEDO STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	118,100	100	96,079	100	23
Owner occupied.....	77,300	65	48,197	50	60
Renter occupied.....	40,700	34	47,882	50	-15
TOLEDO CITY					
Occupied dwelling units.....	92,600	100	79,341	100	17
Owner occupied.....	56,600	61	36,651	46	54
Renter occupied.....	36,000	39	42,690	54	-16

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE TOLEDO STANDARD METROPOLITAN AREA AND TOLEDO CITY: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
TOLEDO STANDARD METROPOLITAN AREA					
All dwelling units.....	120,500	...	99,965	...	21
Number reporting.....	118,600	100	99,415	100	...
1 room.....	2,000	2	2,391	2	-16
2 rooms.....	5,200	4	3,983	4	31
3 rooms.....	11,300	10	7,299	7	55
4 rooms.....	16,000	13	9,634	10	66
5 rooms.....	31,100	26	26,088	26	19
6 rooms.....	31,500	27	30,007	30	5
7 rooms or more.....	21,500	18	20,013	20	7
Median number of rooms.....	5.3	...	5.5	...	...
TOLEDO CITY					
All dwelling units.....	94,100	...	82,607	...	14
Number reporting.....	92,500	100	82,119	100	...
1 room.....	1,400	2	1,825	2	-23
2 rooms.....	4,400	5	3,414	4	29
3 rooms.....	8,800	10	6,024	7	46
4 rooms.....	9,800	11	7,314	9	34
5 rooms.....	23,900	26	21,496	26	11
6 rooms.....	26,300	28	25,551	31	3
7 rooms or more.....	17,800	19	16,495	20	8
Median number of rooms.....	5.4	...	5.5	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE TOLEDO STANDARD METROPOLITAN AREA AND TOLEDO CITY: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
TOLEDO STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	118,100	100	96,079	100	23
1 person.....	10,800	9	6,599	7	64
2 persons.....	37,000	31	26,836	28	38
3 persons.....	26,900	23	22,877	24	18
4 persons.....	21,700	18	17,753	18	22
5 persons.....	11,400	10	10,558	11	8
6 persons.....	5,200	4	5,568	6	-7
7 persons or more.....	5,000	4	5,888	6	-15
Median number of persons.....	2.9	...	3.1	...	...
TOLEDO CITY					
Occupied dwelling units.....	92,600	100	79,341	100	17
1 person.....	9,500	10	5,775	7	65
2 persons.....	30,100	33	22,464	28	34
3 persons.....	21,000	23	19,016	24	10
4 persons.....	16,300	18	14,434	18	13
5 persons.....	8,300	9	8,542	11	-3
6 persons.....	3,800	4	4,434	6	-14
7 persons or more.....	3,600	4	4,676	6	-23
Median number of persons.....	2.8	...	3.1	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE TOLEDO STANDARD METROPOLITAN AREA AND TOLEDO CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
TOLEDO STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	118,100	...	96,079	...
Number reporting.....	116,500	100	95,589	100
1.00 or less.....	107,300	92	86,938	91
1.01 to 1.50.....	6,500	6	6,049	6
1.51 or more.....	2,700	2	2,602	3
TOLEDO CITY				
Occupied dwelling units.....	92,600	...	79,341	...
Number reporting.....	91,300	100	78,910	100
1.00 or less.....	85,600	94	72,570	92
1.01 to 1.50.....	4,100	4	4,682	6
1.51 or more.....	1,600	2	1,658	2

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE TOLEDO STANDARD METROPOLITAN AREA AND TOLEDO CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
TOLEDO STANDARD METROPOLITAN AREA				
All dwelling units.....	120,500	100	99,965	100
1 to 4 dwelling unit.....	111,000	92	92,004	92
1 dwelling unit detached without business..	79,000	66	66,972	67
1 dwelling unit attached without business..	1,300	1	(1)	(1)
Other 1 to 4 dwelling unit.....	30,700	25	(1)	(1)
5 to 9 dwelling unit.....	5,600	5	4,487	4
10 dwelling unit or more.....	3,900	3	3,474	3
TOLEDO CITY				
All dwelling units.....	94,100	100	82,607	100
1 to 4 dwelling unit.....	84,600	90	74,676	90
1 dwelling unit detached without business..	55,100	59	50,864	62
1 dwelling unit attached without business..	1,300	1	(1)	(1)
Other 1 to 4 dwelling unit.....	28,200	30	(1)	(1)
5 to 9 dwelling unit.....	5,600	6	4,457	5
10 dwelling unit or more.....	3,900	4	3,474	4

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE TOLEDO STANDARD METROPOLITAN AREA AND TOLEDO CITY: 1950
(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
TOLEDO STANDARD METROPOLITAN AREA		
All dwelling units.....	120,500	...
Number reporting condition and plumbing facilities.....	117,500	100
Not dilapidated, with private toilet and bath, and hot running water..	96,600	82
Not dilapidated, with private toilet and bath, and only cold running water.....	1,600	1
Not dilapidated, with running water, lacking private toilet or bath..	9,300	8
Dilapidated or no running water.....	10,000	9
Renter occupied.....	40,700	...
Number reporting condition and plumbing facilities.....	39,500	100
Not dilapidated, with private toilet and bath, and hot running water..	30,000	76
Not dilapidated, with private toilet and bath, and only cold running water.....	400	1
Not dilapidated, with running water, lacking private toilet or bath..	5,100	13
Dilapidated or no running water.....	4,000	10
TOLEDO CITY		
All dwelling units.....	94,100	...
Number reporting condition and plumbing facilities.....	91,600	100
Not dilapidated, with private toilet and bath, and hot running water..	81,600	89
Not dilapidated, with private toilet and bath, and only cold running water.....	400	...
Not dilapidated, with running water, lacking private toilet or bath..	6,200	7
Dilapidated or no running water.....	3,400	4
Renter occupied.....	36,000	...
Number reporting condition and plumbing facilities.....	34,900	100
Not dilapidated, with private toilet and bath, and hot running water..	27,700	79
Not dilapidated, with private toilet and bath, and only cold running water.....	200	1
Not dilapidated, with running water, lacking private toilet or bath..	4,700	13
Dilapidated or no running water.....	2,300	7

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE TOLEDO STANDARD METROPOLITAN AREA AND TOLEDO CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
TOLEDO STANDARD METROPOLITAN AREA		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	38,000	100
Under \$10.....	100	...
\$10 to \$14.....	700	2
\$15 to \$19.....	2,500	7
\$20 to \$29.....	8,300	22
\$30 to \$39.....	8,700	23
\$40 to \$49.....	8,200	22
\$50 to \$59.....	3,900	10
\$60 to \$74.....	3,000	8
\$75 to \$99.....	1,600	4
\$100 or more.....	900	2
Median rent.....	\$38	...
TOLEDO CITY		
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	34,200	100
Under \$10.....	100	...
\$10 to \$14.....	600	2
\$15 to \$19.....	2,100	6
\$20 to \$29.....	7,300	21
\$30 to \$39.....	7,900	23
\$40 to \$49.....	7,600	22
\$50 to \$59.....	3,500	10
\$60 to \$74.....	2,900	8
\$75 to \$99.....	1,500	4
\$100 or more.....	700	2
Median rent.....	\$38	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE TOLEDO STANDARD METROPOLITAN AREA AND TOLEDO CITY: 1950

Value of one-dwelling structures	Number	Per- cent
TOLEDO STANDARD METROPOLITAN AREA		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	63,600	100
Under \$3,000.....	3,400	5
\$3,000 to \$4,999.....	9,200	14
\$5,000 to \$7,499.....	18,800	30
\$7,500 to \$9,999.....	13,300	21
\$10,000 to \$14,999.....	12,700	20
\$15,000 to \$19,999.....	3,500	6
\$20,000 or more.....	2,800	4
Median value.....	\$7,525	...
TOLEDO CITY		
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	45,800	100
Under \$3,000.....	1,000	2
\$3,000 to \$4,999.....	5,200	11
\$5,000 to \$7,499.....	14,500	32
\$7,500 to \$9,999.....	10,200	22
\$10,000 to \$14,999.....	10,300	22
\$15,000 to \$19,999.....	2,700	6
\$20,000 or more.....	2,000	4
Median value.....	\$7,989	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers) -

May 31, 1951

Washington 25, D. C.

Series HC-3, No. 52

HOUSING CHARACTERISTICS OF THE UTICA-ROME, N. Y., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Utica-Rome Standard Metropolitan Area, dwelling units average fewer rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 90,100, an increase of 13,700, or 18 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 42 percent in contrast to very little change in the number occupied by renters.

Much of the gain in home ownership resulted from new construction, and some from the sale of existing rental homes for owner occupancy. About 46,100, or 55 percent of the occupied dwelling units, were owner occupied in 1950; these figures compare with 32,400, or 47 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only 1 percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained fewer rooms and households consisted of fewer persons. The median number of rooms decreased from 6.0 in 1940 to 5.6 in 1950. Only 1 percent of the total were 1-room units, and about three-tenths (28 percent) contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.0 in 1950, compared with 3.2 in 1940. One-half of the units in 1950 contained 2 or 3 persons.

Almost one-half (47 percent) of the units were in 1-dwelling-unit detached structures without business. Forty-three percent of the total were in other types of 1-dwelling-unit structures or in small multi-unit structures, those containing 2, 3, or 4 dwelling units. The remaining 11 percent were in multi-unit structures containing 5 or more units.

Approximately 3 out of 4 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$30. One-fourth of the units were renting for \$21 or less, and one-fourth were renting for \$43 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,300. One-fourth were estimated to sell for \$5,200 or less, and one-fourth were estimated at \$11,000 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE UTICA-ROME STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	90,100	100
Occupied dwelling units.....	83,500	93
Owner occupied.....	46,100	51
Renter occupied.....	37,400	42
Vacant dwelling units.....	6,600	7
Nonseasonal not dilapidated, for rent or sale.....	900	1
POPULATION		
Total population.....	284,700	...
Population in dwelling units.....	272,200	...

¹ The Utica-Rome Standard Metropolitan Area comprises Herkimer and Oneida Counties, N. Y.

PRELIMINARY

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 17,700 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 90 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
2,500.....	400	40,000.....	1,900
5,000.....	600	50,000.....	2,100
10,000.....	900	60,000.....	2,400
20,000.....	1,300	70,000.....	2,600
30,000.....	1,600	80,000.....	2,700

To illustrate, there were an estimated 37,400 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 1,800. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 35,600 and 39,200.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	25,000	50,000	90,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	1	1	1
10 or 90	2	1	1
25 or 75	2	2	1
50	3	2	1

To illustrate, of the estimated 36,600 renter-occupied dwelling units reporting on condition and plumbing facilities, 8 percent were dilapidated or had no running water. The sampling variability is

about 1 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 7 percent and 9 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--TENURE OF DWELLING UNITS, FOR THE UTICA-ROME STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	83,500	100	69,195	100	21
Owner occupied.....	46,100	55	32,412	47	42
Renter occupied.....	37,400	45	36,783	53	2

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE UTICA-ROME STANDARD METROPOLITAN AREA: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	90,100	...	76,383	...	18
Number reporting.....	88,200	100	75,655	100	...
1 room.....	800	1	610	1	31
2 rooms.....	3,000	3	1,405	2	114
3 rooms.....	9,400	11	5,068	7	85
4 rooms.....	12,800	15	8,217	11	56
5 rooms.....	16,300	18	12,636	17	29
6 rooms.....	21,200	24	19,745	26	7
7 rooms or more.....	24,700	28	27,974	37	-12
Median number of rooms.....	5.6	...	6.0	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE UTICA-ROME STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	83,500	100	69,195	100	21
1 person.....	8,700	10	5,387	8	61
2 persons.....	24,100	29	17,775	26	36
3 persons.....	19,200	23	15,680	23	22
4 persons.....	15,000	18	12,400	18	21
5 persons.....	8,600	10	7,966	12	8
6 persons.....	4,100	5	4,557	7	-10
7 persons or more.....	3,800	5	5,430	8	-30
Median number of persons.....	3.0	...	3.2

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Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE UTICA-ROME STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	83,500	...	69,195	...
Number reporting.....	82,300	100	68,626	100
1.00 or less.....	77,100	94	63,309	92
1.01 to 1.50.....	4,100	5	4,180	6
1.51 or more.....	1,100	1	1,137	2

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE UTICA-ROME STANDARD METROPOLITAN AREA: 1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	90,100	100	76,383	100
1 to 4 dwelling unit.....	80,600	89	71,253	93
1 dwelling unit detached without business..	41,900	47	39,981	52
1 dwelling unit attached without business..	200	...	(¹)	(¹)
Other 1 to 4 dwelling unit.....	38,500	43	(¹)	(¹)
5 to 9 dwelling unit.....	5,100	6	3,451	5
10 dwelling unit or more.....	4,400	5	1,679	2

¹ 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE UTICA-ROME STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	90,100	...
Number reporting condition and plumbing facilities.....	87,100	100
Not dilapidated, with private toilet and bath, and hot running water.....	63,500	73
Not dilapidated, with private toilet and bath, and only cold running water.....	4,000	5
Not dilapidated, with running water, lacking private toilet or bath.....	12,100	14
Dilapidated or no running water.....	7,500	9
Renter occupied.....	37,400	...
Number reporting condition and plumbing facilities.....	36,600	100
Not dilapidated, with private toilet and bath, and hot running water.....	25,400	69
Not dilapidated, with private toilet and bath, and only cold running water.....	2,100	6
Not dilapidated, with running water, lacking private toilet or bath.....	6,000	16
Dilapidated or no running water.....	3,100	8

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE UTICA-ROME STANDARD METROPOLITAN AREA: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per-cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	33,900	100
Under \$10.....	200	1
\$10 to \$14.....	2,000	6
\$15 to \$19.....	4,400	13
\$20 to \$29.....	9,700	29
\$30 to \$39.....	7,200	21
\$40 to \$49.....	5,400	16
\$50 to \$59.....	2,400	7
\$60 to \$74.....	1,900	6
\$75 to \$99.....	600	2
\$100 or more.....	100	...
Median rent.....	\$30	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE UTICA-ROME STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per-cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	26,400	100
Under \$3,000.....	2,000	8
\$3,000 to \$4,999.....	3,800	14
\$5,000 to \$7,499.....	7,900	30
\$7,500 to \$9,999.....	5,100	19
\$10,000 to \$14,999.....	4,800	18
\$15,000 to \$19,999.....	1,900	7
\$20,000 or more.....	1,000	4
Median value.....	\$7,292	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

August 12, 1951

Washington 25, D. C.

Series HC-3, No. 53

HOUSING CHARACTERISTICS OF THE WASHINGTON, D. C., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Washington Standard Metropolitan Area,¹ dwelling units average fewer rooms, and the average size of household is about the same as 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce. Data are shown for the total standard metropolitan area, which includes Washington city, and for Washington city alone.

Dwelling unit inventory.--The total number of dwelling units in the standard metropolitan area was approximately 402,600, an

¹ The Washington Standard Metropolitan Area comprises the District of Columbia; Montgomery and Prince Georges Counties, Md.; and Arlington County, Fairfax County, Alexandria city, and Falls Church city, Va.

increase of 136,600, or 51 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Dwelling units in Washington city alone increased at a slower rate; the number increased to 224,300 by 1950, a gain of 39,200 dwelling units, or 21 percent, since 1940.

During the same period, the relative gain in the number of dwelling units occupied by nonwhites, 56 percent, was practically the same as for white households. In Washington alone, however, nonwhite households increased faster than white households, 52 percent for nonwhite and 19 percent for white.

Units occupied by nonwhites in the total metropolitan area represented about one-fifth of the occupied dwelling units in 1950; in the city, slightly more than one-fourth were occupied by nonwhites.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE WASHINGTON, D. C., STANDARD METROPOLITAN AREA AND WASHINGTON CITY: 1950

Subject	Washington, D. C., Standard Metropolitan Area		Washington city	
	Number	Percent	Number	Percent
OCCUPANCY				
All dwelling units.....	402,600	100	224,300	100
Occupied dwelling units.....	393,000	98	220,000	98
Owner occupied.....	167,500	42	88,700	40
Renter occupied.....	225,500	56	131,300	59
Vacant dwelling units.....	9,700	2	4,300	2
Nonseasonal not dilapidated, for rent or sale.....	6,400	2	2,600	1
POPULATION				
Total population.....	1,464,400	...	802,200	...
Population in dwelling units.....	1,341,200	100	721,300	100
White.....	1,033,800	77	479,900	67
Nonwhite.....	307,400	23	241,400	33

Four-fifths of the nonwhite households in the total metropolitan area in 1950 were located in Washington.

A relatively small proportion of the total dwelling units in the metropolitan area were vacant and available for occupancy. Available vacancies amounted to only 2 percent of all dwelling units. Within the city also, the rate was low. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

Tenure.--Although renters exceeded owners in 1950, one of the most significant developments in the past decade was the substantial increase in home ownership. Much of the gain resulted from new construction and some from the sale of existing rental homes for owner occupancy.

In the metropolitan area, homes occupied by their owners increased 72 percent compared with the net increase of 48 percent in the number occupied by renters. About 167,500, or 43 percent of all occupied dwelling units in the metropolitan area, were owner-occupied in 1950; these figures compare with 97,100, or 39 percent, in 1940. There were over two and one-half times as many units occupied by nonwhite owners in 1950 as in 1940.

In Washington also, there was a considerable gain in owner occupancy since 1940; homes occupied by their owners increased 71 percent, about the same as the increase for the metropolitan area as a whole; in contrast, there was a net increase of only 8 percent in renter-occupied dwelling units compared with the 48 percent increase for the whole metropolitan area. About 88,700, or 40 percent of the occupied dwelling units in the city, were owner-occupied in 1950 as compared with 51,900, or 30 percent, in 1940.

Among nonwhite households in 1950, the proportion of home owners was about the same as among white households, approximately two-fifths. In 1940, a little over one-fifth of the units with nonwhite occupants were owner-occupied compared with two-fifths of the units with white occupants.

Rooms and persons.--On the average, dwelling units contained fewer rooms and households consisted of about the same number of persons as in 1940. The median number of rooms was 4.4 in 1950 as compared with 4.8 in 1940. Only 2 percent of the total in 1950 were 1-room units, and about one-third (34 percent) contained 6 rooms or more. The median number of persons in occupied dwelling units was 3.1 in 1950. One-half the units contained 2 or 3 persons.

In the city, both the median number of rooms and the median size of household in 1950 were about the same as in the metropolitan area as a whole.

Dwelling units occupied by nonwhite households in the metropolitan area averaged about the same number of rooms as all dwelling units, the median being 4.5. The average size of household, however, was larger; the median number of persons in nonwhite households in 1950 was 3.6.

Dwelling units having more than 1.5 persons per room constituted 4 percent of the total occupied dwelling units. For dwelling units occupied by nonwhite persons, the proportion was higher, 14 percent.

Type of structure.--About one-third (31 percent) of the units in the metropolitan area were in 1-dwelling-unit detached structures without business. Another one-third (37 percent) were in other types of 1-dwelling-unit structures, including row houses, or in small multi-unit structures containing 2, 3, or 4 dwelling units. The remaining one-third were in multi-unit structures containing 5 or more units.

Within Washington, only 16 percent of the units were in 1-dwelling-unit detached structures; about one-third (29 percent) were in the larger multi-unit structures.

Condition and plumbing facilities.--Nearly 9 out of 10 (86 percent) of all the dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated. For Washington, the proportion of such units was about the same. Among dwelling units occupied by nonwhites, however, the proportion was considerably lower, 71 percent for the city and 64 percent for the metropolitan area as a whole.

Rent and value.--The median monthly rent of nonfarm rental units was \$61. One-fourth of the units were renting for \$48 or less, and one-fourth were renting for \$80 or more. Rental units consist of renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$14,000. One-fourth of the units were estimated to sell for \$10,500 or less, and one-fourth were estimated at \$18,800 or more. These properties consist of 1-dwelling-unit owner-occupied structures with no other dwelling units on the property, and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

Rents within the city of Washington were a little lower than those in the metropolitan area as a whole; the median for the city was \$54. Values for owner units, however, were about the same, the median for Washington being \$14,800.

The median rent of units occupied by nonwhite renters in the metropolitan area was \$41, as compared with \$61 for all renters. For nonwhite owner units, the median value was \$10,900, which compares with the median of \$14,000 for all owners in the metropolitan area.

Reliability of the 1950 data.--Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which

do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median

rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 4,800 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 125 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes (except for nonwhite occupied dwelling units). The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data		Size of estimate of 1950 data	Sampling variability of 1950 data	
	Metropolitan area	Central city		Metropolitan area	Centre. city
2,500....	2,200	1,600	150,000...	16,700	12,300
5,000....	3,100	2,300	200,000...	19,200	14,200
10,000....	4,300	3,300	250,000...	21,600	...
25,000....	6,900	5,200	300,000...	23,400	...
50,000....	9,700	7,300	350,000...	25,300	...
75,000....	11,900	8,800	400,000...	27,100	...
100,000....	13,600	10,200			

To illustrate, there were an estimated 225,500 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 20,400. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 205,100 and 245,900.

The figures above give the sampling variability for all dwelling units and dwelling units occupied by white households. For dwelling units occupied by nonwhite households, the sampling variability is somewhat higher.

The 1950 data in the tables in the report also include percent distributions. In general,

the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:										
	Metropolitan area					Central city					
	30,000	75,000	140,000	220,000	400,000	20,000	35,000	60,000	75,000	125,000	220,000
Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:											
2 or 98	3	2	2	1	1	3	2	2	2	1	1
5 or 95	5	3	2	2	2	5	4	3	3	2	2
10 or 90	7	5	3	3	2	7	5	4	4	3	2
25 or 75	11	7	5	4	3	10	7	6	5	4	3
50	12	8	6	5	4	12	9	7	6	5	4

To illustrate, of the estimated 220,200 renter-occupied dwelling units in the standard metropolitan area reporting on condition and plumbing facilities, 7 percent were dilapidated or had no running water. The sampling variability is about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 5 percent and 9 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--TENURE OF DWELLING UNITS, FOR THE WASHINGTON, D. C., STANDARD METROPOLITAN AREA AND WASHINGTON CITY: 1950 AND 1940

Color and tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
WASHINGTON, D. C., STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	393,000	100	249,973	100	57
White.....	318,500	81	202,174	81	58
Nonwhite.....	74,400	19	47,799	19	56
Owner occupied.....	167,500	43	97,143	39	72
White.....	136,600	35	85,541	34	60
Nonwhite.....	30,900	8	11,602	5	166
Renter occupied.....	225,500	57	152,830	61	48
White.....	182,000	46	116,633	47	56
Nonwhite.....	43,500	11	36,197	14	20
WASHINGTON CITY					
Occupied dwelling units.....	220,000	100	173,445	100	27
White.....	159,200	72	133,528	77	19
Nonwhite.....	60,800	28	39,917	23	52
Owner occupied.....	88,700	40	51,944	30	71
White.....	65,600	30	44,274	26	48
Nonwhite.....	23,100	10	7,670	4	201
Renter occupied.....	131,300	60	121,501	70	8
White.....	93,500	42	89,254	51	5
Nonwhite.....	37,800	17	32,247	19	17

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Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE WASHINGTON, D.C., STANDARD METROPOLITAN AREA AND WASHINGTON CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
WASHINGTON, D. C., STANDARD METROPOLITAN AREA					
All dwelling units.....	402,600	...	265,997	...	51
Number reporting.....	395,400	100	261,271	100	...
1 room.....	8,700	2	11,877	5	-27
2 rooms.....	29,900	8	26,719	10	12
3 rooms.....	75,300	19	45,382	17	66
4 rooms.....	90,500	23	35,298	14	156
5 rooms.....	54,800	14	37,006	14	48
6 rooms.....	71,200	18	56,858	22	25
7 rooms or more.....	65,000	16	48,131	18	35
Median number of rooms.....	4.4	...	4.8	...	...
Nonwhite occupied.....					
Number reporting.....	73,100	100	47,110	100	...
1 room.....	2,800	4	2,781	6	...
2 rooms.....	7,800	11	5,311	11	47
3 rooms.....	12,700	17	7,517	16	69
4 rooms.....	13,600	19	8,250	18	65
5 rooms.....	13,900	19	7,113	15	95
6 rooms.....	14,300	20	10,666	23	34
7 rooms or more.....	8,100	11	5,472	12	48
Median number of rooms.....	4.5	...	4.5	...	...
WASHINGTON CITY					
All dwelling units.....	224,300	...	185,128	...	21
Number reporting.....	221,000	100	181,795	100	...
1 room.....	7,500	3	10,944	6	-31
2 rooms.....	26,500	12	23,679	13	12
3 rooms.....	43,900	20	37,543	21	17
4 rooms.....	31,600	14	23,729	13	33
5 rooms.....	28,500	13	17,747	10	61
6 rooms.....	43,900	20	37,676	21	17
7 rooms or more.....	39,100	18	30,477	17	28
Median number of rooms.....	4.5	...	4.3	...	...
Nonwhite occupied.....					
Number reporting.....	60,200	100	39,369	100	...
1 room.....	2,600	4	2,614	7	...
2 rooms.....	7,000	12	4,810	12	46
3 rooms.....	11,300	19	6,763	17	67
4 rooms.....	9,600	16	6,197	16	55
5 rooms.....	11,900	20	5,357	14	122
6 rooms.....	11,900	20	9,020	23	32
7 rooms or more.....	5,900	10	4,608	12	...
Median number of rooms.....	4.5	...	4.4	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE WASHINGTON, D. C., STANDARD METROPOLITAN AREA AND WASHINGTON CITY: 1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases)

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
WASHINGTON, D. C., STANDARD METROPOLITAN AREA					
Occupied dwelling units.....	393,000	100	249,973	100	57
1 person.....	36,500	9	20,283	8	80
2 persons.....	109,400	28	67,015	27	63
3 persons.....	88,900	23	53,827	22	65
4 persons.....	76,500	19	42,614	17	80
5 persons.....	38,700	10	26,774	11	45
6 persons.....	20,000	5	15,822	6	26
7 persons or more.....	23,100	6	23,638	9	-2
Median number of persons.....	3.1	...	3.2	...	...
Nonwhite occupied.....	74,400	100	47,799	100	56
1 person.....	5,600	8	3,275	7	...
2 persons.....	17,000	23	9,744	20	74
3 persons.....	13,000	17	8,202	17	58
4 persons.....	10,700	14	7,008	15	53
5 persons.....	9,600	13	5,589	12	72
6 persons.....	6,900	9	4,151	9	...
7 persons or more.....	11,600	16	9,830	21	18
Median number of persons.....	3.6	...	3.9	...	...
WASHINGTON CITY					
Occupied dwelling units.....	220,000	100	173,445	100	27
1 person.....	28,900	13	17,211	10	68
2 persons.....	62,800	29	48,244	28	30
3 persons.....	45,700	21	36,003	21	27
4 persons.....	35,600	16	27,551	16	29
5 persons.....	21,700	10	17,479	10	24
6 persons.....	12,200	6	10,443	6	17
7 persons or more.....	13,100	6	16,514	10	-21
Median number of persons.....	2.9	...	3.1	...	...
Nonwhite occupied.....	60,800	100	39,917	100	52
1 person.....	5,000	8	2,693	7	...
2 persons.....	14,300	24	8,137	20	76
3 persons.....	10,600	17	6,915	17	53
4 persons.....	9,300	15	5,941	15	57
5 persons.....	8,000	13	4,700	12	70
6 persons.....	5,500	9	3,493	9	...
7 persons or more.....	8,200	13	8,038	20	2
Median number of persons.....	3.6	...	3.9	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE WASHINGTON, D. C., STANDARD METROPOLITAN AREA AND WASHINGTON CITY: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
WASHINGTON, D. C., STANDARD METROPOLITAN AREA				
Occupied dwelling units.....	393,000	...	249,973	...
Number reporting.....	337,400	100	246,319	100
1.00 or less.....	337,500	87	201,023	82
1.01 to 1.50.....	33,200	9	26,877	11
1.51 or more.....	16,700	4	18,419	7
Nonwhite occupied.....	74,400	...	47,799	...
Number reporting.....	73,100	100	47,110	100
1.00 or less.....	50,500	69	29,519	63
1.01 to 1.50.....	12,500	17	8,966	19
1.51 or more.....	10,000	14	8,625	18
WASHINGTON CITY				
Occupied dwelling units.....	220,000	...	173,445	...
Number reporting.....	217,300	100	170,860	100
1.00 or less.....	186,500	86	136,542	80
1.01 to 1.50.....	18,800	9	19,739	12
1.51 or more.....	12,000	6	14,579	9
Nonwhite occupied.....	60,800	...	39,917	...
Number reporting.....	60,200	100	39,369	100
1.00 or less.....	42,100	70	24,474	62
1.01 to 1.50.....	10,000	17	7,625	19
1.51 or more.....	8,100	13	7,270	18

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE WASHINGTON, D. C., STANDARD METROPOLITAN AREA AND WASHINGTON CITY: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
WASHINGTON, D. C., STANDARD METROPOLITAN AREA				
All dwelling units.....	402,600	100	265,997	100
1 to 4 dwelling unit.....	271,900	68	203,577	77
1 dwelling unit detached without business..	123,500	31	92,818	35
1 dwelling unit attached without business..	51,200	13	(1)	(1)
Other 1 to 4 dwelling unit.....	97,300	24	(1)	(1)
5 to 9 dwelling unit.....	42,400	11	14,554	5
10 dwelling unit or more.....	88,300	22	47,866	18
WASHINGTON CITY				
All dwelling units.....	224,300	100	185,128	100
1 to 4 dwelling unit.....	159,200	71	126,049	68
1 dwelling unit detached without business..	36,000	16	29,805	16
1 dwelling unit attached without business..	47,500	21	(1)	(1)
Other 1 to 4 dwelling unit.....	75,700	34	(1)	(1)
5 to 9 dwelling unit.....	18,900	8	12,402	7
10 dwelling unit or more.....	46,200	21	46,677	25

¹ Data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE WASHINGTON, D. C., STANDARD METROPOLITAN AREA AND WASHINGTON CITY: 1950

(Percent not shown where less than 1)

Condition and plumbing facilities	Number	Percent
WASHINGTON, D. C., STANDARD METROPOLITAN AREA		
All dwelling units.....	402,600	...
Number reporting condition and plumbing facilities.....	393,500	100
Not dilapidated, with private toilet and bath, and hot running water...	339,800	86
Not dilapidated, with private toilet and bath, and only cold running water.....	3,000	1
Not dilapidated, with running water, lacking private toilet or bath...	23,700	6
Dilapidated or no running water.....	26,900	7
Renter occupied.....	225,500	...
Number reporting condition and plumbing facilities.....	220,200	100
Not dilapidated, with private toilet and bath, and hot running water...	186,300	85
Not dilapidated, with private toilet and bath, and only cold running water.....	1,400	1
Not dilapidated, with running water, lacking private toilet or bath...	16,400	7
Dilapidated or no running water.....	16,200	7
Nonwhite occupied.....	74,400	....
Number reporting condition and plumbing facilities.....	72,300	100
Not dilapidated, with private toilet and bath, and hot running water...	46,600	64
Not dilapidated, with private toilet and bath, and only cold running water.....	900	1
Not dilapidated, with running water, lacking private toilet or bath...	7,400	10
Dilapidated or no running water.....	17,400	24
WASHINGTON CITY		
All dwelling units.....	224,300	...
Number reporting condition and plumbing facilities.....	219,800	100
Not dilapidated, with private toilet and bath, and hot running water...	188,400	86
Not dilapidated, with private toilet and bath, and only cold running water.....	1,000	...
Not dilapidated, with running water, lacking private toilet or bath...	17,800	8
Dilapidated or no running water.....	12,500	6
Renter occupied.....	131,300	...
Number reporting condition and plumbing facilities.....	128,400	100
Not dilapidated, with private toilet and bath, and hot running water...	103,800	81
Not dilapidated, with private toilet and bath, and only cold running water.....	700	1
Not dilapidated, with running water, lacking private toilet or bath...	14,500	11
Dilapidated or no running water.....	9,400	7
Nonwhite occupied.....	60,800	...
Number reporting condition and plumbing facilities.....	59,500	100
Not dilapidated, with private toilet and bath, and hot running water...	42,000	71
Not dilapidated, with private toilet and bath, and only cold running water.....	600	1
Not dilapidated, with running water, lacking private toilet or bath...	6,400	11
Dilapidated or no running water.....	10,500	18

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL--NONFARM RENTER--OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE WASHINGTON, D. C., STANDARD METROPOLITAN AREA AND WASHINGTON CITY: 1950

(Percent not shown where less than 1)

Contract monthly rent	Washington, D. C., Standard Metropolitan Area		Washington city	
	Number	Percent	Number	Percent
All urban and rural--nonfarm dwelling units.....	398,700	...	224,300	...
Renter-occupied dwelling units, and vacant ¹ units for rent.....	229,700	...	133,300	...
Number reporting ²	218,700	100	126,100	100
Under \$10.....	600	...	200	...
\$10 to \$14.....	1,700	1	1,000	1
\$15 to \$19.....	2,300	1	1,500	1
\$20 to \$29.....	9,400	4	6,600	5
\$30 to \$39.....	22,300	10	16,600	13
\$40 to \$49.....	29,600	14	25,800	20
\$50 to \$59.....	39,300	18	24,800	20
\$60 to \$74.....	45,800	21	27,800	22
\$75 to \$99.....	58,600	27	15,100	12
\$100 or more.....	9,200	4	6,600	5
Median rent.....	\$61	...	\$54	...
Nonwhite-occupied urban and rural--nonfarm dwelling units.....	73,800	...	60,800	...
Nonwhite renter-occupied.....	43,200	...	37,800	...
Number reporting ²	39,500	100	35,500	100
Under \$10.....	200	1	200	1
\$10 to \$14.....	1,400	4	1,000	3
\$15 to \$19.....	1,600	4	1,200	3
\$20 to \$29.....	5,800	15	5,000	14
\$30 to \$39.....	9,100	23	7,200	20
\$40 to \$49.....	10,200	26	10,000	28
\$50 to \$59.....	4,700	12	4,500	13
\$60 to \$74.....	5,000	13	5,000	14
\$75 or more.....	1,600	4	1,300	4
Median rent.....	\$41	...	\$43	...

¹ Excludes seasonal and dilapidated vacant units.

² Excludes units occupied rent free.

Table 9.--VALUE OF URBAN AND RURAL--NONFARM OWNER--OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE WASHINGTON, D. C., STANDARD METROPOLITAN AREA AND WASHINGTON CITY: 1950

Value	Washington, D. C., Standard Metropolitan Area		Washington city	
	Number	Percent	Number	Percent
All urban and rural--nonfarm dwelling units.....	398,700	...	224,300	...
Owner-occupied units in 1-dwelling-unit structures; and vacant ¹ units for sale only.....	146,900	...	76,300	...
Number reporting.....	142,300	100	74,600	100
Under \$2,000.....	1,100	1	500	1
\$2,000 to \$2,999.....	1,500	1	400	1
\$3,000 to \$4,999.....	6,100	4	1,200	2
\$5,000 to \$7,499.....	1,200	6	1,800	2
\$7,500 to \$9,999.....	11,900	8	3,600	5
\$10,000 to \$14,999.....	51,200	36	31,000	42
\$15,000 to \$19,999.....	33,200	23	21,600	29
\$20,000 or more.....	28,000	20	14,400	19
Median value.....	\$13,988	...	\$14,756	...
Nonwhite-occupied urban and rural--nonfarm dwelling units.....	73,800	...	60,800	...
Nonwhite owner-occupied units in 1-dwelling-unit structures.....	25,800	...	18,900	...
Number reporting.....	24,900	100	18,500	100
Under \$2,000.....	700	3	200	1
\$2,000 to \$2,999.....	800	3	300	2
\$3,000 to \$4,999.....	3,400	14	1,000	5
\$5,000 to \$7,499.....	3,300	12	1,400	8
\$7,500 to \$9,999.....	2,100	8	1,600	9
\$10,000 to \$14,999.....	11,200	45	10,800	58
\$15,000 to \$19,999.....	2,700	11	2,600	14
\$20,000 or more.....	600	2	600	3
Median value.....	\$10,910	...	\$12,149	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

May 27, 1951

Washington 25, D. C.

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P R E L I M I N A R Y

HOUSING CHARACTERISTICS OF THE WHEELING (W. VA.)-STEUBENVILLE (OHIO) STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Wheeling-Steubenville Standard Metropolitan Area,¹ dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 104,800, an increase of 10,600, or 11 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 43 percent in contrast to the net decrease of 21 percent in the number occupied by renters.

The gain in home ownership resulted largely from new construction and from the sale of existing rental homes for owner occupancy. About 61,800, or 61 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 43,200, or 47 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only one percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 4.9 in 1950. Only 2 percent of the total were 1-room units, and 37 percent contained 6 rooms or more. The median number of persons in occupied dwelling units was

3.2 in 1950, compared with 3.5 in 1940. Half of the units in 1950 contained 2 or 3 persons.

Two-thirds of the units were in 1-dwelling-unit detached structures without business. A small proportion (2 percent) of the total were in multi-unit structures containing 5 or more dwelling units.

Approximately 3 out of 5 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$25. One-fourth of the units were renting for \$17 or less, and one-fourth were renting for \$37 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$6,600. One-fourth were estimated to sell for \$4,100 or less, and one-fourth were estimated at \$10,700 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE WHEELING-STEUBENVILLE STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	104,800	100
Occupied dwelling units.....	100,700	96
Owner occupied.....	61,800	59
Renter occupied.....	38,800	37
Vacant dwelling units.....	4,100	4
Nonseasonal not dilapidated, for rent or sale.....	700	1
POPULATION		
Total population.....	354,200	...
Population in dwelling units.....	347,600	...

¹ The Wheeling (W. Va.)-Steubenville (Ohio) Standard Metropolitan Area comprises Brooke, Hancock, Marshall, and Ohio Counties, W. Va., and Belmont and Jefferson Counties, Ohio.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

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report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 18,300 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 90 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the result of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

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5,000.....	700	60,000.....	2,500
10,000.....	1,000	70,000.....	2,700
20,000.....	1,400	80,000.....	3,000
30,000.....	1,700	90,000.....	3,200
40,000.....	2,000	100,000.....	3,000

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

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SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 18,300 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 90 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the result of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
2,500.....	500	50,000.....	2,300
5,000.....	700	60,000.....	2,500
10,000.....	1,000	70,000.....	2,700
20,000.....	1,400	80,000.....	3,000
30,000.....	1,700	90,000.....	3,200
40,000.....	2,000	100,000.....	3,000

To illustrate, there were an estimated 38,800 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 2,000. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 36,800 and 40,800.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	25,000	50,000	100,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	1	1	1
10 or 90	2	1	1
25 or 75	2	2	1
50	3	2	1

To illustrate, of the estimated 37,900 renter-occupied dwelling units reporting on condition and plumbing facilities, 25 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 23 percent and 27 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--TENURE OF DWELLING UNITS, FOR THE WHEELING (W. VA.)--STEUBENVILLE (OHIO)
STANDARD METROPOLITAN AREA: 1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	100,700	100	92,298	100	9
Owner occupied.....	61,800	61	43,224	47	43
Renter occupied.....	38,800	39	49,074	53	-21

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE WHEELING (W. VA.)--STEUBENVILLE (OHIO)
STANDARD METROPOLITAN AREA: 1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	104,800	...	94,248	...	11
Number reporting.....	102,500	100	93,287	100	...
1 room.....	1,700	2	1,997	2	-15
2 rooms.....	5,300	5	5,740	6	-8
3 rooms.....	12,300	12	12,710	14	-3
4 rooms.....	22,200	22	19,762	21	12
5 rooms.....	23,200	23	18,693	20	24
6 rooms.....	22,300	22	19,464	21	15
7 rooms or more.....	15,600	15	14,921	16	5
Median number of rooms.....	4.9	...	4.8	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE WHEELING (W. VA.)--STEUBENVILLE (OHIO)
STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	100,700	100	92,298	100	9
1 person.....	7,900	8	5,870	6	35
2 persons.....	26,500	26	19,988	22	33
3 persons.....	24,500	24	20,504	22	19
4 persons.....	19,300	19	17,449	19	11
5 persons.....	11,200	11	11,809	13	-5
6 persons.....	5,500	5	7,248	8	-24
7 persons or more.....	5,800	6	9,430	10	-39
Median number of persons.....	3.2	...	3.5	....	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE WHEELING (W. VA.)-STEBENVILLE (OHIO) STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	100,700	...	92,298	...
Number reporting.....	99,400	100	91,391	100
1.00 or less.....	85,800	86	71,377	78
1.01 to 1.50.....	9,300	9	12,593	14
1.51 or more.....	4,300	4	7,421	8

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE WHEELING (W. VA.)-STEBENVILLE (OHIO) STANDARD METROPOLITAN AREA: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	104,800	100	94,248	100
1 to 4 dwelling unit.....	102,300	98	91,763	97
1 dwelling unit detached without business..	70,400	67	61,964	66
1 dwelling unit attached without business..	1,000	1	(1)	(1)
Other 1 to 4 dwelling unit.....	30,900	29	(1)	(1)
5 dwelling unit or more.....	2,500	2	2,485	3

¹ 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE WHEELING (W. VA.)-STEBENVILLE (OHIO) STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	104,800	...
Number reporting condition and plumbing facilities.....	101,700	100
Not dilapidated, with private toilet and bath, and hot running water.....	63,100	62
Not dilapidated, with private toilet and bath, and only cold running water.....	1,100	1
Not dilapidated, with running water, lacking private toilet or bath.....	16,700	16
Dilapidated or no running water.....	20,800	20
Renter occupied.....	38,800	...
Number reporting condition and plumbing facilities.....	37,900	100
Not dilapidated, with private toilet and bath, and hot running water.....	20,300	54
Not dilapidated, with private toilet and bath, and only cold running water.....	200	1
Not dilapidated, with running water, lacking private toilet or bath.....	8,200	22
Dilapidated or no running water.....	9,300	25

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE WHEELING (W. VA.)-STEUBENVILLE (OHIO) STANDARD METROPOLITAN AREA: 1950
(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	33,500	100
Under \$10.....	1,700	5
\$10 to \$14.....	3,900	12
\$15 to \$19.....	5,900	18
\$20 to \$29.....	9,300	28
\$30 to \$39.....	6,000	18
\$40 to \$49.....	3,400	10
\$50 to \$59.....	1,600	5
\$60 to \$74.....	1,000	3
\$75 to \$99.....	400	1
\$100 or more.....	100	...
Median rent.....	\$25	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE WHEELING (W. VA.)-STEUBENVILLE (OHIO) STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per- cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	44,600	100
Under \$3,000.....	5,900	13
\$3,000 to \$4,999.....	8,800	20
\$5,000 to \$7,499.....	11,600	26
\$7,500 to \$9,999.....	6,000	13
\$10,000 to \$14,999.....	7,700	17
\$15,000 to \$19,999.....	2,700	6
\$20,000 or more.....	1,900	4
Median value.....	\$6,538	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

June 3, 1951

Washington 25, D. C.

Series HC-3, No. 55

HOUSING CHARACTERISTICS OF THE WILKES-BARRE--HAZLETON, PA. STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Wilkes-Barre--Hazleton Standard Metropolitan Area,¹ dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 111,900, an increase of 6,300, or 6 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 30 percent in contrast to the net decrease of 13 percent in the number occupied by renters.

The gain in home ownership resulted largely from the sale of existing rental homes for owner occupancy. About 57,600, or 53 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 44,300, or 43 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only one percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained about the same number of rooms and households consisted of fewer persons than in 1940. The median number of rooms was 5.7 in 1950. Only 1 percent of the total were 1-room units, and about one-fifth (21 percent) contained 7 rooms or more. The median number of persons in occupied dwelling

units was 3.3 in 1950, compared with 3.9 in 1940. Almost one-half of the units in 1950 contained 2 or 3 persons.

Practically all of the units were in structures containing 1 to 4 dwelling units. One-half of the total were in 1-dwelling-unit detached structures without business.

Approximately 7 out of 10 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$25. One-fourth of the units were renting for \$18 or less, and one-fourth were renting for \$37 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$5,700. One-fourth were estimated to sell for \$3,900 or less, and one-fourth were estimated at \$8,100 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE WILKES-BARRE--HAZLETON STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	111,900	100
Occupied dwelling units.....	108,100	97
Owner occupied.....	57,600	51
Renter occupied.....	50,400	45
Vacant dwelling units.....	3,900	3
Nonseasonal not dilapidated, for rent or sale.....	600	1
POPULATION		
Total population.....	392,200	...
Population in dwelling units.....	387,300	...

¹ The Wilkes-Barre--Hazleton Standard Metropolitan Area comprises Luzerne County, Pa.

PRELIMINARY

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 16,900 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 100 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
2,500.....	900	40,000.....	3,200
5,000.....	1,200	50,000.....	3,400
10,000.....	1,700	70,000.....	3,800
15,000.....	2,100	90,000.....	3,800
20,000.....	2,400	110,000.....	3,700
30,000.....	2,800		

To illustrate, there were an estimated 50,400 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 3,400. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 47,000 and 53,800.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	25,000	50,000	100,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	2	1	1
10 or 90	2	2	1
25 or 75	3	2	2
50	4	3	2

To illustrate, of the estimated 49,000 renter-occupied dwelling units reporting on condition and plumbing facilities, 10 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 8 percent and 12 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--TENURE OF DWELLING UNITS, FOR THE WILKES-BARRE--HAZLETON STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	108,100	100	102,117	100	6
Owner occupied.....	57,600	53	44,275	43	30
Renter occupied.....	50,400	47	57,842	57	-13

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE WILKES-BARRE--HAZLETON STANDARD METROPOLITAN AREA:
1950 AND 1940

(Percent change, 1940 to 1950, not shown where 1950 figure represents less than 100 sample cases)

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	111,900	...	105,633	...	6
Number reporting.....	109,900	100	104,678	100	...
1 room.....	600	1	903	1	...
2 rooms.....	2,500	2	2,838	3	-12
3 rooms.....	10,000	9	8,170	8	22
4 rooms.....	16,800	15	14,634	14	15
5 rooms.....	18,000	16	15,996	15	13
6 rooms.....	38,700	35	39,100	37	-1
7 rooms or more.....	23,300	21	23,037	22	1
Median number of rooms.....	5.7	...	5.8	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE WILKES-BARRE--HAZLETON STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	108,100	100	102,117	100	6
1 person.....	7,300	7	4,015	4	82
2 persons.....	25,000	23	17,217	17	45
3 persons.....	26,100	24	21,258	21	23
4 persons.....	22,100	20	20,100	20	10
5 persons.....	13,800	13	15,039	15	-8
6 persons.....	7,200	7	10,172	10	-29
7 persons or more.....	6,500	6	14,316	14	-55
Median number of persons.....	3.3	...	3.9	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE WILKES-BARRE--HAZLETON STANDARD METROPOLITAN AREA: 1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	108,100	...	102,117	...
Number reporting.....	106,800	100	101,276	100
1.00 or less.....	96,400	90	81,941	81
1.01 to 1.50.....	8,400	8	14,114	14
1.51 or more.....	2,000	2	5,221	5

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE WILKES-BARRE--HAZLETON STANDARD METROPOLITAN AREA: 1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	111,900	100	105,633	100
1 to 4 dwelling unit.....	107,900	96	102,046	97
1 dwelling unit detached without business..	54,900	49	50,963	48
1 dwelling unit attached without business..	1,900	2	(1)	(1)
Other 1 to 4 dwelling unit.....	51,200	46	(1)	(1)
5 dwelling unit or more.....	4,000	4	3,587	3

¹ 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE WILKES-BARRE--HAZLETON STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	111,900	...
Number reporting condition and plumbing facilities.....	108,400	100
Not dilapidated, with private toilet and bath, and hot running water.....	77,900	72
Not dilapidated, with private toilet and bath, and only cold running water.....	1,000	1
Not dilapidated, with running water, lacking private toilet or bath.....	20,500	19
Dilapidated or no running water.....	9,100	8
Renter occupied.....	50,400	...
Number reporting condition and plumbing facilities.....	49,000	100
Not dilapidated, with private toilet and bath, and hot running water.....	32,000	65
Not dilapidated, with private toilet and bath, and only cold running water.....	500	1
Not dilapidated, with running water, lacking private toilet or bath.....	11,600	24
Dilapidated or no running water.....	4,900	10

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE WILKES-BARRE--HAZLETON STANDARD METROPOLITAN AREA: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per- cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	46,700	100
Under \$10.....	700	1
\$10 to \$14.....	4,800	10
\$15 to \$19.....	9,000	19
\$20 to \$29.....	14,800	32
\$30 to \$39.....	7,900	17
\$40 to \$49.....	4,600	10
\$50 to \$59.....	2,400	5
\$60 to \$74.....	1,600	3
\$75 to \$99.....	600	1
\$100 or more.....	200	...
Median rent.....	\$25	...

¹ Excludes seasonal and dilapidated vacant units.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE WILKES-BARRE--HAZLETON STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per- cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	37,200	100
Under \$3,000.....	4,500	12
\$3,000 to \$4,999.....	10,500	28
\$5,000 to \$7,499.....	11,800	32
\$7,500 to \$9,999.....	4,000	11
\$10,000 to \$14,999.....	4,100	11
\$15,000 to \$19,999.....	1,200	3
\$20,000 or more.....	1,100	3
Median value.....	\$5,713	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For a.m. papers)

May 31, 1951

Washington 25, D. C.

Series HC-3, No. 56

PRELIMINARY

HOUSING CHARACTERISTICS OF THE WORCESTER, MASS., STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Worcester Standard Metropolitan Area,¹ dwelling units average fewer rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 78,700, an increase of 12,900, or 20 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

Even though renters exceeded home owners in 1950, one of the most significant developments during the decade was the substantial increase in home ownership. Since 1940, homes occupied by their owners increased 51 percent in contrast to very little change in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and some from the sale of existing rental homes for owner occupancy. About 34,900, or 46 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 23,100, or 36 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only one percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained fewer rooms and households consisted of fewer persons. The median number of rooms decreased from 5.4 in 1940 to 5.2 in 1950. Only 1 percent of the total were 1-room units, and 15 percent

contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.2 in 1950, compared with 3.4 in 1940. One-half of the units in 1950 contained 2 or 3 persons.

One-third (35 percent) of the units were in 1-dwelling-unit detached structures without business. Most of the remaining were units in small multi-unit structures, those containing 2, 3, or 4 dwelling units.

Approximately 4 out of 5 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$31. One-fourth of the units were renting for \$23 or less, and one-fourth were renting for \$41 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$9,000. One-fourth were estimated to sell for \$6,400 or less, and one-fourth were estimated at \$12,500 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE WORCESTER STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	78,700	100
Occupied dwelling units.....	76,300	97
Owner occupied.....	34,900	44
Renter occupied.....	41,300	52
Vacant dwelling units.....	2,400	3
Nonseasonal not dilapidated, for rent or sale.....	600	1
POPULATION		
Total population.....	274,600	...
Population in dwelling units.....	264,000	...

¹ The Worcester Standard Metropolitan Area comprises the following places in Worcester County, Mass.: Worcester city and Auburn, East Brookfield, Grafton, Holden, Leicester, Millbury, Northborough, North Brookfield, Shrewsbury, Spencer, Westborough, and West Boylston towns.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.—A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.—Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.—Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 16,400 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 100 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000.....	400	30,000.....	2,200
2,500.....	700	40,000.....	2,500
5,000.....	1,000	50,000.....	2,700
10,000.....	1,400	60,000.....	2,900
20,000.....	1,900	70,000.....	3,000

To illustrate, there were an estimated 41,300 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 2,500. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 38,800 and 43,800.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	25,000	40,000	75,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	2	2	1
10 or 90	3	2	2
25 or 75	4	3	2
50	5	4	3

To illustrate, of the estimated 40,800 renter-occupied dwelling units reporting on condition and plumbing facilities, 4 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 2 percent and 6 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--TENURE OF DWELLING UNITS, FOR THE WORCESTER STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	76,300	100	63,425	100	20
Owner occupied.....	34,900	46	23,066	36	51
Renter occupied.....	41,300	54	40,359	64	2

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE WORCESTER STANDARD METROPOLITAN AREA:
1950 AND 1940

Rooms	1950		1940 ¹		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	78,700	...	65,802	...	20
Number reporting.....	77,300	100	63,893	100	...
1 room.....	700	1	657	1	7
2 rooms.....	2,200	3	1,123	2	96
3 rooms.....	5,400	7	3,250	5	66
4 rooms.....	14,400	19	9,897	15	45
5 rooms.....	21,900	28	18,180	28	20
6 rooms.....	21,000	27	18,473	29	14
7 rooms or more.....	11,800	15	12,313	19	-4
Median number of rooms.....	5.2	...	5.4	...	...

¹ The 1940 figures for the standard metropolitan area include estimated data for some of the smaller towns for which separate 1940 tabulations were not available.

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE WORCESTER STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons in dwelling unit	1950		1940 ¹		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	76,300	100	63,425	100	20
1 person.....	5,200	7	3,505	6	48
2 persons.....	19,400	25	14,695	23	32
3 persons.....	18,900	25	14,665	23	29
persons.....	15,900	21	12,386	20	28
persons.....	9,300	12	8,094	13	15
persons.....	4,100	5	4,629	7	-11
persons or more.....	3,500	5	5,451	9	-36
Median number of persons.....	3.2	...	3.4	...	...

¹ See footnote 1 on table 3.

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE WORCESTER STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons per room	1950		1940 ¹	
	Number	Percent	Number	Percent
Occupied dwelling units.....	76,300	...	63,425	...
Number reporting.....	75,700	100	61,768	100
1.00 or less.....	68,600	91	54,390	88
1.01 to 1.50.....	5,600	7	5,692	9
1.51 or more.....	1,500	2	1,686	3

¹ See footnote 1 on table 3.

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE WORCESTER STANDARD METROPOLITAN AREA:
1950 AND 1940

(Percent not shown where less than 1)

Type of structure	1950		1940 ¹	
	Number	Percent	Number	Percent
All dwelling units.....	78,700	100	65,802	100
1 to 4 dwelling unit.....	69,400	88	59,003	90
1 dwelling unit detached without business..	27,300	35	22,416	34
1 dwelling unit attached without business..	100	...	(2)	(2)
Other 1 to 4 dwelling unit.....	42,000	53	(2)	(2)
5 to 9 dwelling unit.....	6,500	8	5,095	8
10 dwelling unit or more.....	2,800	4	1,704	3

¹ See footnote 1 on table 3.

² 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE WORCESTER STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	78,700	...
Number reporting condition and plumbing facilities.....	77,700	100
Not dilapidated, with private toilet and bath, and hot running water....	61,700	79
Not dilapidated, with private toilet and bath, and only cold running water.....	7,300	9
Not dilapidated, with running water, lacking private toilet or bath.....	6,200	8
Dilapidated or no running water.....	2,500	3
Renter occupied.....	41,300	...
Number reporting condition and plumbing facilities.....	40,800	100
Not dilapidated, with private toilet and bath, and hot running water....	30,100	74
Not dilapidated, with private toilet and bath, and only cold running water.....	5,200	13
Not dilapidated, with running water, lacking private toilet or bath.....	4,100	10
Dilapidated or no running water.....	1,500	4

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE WORCESTER STANDARD METROPOLITAN AREA: 1950

(Percent not shown where less than 1)

Contract monthly rent	Number	Per-cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	40,200	100
Under \$10.....	100	...
\$10 to \$14.....	1,100	3
\$15 to \$19.....	2,900	7
\$20 to \$29.....	14,900	37
\$30 to \$39.....	10,700	27
\$40 to \$49.....	4,000	10
\$50 to \$59.....	3,200	8
\$60 to \$74.....	2,300	6
\$75 to \$99.....	900	2
\$100 or more.....	100	...
Median rent.....	\$31	...

¹ Excludes seasonal and dilapidated vacant units.

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Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE WORCESTER STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per-cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	21,500	100
Under \$3,000.....	900	4
\$3,000 to \$4,999.....	1,700	8
\$5,000 to \$7,499.....	4,900	23
\$7,500 to \$9,999.....	5,400	25
\$10,000 to \$14,999.....	6,200	29
\$15,000 to \$19,999.....	1,800	8
\$20,000 or more.....	600	3
Median value.....	\$8,955	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

(For p.m. papers)

May 23, 1951

Washington 25, D. C.

Series HC-3, No. 57

HOUSING CHARACTERISTICS OF THE YOUNGSTOWN, OHIO,
STANDARD METROPOLITAN AREA: APRIL 1, 1950

Preliminary Data

(Reports in this series will be issued for the 57 standard metropolitan areas with a population of 250,000 or more in 1940. The reports will be numbered in alphabetical order according to the name of the area)

Home ownership is substantially greater in the Youngstown Standard Metropolitan Area,¹ dwelling units average fewer rooms, and the average size of household is smaller than 10 years ago. Figures on these and other housing characteristics, based on preliminary sample data from the 1950 Census of Housing, were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

The total number of dwelling units in 1950 was approximately 149,100, an increase of 28,100, or 23 percent, since 1940. Part of the increase was the result of new construction and part was the result of conversions which increased the number of dwelling units in existing structures.

One of the most significant developments since 1940 was the substantial increase in home ownership. Homes occupied by their owners increased 54 percent in contrast to the net decrease of 17 percent in the number occupied by renters.

Much of the gain in home ownership resulted from new construction and from the sale of existing rental homes for owner occupancy. About 101,100, or 70 percent of the occupied dwelling units, were owner-occupied in 1950; these figures compare with 65,500, or 55 percent, in 1940.

A relatively small proportion of the total dwelling units were vacant and available for occupancy. Available vacancies amounted to only one percent of all dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale.

On the average, dwelling units contained fewer rooms and households consisted of fewer persons. The median number of rooms decreased from 5.5 in 1940 to 5.2 in 1950. Only 1 percent of the total were 1-room units, and 17 percent contained 7 rooms or more. The median number of persons in occupied dwelling units was 3.3 in

1950, compared with 3.6 in 1940. One-half the units in 1950 contained 2 or 3 persons.

Seven-tenths of the units were in 1-dwelling-unit detached structures without business. A small proportion (3 percent) of the total were in multi-unit structures containing 5 or more dwelling units.

Approximately 3 out of 4 dwelling units had hot running water, were equipped with a private bath and flush toilet in the structure, and were not dilapidated.

The median monthly rent of nonfarm rental units was \$33. One-fourth of the units were renting for \$22 or less, and one-fourth were renting for \$45 or more.

The median price which nonfarm home owners estimated their properties would sell for was approximately \$7,700. One-fourth were estimated to sell for \$5,400 or less, and one-fourth were estimated at \$11,200 or more.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." The smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR THE YOUNGSTOWN STANDARD METROPOLITAN AREA: 1950

Subject	Number	Percent
OCCUPANCY		
All dwelling units.....	149,100	100
Occupied dwelling units.....	145,300	97
Owner occupied.....	101,100	68
Renter occupied.....	44,200	30
Vacant dwelling units.....	3,800	3
Nonseasonal not dilapidated, for rent or sale.....	1,600	1
POPULATION		
Total population.....	528,500	...
Population in dwelling units.....	521,000	...

¹ The Youngstown Standard Metropolitan Area comprises Mahoning and Trumbull Counties, Ohio, and Mercer County, Pa.

P R E L I M I N A R Y

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Standard metropolitan area.--A standard metropolitan area has been established and defined in connection with each city of 50,000 or more in 1950, and may contain more than one such city. In general, each comprises an entire county or group of two or more contiguous counties that are economically and socially integrated. The outlying counties must meet several qualifications regarding population density and the volume of nonagricultural employment. In New England, standard metropolitan areas comprise groups of contiguous cities and towns.

Standard metropolitan areas replace the metropolitan districts for which the 1940 Census data were presented. Metropolitan districts were defined for every city of 50,000 or more in 1940, and sometimes included two or more such cities. In addition to central cities, metropolitan districts included all adjacent and contiguous minor civil divisions or incorporated places which met population density qualifications, as distinguished from areas for 1950, which are for the most part defined in terms of whole counties. Because of differences in definition, the metropolitan district may include territory not included in the standard metropolitan area; on the other hand, for a small number of areas the two definitions are entirely or almost identical. Usually, however, a standard metropolitan area is more inclusive than the associated metropolitan district, and the two kinds of areas are not generally comparable.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not

have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households.

Total population and population in dwelling units.--Both the total population and the population in dwelling units are shown in table 1. The population in dwelling units represents the population in living quarters which are defined as dwelling units; it excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant

units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures.

A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

A "1-dwelling-unit attached" structure contains only one dwelling unit and is one of a row of three or more adjoining structures, or is attached to a nonresidential structure.

"Other 1- to 4-dwelling-unit" structures include 1-dwelling-unit semidetached structures and all structures with 2, 3, or 4 dwelling units. A semidetached structure is one of two adjoining residential structures, each with open space on the remaining three sides.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data for some of the classes presented in this report. Units in the "1- to 4-dwelling-unit" group of 1950 are comparable to the dwelling units in the combined 1940 count of "1-family detached," "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The 1950 category "1-dwelling unit detached without business" is comparable to the 1940 "1-family detached." The 1950 category "1-dwelling unit attached without business" is not comparable to the 1940 "1-family attached"; the 1940 category includes some units which are reported as semidetached in 1950. The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the

structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Data on rent and value.--Data on rent and value are limited to nonfarm dwelling units. Nonfarm units consist of all urban and rural-nonfarm dwelling units. The definitions of urban and rural-nonfarm residence used in 1950 are somewhat different from those used previously.

According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent is paid for the

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

house and yard only are classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts are classified as nonfarm.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture, heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the non-seasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent.

Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

The 1950 rent data are limited to nonfarm rental units for which rental amounts are reported; the number reporting rent, therefore, is not the total number of nonfarm rental units. The data in this report may include rentals for a few farm units reporting rent which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940.

The 1950 value data are limited to nonfarm owner units for which an amount was reported; the number reporting value, therefore, is not the total number of nonfarm owner units. The data in this

report may include values for a few farm units reporting value which, because of the method of tabulating the preliminary sample, were included with the nonfarm units.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 20,300 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 100 census enumeration districts systematically selected from all enumeration districts throughout the standard metropolitan area.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest hundred; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
1,000.....	400	50,000.....	2,000
2,500.....	600	75,000.....	3,000
5,000.....	800	100,000.....	3,500
10,000.....	1,100	125,000.....	4,000
25,000.....	1,700	145,000.....	4,500

To illustrate, there were an estimated 44,200 renter-occupied dwelling units in the standard metropolitan area. The sampling variability is about 2,300. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 41,900 and 46,500.

The 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:		
	40,000	75,000	145,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:		
2 or 98	1	1	1
5 or 95	1	1	1
10 or 90	2	1	1
25 or 75	2	2	1
50	3	2	1

To illustrate, of the estimated 43,400 renter-occupied dwelling units reporting on condition and plumbing facilities, 15 percent were dilapidated or had no running water. The sampling variability is

about 2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 13 percent and 17 percent.

Some of the tables in the report show the percent change from 1940 to 1950. The 1940 figure is used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

Although the figures are based on data obtained from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--TENURE OF DWELLING UNITS, FOR THE YOUNGSTOWN STANDARD METROPOLITAN AREA:
1950 AND 1940

Tenure	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	145,300	100	118,588	100	23
Owner occupied.....	101,100	70	65,515	55	54
Renter occupied.....	44,200	30	53,073	45	-17

Table 3.--NUMBER OF ROOMS IN DWELLING UNITS, FOR THE YOUNGSTOWN STANDARD METROPOLITAN AREA:
1950 AND 1940

Rooms	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
All dwelling units.....	149,100	...	121,012	...	23
Number reporting.....	147,000	100	119,743	100	...
1 room.....	1,900	1	1,775	1	7
2 rooms.....	5,900	4	5,441	5	8
3 rooms.....	14,200	10	10,540	9	35
4 rooms.....	28,300	19	16,346	14	73
5 rooms.....	33,600	23	24,974	21	35
6 rooms.....	38,100	26	35,310	29	8
7 rooms or more.....	24,400	17	25,357	21	-4
Median number of rooms.....	5.2	...	5.5	...	...

Table 4.--NUMBER OF PERSONS IN DWELLING UNITS, FOR THE YOUNGSTOWN STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons in dwelling unit	1950		1940		Percent change, 1940 to 1950
	Number	Percent	Number	Percent	
Occupied dwelling units.....	145,300	100	118,588	100	23
1 person.....	8,300	6	5,804	5	43
2 persons.....	35,800	25	25,544	22	40
3 persons.....	34,800	24	25,912	22	34
4 persons.....	31,000	21	23,099	19	34
5 persons.....	17,300	12	15,711	13	10
6 persons.....	9,600	7	9,772	8	-2
7 persons or more.....	8,500	6	12,746	11	-33
Median number of persons.....	3.3	...	3.6	...	...

Table 5.--PERSONS PER ROOM IN DWELLING UNITS, FOR THE YOUNGSTOWN STANDARD METROPOLITAN AREA:
1950 AND 1940

Persons per room	1950		1940	
	Number	Percent	Number	Percent
Occupied dwelling units.....	145,300	...	118,588	...
Number reporting.....	143,800	100	117,406	100
1.00 or less.....	125,900	88	97,298	83
1.01 to 1.50.....	13,300	9	13,929	12
1.51 or more.....	4,600	3	6,179	5

Table 6.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR THE YOUNGSTOWN STANDARD METROPOLITAN AREA:
1950 AND 1940

Type of structure	1950		1940	
	Number	Percent	Number	Percent
All dwelling units.....	149,100	100	121,012	100
1 to 4 dwelling unit.....	144,200	97	117,985	97
1 dwelling unit detached without business..	107,200	72	90,232	75
1 dwelling unit attached without business..	2,100	1	(1)	(1)
Other 1 to 4 dwelling unit.....	34,900	23	(1)	(1)
5 to 9 dwelling unit.....	3,600	2	1,991	2
10 dwelling unit or more.....	1,300	1	1,036	1

¹ 1940 data not available.

Table 7.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR THE YOUNGSTOWN STANDARD METROPOLITAN AREA: 1950

Condition and plumbing facilities	Number	Percent
All dwelling units.....	149,100	...
Number reporting condition and plumbing facilities.....	146,300	100
Not dilapidated, with private toilet and bath, and hot running water.....	106,900	73
Not dilapidated, with private toilet and bath, and only cold running water.....	1,600	1
Not dilapidated, with running water, lacking private toilet or bath.....	21,700	15
Dilapidated or no running water.....	16,100	11
Renter occupied.....	44,200	...
Number reporting condition and plumbing facilities.....	43,400	100
Not dilapidated, with private toilet and bath, and hot running water.....	26,800	62
Not dilapidated, with private toilet and bath, and only cold running water.....	500	1
Not dilapidated, with running water, lacking private toilet or bath.....	9,600	22
Dilapidated or no running water.....	6,500	15

Table 8.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE YOUNGSTOWN STANDARD METROPOLITAN AREA: 1950

Contract monthly rent	Number	Per-cent
Renter-occupied dwelling units, and vacant ¹ units for rent-- Number reporting.....	39,200	100
Under \$10.....	800	2
\$10 to \$14.....	2,500	6
\$15 to \$19.....	3,600	9
\$20 to \$29.....	9,700	25
\$30 to \$39.....	9,300	24
\$40 to \$49.....	6,400	16
\$50 to \$59.....	3,500	9
\$60 to \$74.....	1,900	5
\$75 to \$99.....	1,100	3
\$100 or more.....	400	1
Median rent.....	\$33	...

¹ Excludes seasonal and dilapidated vacant units.

Table 9.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR THE YOUNGSTOWN STANDARD METROPOLITAN AREA: 1950

Value of one-dwelling unit structures	Number	Per-cent
Owner-occupied dwelling units, and vacant ¹ units for sale only--Number reporting.....	77,600	100
Under \$3,000.....	4,400	6
\$3,000 to \$4,999.....	11,200	14
\$5,000 to \$7,499.....	21,800	28
\$7,500 to \$9,999.....	16,600	21
\$10,000 to \$14,999.....	17,200	22
\$15,000 to \$19,999.....	4,500	6
\$20,000 or more.....	2,000	3
Median value.....	\$7,661	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

April 27, 1951

Washington 25, D. C.

Series HC-4, No. 1

HOUSING CHARACTERISTICS OF CALIFORNIA: APRIL 1, 1950

(The reports in this series are numbered in alphabetical order according to the names of the States. The number of the report, therefore, does not indicate the sequence of publication. Reports will be issued in this series for the 10 States with the largest population in 1940, followed by Hawaii and Puerto Rico)

P R E L I M I N A R Y

Home ownership is substantially greater in California, the average size of household is about the same, and dwelling units average about the same number of rooms compared with 10 years ago, according to preliminary sample data from the 1950 Census of Housing.

The number of dwelling units increased at about the same pace as population in the past decade. The total number of dwelling units is approximately 3,489,000 or about 49 percent more than in 1940. For the same period, population in dwelling units gained 53 percent.

More than one-half the total occupied dwelling units are owner-occupied. The shift from renter to owner occupancy since 1940 has been considerable in spite of a large increase in the number of renters. Homes occupied by their owners increased by 90 percent, in contrast to a net increase of 24 percent in the number occupied by renters.

The median number of persons in a household is 2.7, the same as in 1940. The median number of rooms in a dwelling unit is also the same for both censuses, 4.4 rooms.

Approximately 7 out of 8 dwelling units have hot running water, are equipped with a private bath and flush toilet, and are not dilapidated.

For nonfarm rental homes, the median monthly rent is \$40. The median value of nonfarm 1-dwelling-unit owner homes is \$9,600.

Figures on these and other housing characteristics in the State were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." It can be seen from the tables in that section that the smaller figures should be interpreted

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR CALIFORNIA, URBAN AND RURAL: 1950

Subject	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
OCCUPANCY						
All dwelling units.....	3,489,000	100.0	2,828,000	100.0	661,000	100.0
Occupied dwelling units.....	3,269,000	93.7	2,687,000	95.0	582,000	88.0
Owner occupied.....	1,764,000	50.6	1,410,000	49.9	353,000	53.4
Renter occupied.....	1,505,000	43.1	1,276,000	45.1	229,000	34.6
Vacant dwelling units.....	220,000	6.3	141,000	5.0	79,000	12.0
Nonseasonal not dilapidated, for rent or sale.....	86,000	2.5	70,000	2.5	16,000	2.4
POPULATION						
Population in dwelling units.....	10,104,000	-	8,104,000	-	2,000,000	-
Population per occupied dwelling unit...	3.1	-	3.0	-	3.4	-

with particular care, as should also small differences between figures.

Inventory.--The total number of dwelling units in California in April 1950 was approximately 3,489,000, an increase of 1,149,000, or about 49 percent, over the 2,340,000 dwelling units in 1940. Most of the increase was the result of new construction; however, some units resulted from conversions which increased the number of dwelling units in existing structures.

Urban and rural-nonfarm dwelling units amounted to 3,302,000, about 95 percent of the total; the remaining 188,000 were dwelling units on rural farms. Urban dwelling units alone constituted 2,828,000, or four-fifths of the total dwelling units in the State.

The preliminary data indicate a gross vacancy rate of 6.8 percent or a total of 220,000 vacant units. An analysis of their characteristics, however, indicates that the available vacancy rate was relatively small, 2.5 percent of the total dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale. Of the remaining vacancies, three-tenths were for seasonal use and seven-tenths were nonseasonal units either held off the rental or sale market or dilapidated.

Tenure.--One of the most significant developments since 1940 is the substantial increase in home ownership. The gain resulted not only from new construction but also from the sale of existing rental homes for owner occupancy. There were 1,784,000 owner-occupied units, or 54 percent of the total occupied dwelling units in 1950, compared with 929,000, or 43 percent, in 1940. The percentage of home ownership in 1950 was about the same as the figure for the United States as a whole.¹

Type of structure.--Two-thirds of the dwelling units in the State were in 1-dwelling-unit detached structures without business. The proportion ranged from 62 percent for urban dwelling units to 96 percent for rural-farm dwelling units.

About one-eighth of the total were in multi-unit structures containing 5 or more dwelling units; practically all of these were in urban areas.

Rooms and persons.--The median number of rooms in a dwelling unit, 4.4 rooms, was about the same as 10 years ago. The 1- and 2-room

¹ U. S. Bureau of the Census, "Housing Characteristics of the United States: April 1, 1950," Preliminary Reports, 1950 Census of Housing, Series HC-5, No. 1.

units constituted about 14 percent of the total dwelling units in 1950, and the units with 7 rooms or more constituted 8 percent.

Households were the same size as in 1940; the median number of persons in a household was 2.7. Approximately half the units contained 2 or 3 persons. Compared with the United States as a whole, California had, on the average, fewer persons in a household. For the United States, the median number of persons in a household was 3.1 persons. In California, the 1-person households constituted 14 percent of the total compared with 9 percent for the Nation.

There was an equal growth of households and population during the last 10 years; both increased by 53 percent. To a great extent, the increase in households reflects the large number of marriages and the large in-migration of families during the decade.

There has been no change proportionately in the sharing of homes since 1940. The number of married couples who did not have their own households but were sharing the homes of others amounted to 134,000, or 5 percent of the total married couples in 1950, compared with 82,000, or about the same proportion in 1940.

Condition and plumbing facilities.--Approximately 87 percent of the dwelling units had hot running water, were equipped with a private bath and private flush toilet in the structure, and were not dilapidated. This proportion was higher than the comparable figure for the whole United States, which was about 64 percent. The proportion was nine-tenths for the urban units in the State, and seven-tenths for the rural units.

Rent.--The rent level in California was above the average for the Nation. The median monthly rent for nonfarm rental units was \$40 compared with \$35 for all of the United States. About one-fourth of the rental units in the State were renting for less than \$30 and one-fifth were renting for \$60 or more. Rental units include renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

Value.--The median price which nonfarm home owners estimated their properties would sell for was \$9,600, which was considerably higher than the \$7,400 median for the United States as a whole. About one-eighth were estimated to sell for less than \$5,000; a little more than one-eighth were estimated at \$15,000 or more. These properties include 1-dwelling-unit owner-occupied structures and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Urban and rural areas.--According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas, around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

Farm and nonfarm residence.--In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent was paid for the house and yard only were classified as non-farm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts were classified as nonfarm.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or of a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Population in dwelling units.--The population count shown in table 1 represents the population in living quarters which are defined as dwelling units. It excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts. The population in dwelling units is used in computing population per occupied dwelling unit; in the 1940 Census

Reports on Housing, the total population was used in the computation.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures. A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data as they are presented in this report. The category "1-dwelling unit detached without business" of 1950 is comparable to the "1-family detached" of 1940. Units in the "Other 1- to 4-dwelling-unit" group of 1950

are comparable to the dwelling units in the combined 1940 count of "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture,

SOURCE AND RELIABILITY OF DATA

heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent. Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940. Because the 1950 value data in this report are combined for owner-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median contract monthly rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 5,100 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 1,280 census enumeration districts systematically selected from all enumeration districts throughout the State. Although the figures are based on data transcribed from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest thousand; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
10,000.....	6,000	1,000,000.....	60,000
25,000.....	10,000	2,000,000.....	73,000
50,000.....	14,000	2,500,000.....	85,000
100,000.....	20,000	3,000,000.....	88,000
250,000.....	32,000	3,269,000.....	90,000
500,000.....	44,000		

To illustrate, there are an estimated 473,000 rural-nonfarm dwelling units in the State. The sampling variability is about 43,000. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 430,000 and 516,000.

In addition to the estimated number of dwelling units with specified characteristics,

the 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	100,000	250,000	500,000	1,000,000	2,000,000	3,269,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2.8	1.8	1.3	0.9	0.6	0.5
5 or 95	4.4	2.8	2.0	1.4	1.0	0.8
10 or 90	6.1	3.8	2.7	1.9	1.4	1.1
25 or 75	8.8	5.5	3.9	2.8	2.0	1.5
50	10.1	6.4	4.5	3.2	2.3	1.8

To illustrate, of the estimated 473,000 rural-nonfarm dwelling units in the State, 85.4 percent were in 1-dwelling-unit detached structures without business. The sampling variability is about 3.2 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 82.2 percent and 88.6 percent.

The tables in the report also show the percent change from 1940 to 1950 for many of the characteristics of dwelling units. The 1940 figures are used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sam-

pling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950 divided by the 1940 figure for that characteristic.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--NUMBER OF ROOMS IN DWELLING UNITS, FOR CALIFORNIA, URBAN AND RURAL: 1950 AND 1940

Rooms	1950										1940, total		Percent change, 1940 to 1950
	Total		Urban and rural nonfarm						Rural farm				
			Total		Urban		Rural nonfarm						
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	
All dwelling units.....	3,489,000	-	3,302,000	-	2,828,000	-	473,000	-	188,000	-	2,340,373	-	49.1
Number reporting.....	3,418,000	100.0	3,238,000	100.0	2,778,000	100.0	460,000	100.0	180,000	100.0	2,309,697	100.0	-
1 room.....	112,000	3.3	108,000	3.3	79,000	2.8	28,000	6.1	4,000	2.2	125,903	5.5	-11.0
2 rooms.....	376,000	11.0	357,000	11.0	306,000	11.0	52,000	11.3	18,000	10.0	274,799	11.9	36.8
3 rooms.....	546,000	16.0	527,000	16.3	451,000	16.2	76,000	16.5	19,000	10.6	372,515	16.1	46.6
4 rooms.....	760,000	22.2	716,000	22.1	585,000	21.1	131,000	28.5	43,000	23.9	446,538	19.3	70.2
5 rooms.....	873,000	25.5	833,000	25.7	734,000	26.4	99,000	21.5	40,000	22.2	577,219	25.0	51.2
6 rooms.....	489,000	14.3	460,000	14.2	408,000	14.7	51,000	11.1	29,000	16.1	293,161	12.7	66.8
7 rooms.....	148,000	4.3	132,000	4.1	120,000	4.3	12,000	2.6	16,000	8.9	111,594	4.8	32.6
8 rooms or more.....	115,000	3.4	105,000	3.2	94,000	3.4	10,000	2.2	10,000	5.6	107,968	4.7	6.5
Median number of rooms.....	4.4	-	4.4	-	4.4	-	4.1	-	4.7	-	4.4	-	-

Table 3.--TENURE, NUMBER OF PERSONS, AND PERSONS PER ROOM, IN OCCUPIED DWELLING UNITS, FOR CALIFORNIA, URBAN AND RURAL: 1950 AND 1940

Subject	1950										1940, total		Percent change, 1940 to 1950
	Total		Urban and rural nonfarm						Rural farm				
			Total		Urban		Rural nonfarm						
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	
Occupied dwelling units.	3,269,000	100.0	3,101,000	100.0	2,687,000	100.0	414,000	100.0	168,000	100.0	2,138,343	100.0	52.9
TENURE													
Owner occupied.....	1,764,000	54.0	1,645,000	53.0	1,410,000	52.5	235,000	56.8	118,000	70.2	928,796	43.4	89.9
Renter occupied.....	1,505,000	46.0	1,455,000	46.9	1,276,000	47.5	179,000	43.2	50,000	29.8	1,209,547	56.6	24.4
NUMBER OF PERSONS													
1 person.....	455,000	13.9	438,000	14.1	397,000	14.8	41,000	9.9	17,000	10.1	288,913	13.5	57.5
2 persons.....	1,017,000	31.1	967,000	31.2	855,000	31.8	112,000	27.1	49,000	29.2	671,681	31.4	51.4
3 persons.....	726,000	22.2	688,000	22.2	591,000	22.0	96,000	23.2	38,000	22.6	486,774	22.8	49.1
4 persons.....	573,000	17.5	543,000	17.5	465,000	17.3	78,000	18.8	30,000	17.9	342,983	16.0	67.1
5 persons.....	274,000	8.4	255,000	8.2	208,000	7.7	47,000	11.4	18,000	10.7	175,039	8.2	56.5
6 persons.....	115,000	3.5	111,000	3.6	93,000	3.5	18,000	4.3	4,000	2.4	84,168	3.9	36.6
7 persons or more.....	110,000	3.4	98,000	3.2	77,000	2.9	21,000	5.1	12,000	7.1	88,785	4.2	23.9
Median number of persons....	2.7	-	2.7	-	2.7	-	3.1	-	3.0	-	2.7	-	-
PERSONS PER ROOM													
Number reporting.....	3,223,000	100.0	3,060,000	100.0	2,653,000	100.0	407,000	100.0	164,000	100.0	2,112,988	100.0	-
1.00 or less.....	2,854,000	88.6	2,718,000	88.8	2,390,000	90.1	328,000	80.6	135,000	82.3	1,836,931	86.9	55.4
1.01 to 1.50.....	243,000	7.5	222,000	7.3	178,000	6.7	44,000	10.8	21,000	12.8	158,048	7.5	53.8
1.51 or more.....	126,000	3.9	120,000	3.9	84,000	3.2	35,000	8.6	7,000	4.3	118,009	5.6	6.8

Table 4.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR CALIFORNIA, URBAN AND RURAL: 1950 AND 1940

Type of structure	1950										1940, total	
	Total		Urban and rural nonfarm						Rural farm			
			Total		Urban		Rural nonfarm					
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent
All dwelling units.....	3,489,000	100.0	3,302,000	100.0	2,828,000	100.0	473,000	100.0	188,000	100.0	2,340,373	100.0
1 dwelling unit detached without business.....	2,329,000	66.8	2,148,000	65.1	1,745,000	61.7	404,000	85.4	180,000	95.7	1,607,923	68.7
Other 1 to 4 dwelling unit.....	690,000	19.8	684,000	20.7	620,000	21.9	64,000	13.5	6,000	3.2	416,293	17.8
5 dwelling unit or more.....	471,000	13.5	469,000	14.2	464,000	16.4	6,000	1.3	1,000	0.5	316,157	13.5

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Table 5.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR CALIFORNIA, URBAN AND RURAL: 1950
(Percent not shown where base is less than 100,000)

Condition and plumbing facilities	Total		Urban and rural nonfarm						Rural farm	
			Total		Urban		Rural nonfarm			
	Number	Per- cent	Number	Per- cent	Number	Per- cent	Number	Per- cent	Number	Per- cent
All dwelling units.....	3,489,000	-	3,302,000	-	2,828,000	-	473,000	-	188,000	-
Number reporting condition and plumbing facilities.	3,400,000	100.0	3,219,000	100.0	2,761,000	100.0	459,000	100.0	180,000	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	2,943,000	86.6	2,817,000	87.5	2,486,000	90.0	331,000	72.1	126,000	70.0
Not dilapidated, with private toilet and bath, and only cold running water.....	31,000	0.9	27,000	0.8	15,000	0.5	12,000	2.6	4,000	2.2
Not dilapidated, with running water, lacking private toilet or bath.....	215,000	6.3	196,000	6.1	151,000	5.5	45,000	9.8	19,000	10.6
Dilapidated or no running water.....	211,000	6.2	180,000	5.6	109,000	3.9	71,000	15.5	31,000	17.2
Renter occupied.....	1,505,000	-	1,455,000	-	1,276,000	-	179,000	-	50,000	-
Number reporting condition and plumbing facilities.	1,463,000	100.0	1,415,000	100.0	1,243,000	100.0	172,000	100.0	48,000	-
Not dilapidated, with private toilet and bath, and hot running water.....	1,203,000	82.2	1,180,000	83.4	1,059,000	85.2	120,000	69.8	23,000	-
Not dilapidated, with private toilet and bath, and only cold running water.....	9,000	0.6	8,000	0.6	5,000	0.4	3,000	1.7	1,000	-
Not dilapidated, with running water, lacking private toilet or bath.....	127,000	8.7	120,000	8.5	104,000	8.4	16,000	9.3	7,000	-
Dilapidated or no running water.....	124,000	8.5	107,000	7.6	74,000	6.0	33,000	19.2	16,000	-

Table 6.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND
SELECTED VACANT DWELLING UNITS, FOR CALIFORNIA: 1950

Contract monthly rent	Urban and rural nonfarm		Urban		Rural nonfarm	
	Number	Percent	Number	Percent	Number	Percent
Renter-occupied dwelling units; and vacant ¹ units for rent.....	1,510,000	-	1,324,000	-	186,000	-
Number reporting ²	1,382,000	100.0	1,238,000	100.0	144,000	100.0
Under \$10.....	17,000	1.2	13,000	1.1	4,000	2.8
\$10 to \$19.....	64,000	4.6	45,000	3.6	19,000	13.2
\$20 to \$29.....	231,000	16.7	199,000	16.1	32,000	22.2
\$30 to \$39.....	369,000	26.7	329,000	26.6	40,000	27.8
\$40 to \$49.....	247,000	17.9	228,000	18.4	19,000	13.2
\$50 to \$59.....	167,000	12.1	155,000	12.5	12,000	8.3
\$60 to \$74.....	127,000	9.2	117,000	9.5	10,000	6.9
\$75 to \$99.....	111,000	8.0	106,000	8.6	4,000	2.8
\$100 or more.....	48,000	3.5	44,000	3.6	4,000	2.8
Median rent.....	\$40	-	\$41	-	\$34	-

¹ Excludes seasonal and dilapidated vacant units.

² Excludes units occupied rent free.

Table 7.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR CALIFORNIA: 1950

Value of one dwelling unit structures	Urban and rural nonfarm		Urban		Rural nonfarm	
	Number	Percent	Number	Percent	Number	Percent
Owner-occupied dwelling units; and vacant ¹ units for sale only.....	1,359,000	-	1,158,000	-	201,000	-
Number reporting.....	1,313,000	100.0	1,128,000	100.0	184,000	100.0
Under \$2,000.....	31,000	2.4	18,000	1.6	13,000	7.1
\$2,000 to \$2,999.....	19,000	1.4	7,000	0.6	12,000	6.5
\$3,000 to \$4,999.....	94,000	7.2	56,000	5.0	38,000	20.7
\$5,000 to \$7,999.....	233,000	17.7	197,000	17.5	36,000	19.6
\$7,500 to \$9,999.....	327,000	24.9	296,000	26.2	32,000	17.4
\$10,000 to \$14,999.....	417,000	31.8	373,000	33.1	44,000	23.9
\$15,000 to \$19,999.....	113,000	8.6	109,000	9.7	4,000	2.2
\$20,000 or more.....	78,000	5.9	72,000	6.4	5,000	2.7
Median value.....	\$9,600	-	\$9,900	-	\$7,000	-

¹ Excludes seasonal and dilapidated vacant units.

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1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

May 3, 1951

Washington 25, D.C.

Series HC-4, No.2

HOUSING CHARACTERISTICS OF ILLINOIS: APRIL 1, 1950

(The reports in this series are numbered in alphabetical order according to the names of the States. The number of the report, therefore, does not indicate the sequence of publication. Reports will be issued in this series for the 10 States with the largest population in 1940, followed by Hawaii and Puerto Rico)

Home ownership is substantially greater in Illinois, dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago, according to preliminary sample data from the 1950 Census of Housing.

The number of dwelling units increased much faster than population in the past decade. The total number of dwelling units is approximately 2,630,000 or about 15 percent more than in 1940. For the same period, population in dwelling units gained 9 percent.

One-half the total occupied dwelling units are owner-occupied. The shift from renter to owner occupancy since 1940 has been considerable. Homes occupied by their owners increased by 43 percent, in contrast to very little change in the number occupied by renters.

On the average, households consist of fewer persons, the median being 3.0 in 1950

and 3.2 in 1940. The median number of rooms in a dwelling unit is 4.7 in 1950, practically the same as in 1940.

Approximately 2 out of 3 dwelling units have hot running water, are equipped with a private bath and flush toilet, and are not dilapidated.

For nonfarm rental homes, the median monthly rent is \$43. The median value of nonfarm 1-dwelling unit owner homes is \$8,700.

Figures on these and other housing characteristics in the State were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

Because the data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." It can be seen from the tables in that section that the smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR ILLINOIS, URBAN AND RURAL: 1950

Subject	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
OCCUPANCY						
All dwelling units.....	2,630,000	100.0	2,058,000	100.0	572,000	100.0
Occupied dwelling units.....	2,540,000	96.6	2,009,000	97.6	532,000	93.0
Owner occupied.....	1,264,000	48.1	916,000	44.5	348,000	60.8
Renter occupied.....	1,276,000	48.5	1,092,000	53.1	183,000	32.0
Vacant dwelling units.....	89,000	3.4	49,000	2.4	40,000	7.0
Nonseasonal not dilapidated, for rent or sale.....	30,000	1.1	23,000	1.1	7,000	1.2
POPULATION						
Population in dwelling units.....	8,340,000	-	6,445,000	-	1,895,000	-
Population per occupied dwelling unit..	3.3	-	3.2	-	3.6	-

P R E L I M I N A R Y

Inventory.--The total number of dwelling units in Illinois in April 1950 was approximately 2,630,000, an increase of 349,000, or about 15 percent over the 2,281,000 dwelling units in 1940. Most of the increase was the result of new construction; however, some units resulted from conversions which increased the number of dwelling units in existing structures.

Urban and rural-nonfarm dwelling units amounted to 2,396,000, about nine-tenths of the total; the remaining 234,000 were dwelling units on rural farms. Urban units alone amounted to 2,058,000 or a little less than eight-tenths of the total dwelling units in the State.

The preliminary data indicate a gross vacancy rate of 3.4 percent or a total of 89,000 vacant units. An analysis of their characteristics, however, indicates that the available vacancy rate was relatively small, 1.1 percent of the total dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale. Of the remaining vacancies, about one-fifth were for seasonal use and four-fifths were nonseasonal units either held off the rental or sale market or dilapidated.

Tenure.--One of the most significant developments since 1940 is the substantial increase in home ownership. The gain resulted not only from new construction but also from the sale of existing rental homes for owner occupancy. There were 1,264,000 owner-occupied units, or 50 percent of the total occupied dwelling units in 1950, compared with 883,000, or 40 percent, in 1940. The percentage of home ownership in 1950 was below the figure for the United States as a whole, which was 55 percent of all occupied dwelling units.¹

Type of structure.--One-half the dwelling units in the State were 1-dwelling-unit detached structures without business. The proportion ranged from 40 percent for urban dwelling units to 96 percent for rural-farm units.

One-fifth of the total dwelling units were in multi-unit structures containing 5 or more units; practically all of these were in urban areas.

Rooms and persons.--The median number of rooms in a dwelling unit was 4.7, about the same as in 1940. The 1- and 2-room units constituted

12 percent of the total dwelling units in 1950, and units with 7 rooms or more constituted about the same proportion, 13 percent.

On the average, farm units in 1950 were considerably larger than nonfarm units; the median for farm units was 5.8 rooms in contrast to the median of 4.6 for nonfarm units.

Households were smaller in 1950. The median number of persons in a household was 3.0 in 1950 and 3.2 in 1940. Over one-half the units in 1950 contained 2 or 3 persons.

There was a faster growth of households than of population during the last ten years, primarily because of the large number of marriages during the decade. The number of households increased by 16 percent, whereas the population in households increased by 9 percent.

Even though there was a large increase in the number of households, there has been no change proportionately in the sharing of homes since 1940. Married couples who did not have their own households but were sharing the homes of others amounted to 151,000, or 7 percent of the total married couples in 1950, compared with 122,000, or about the same proportion in 1940.

Condition and plumbing facilities.--Approximately 2 out of 3 dwelling units had hot running water, were equipped with a private bath and private flush toilet in the structure, and were not dilapidated. The comparable ratio for the whole United States was the same, 2 out of 3. The proportion ranged from 74 percent for urban dwelling units in the State to only 31 percent for rural-farm units.

Rent.--The rent level in Illinois was above the average for the Nation. The median monthly rent for nonfarm rental units was \$43 compared with \$35 for all of the United States. One-fourth of the rental units in the State were renting for less than \$30 and one-fifth were renting for \$60 or more. Rental units include renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

Value.--The median price which nonfarm home owners estimated their properties would sell for was \$8,700, about \$1,300 higher than the \$7,400 median for the United States as a whole. Almost one-fourth were estimated to sell for less than \$5,000 and one-sixth were estimated at \$15,000 or more. These properties include 1-dwelling-unit owner-occupied structures and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

¹ U. S. Bureau of the Census, "Housing Characteristics of the United States: April 1, 1950," Preliminary Reports, 1950 Census of Housing, Series HC-5, No. 1.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are, being developed.

Urban and rural areas.--According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas, around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

Farm and nonfarm residence.--In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent was paid for the house and yard only were classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts were classified as nonfarm.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living

quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or of a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Population in dwelling units.--The population count shown in table 1 represents the population in living quarters which are defined as dwelling units. It excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts. The population in dwelling units is used in computing population per occupied dwelling unit; in the 1940 Census

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

Reports on Housing, the total population was used in the computation.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures. A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data as they are presented in this report. The category "1-dwelling-unit detached without business" of 1950 is comparable to the "1-family detached" of 1940. Units in the "Other 1- to 4-dwelling-unit" group of 1950

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are comparable to the dwelling units in the combined 1940 count of "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture,

SOURCE AND RELIABILITY OF DATA

heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent. Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940. Because the 1950 value data in this report are combined for owner-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median contract monthly rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 2,600 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 800 census enumeration districts systematically selected from all enumeration districts throughout the State. Although the figures are based on data transcribed from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest thousand; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
10,000.....	7,000	500,000.....	49,000
25,000.....	12,000	1,000,000.....	69,000
50,000.....	16,000	1,500,000.....	79,000
100,000.....	22,000	2,000,000.....	85,000
250,000.....	35,000	2,540,000.....	88,000

To illustrate, there are an estimated 338,000 rural-nonfarm dwelling units in the State. The sampling variability is about 40,000. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 298,000 and 378,000.

In addition to the estimated number of dwelling units with specified characteristics,

the 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	100,000	250,000	500,000	1,000,000	2,000,000	2,540,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	3.0	1.9	1.3	0.9	0.7	0.6
5 or 95	4.7	2.9	2.1	1.5	1.0	0.9
10 or 90	6.4	4.1	2.9	2.0	1.4	1.3
25 or 75	9.3	5.9	4.1	2.9	2.1	1.8
50	10.7	6.8	4.8	3.4	2.4	2.1

To illustrate, of the estimated 338,000 rural-nonfarm dwelling units in the State, 84.6 percent were in 1-dwelling-unit detached structures without business. The sampling variability is about 4.0 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 80.6 percent and 88.6 percent.

The tables in the report also show the percent change from 1940 to 1950 for many of the characteristics of dwelling units. The 1940 figures are used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sam-

pling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950 divided by the 1940 figure for that characteristic.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--NUMBER OF ROOMS IN DWELLING UNITS, FOR ILLINOIS, URBAN AND RURAL: 1950 AND 1940

Rooms	1950										1940, total	Percent change, 1940 to 1950	
	Total		Urban and rural nonfarm						Rural farm				
			Total		Urban		Rural nonfarm						
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent			Number	Per-cent
All dwelling units.....	2,630,000	-	2,396,000	-	2,058,000	-	338,000	-	234,000	-	2,280,826	-	15.3
Number reporting.....	2,586,000	100.0	2,355,000	100.0	2,022,000	100.0	333,000	100.0	230,000	100.0	2,257,180	100.0	-
1 room.....	121,000	4.7	117,000	5.0	110,000	5.4	8,000	2.4	3,000	1.3	95,125	4.2	27.2
2 rooms.....	194,000	7.5	191,000	8.1	167,000	8.3	24,000	7.2	3,000	1.3	154,787	6.9	25.3
3 rooms.....	292,000	11.3	285,000	12.1	226,000	11.2	59,000	17.7	7,000	3.0	225,827	10.0	29.3
4 rooms.....	566,000	21.9	526,000	22.3	449,000	22.2	78,000	23.4	39,000	17.0	473,661	21.0	19.5
5 rooms.....	604,000	23.4	555,000	23.6	487,000	24.1	68,000	20.4	49,000	21.3	544,497	24.1	10.9
6 rooms.....	477,000	18.4	432,000	18.3	383,000	18.9	49,000	14.7	45,000	19.6	416,278	18.4	14.6
7 rooms.....	172,000	6.7	139,000	5.9	112,000	5.5	27,000	8.1	33,000	14.3	162,703	7.2	5.7
8 rooms or more.....	161,000	6.2	110,000	4.7	89,000	4.4	21,000	6.3	51,000	22.2	184,302	8.2	-12.6
Median number of rooms.....	4.7	-	4.6	-	4.6	-	4.5	-	5.8	-	4.8	-	-

Table 3.--TENURE, NUMBER OF PERSONS, AND PERSONS PER ROOM, IN OCCUPIED DWELLING UNITS, FOR ILLINOIS, URBAN AND RURAL: 1950 AND 1940

Subject	1950										1940, total	Percent change, 1940 to 1950	
	Total		Urban and rural nonfarm						Rural farm				
			Total		Urban		Rural nonfarm						
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent			Number	Per-cent
Occupied dwelling units..	2,540,000	100.0	2,319,000	100.0	2,009,000	100.0	310,000	100.0	222,000	100.0	2,192,724	100.0	15.8
TENURE													
Owner occupied.....	1,264,000	49.8	1,126,000	48.6	916,000	45.6	210,000	67.7	139,000	62.6	882,870	40.3	43.2
Renter occupied.....	1,276,000	50.2	1,193,000	51.4	1,092,000	54.4	100,000	32.3	83,000	37.4	1,309,854	59.7	-2.6
NUMBER OF PERSONS													
1 person.....	240,000	9.4	228,000	9.8	194,000	9.7	34,000	11.0	12,000	5.4	167,013	7.6	43.7
2 persons.....	752,000	29.6	691,000	29.8	596,000	29.7	95,000	30.6	61,000	27.5	578,779	26.4	29.9
3 persons.....	600,000	23.6	555,000	23.9	493,000	24.5	62,000	20.0	45,000	20.3	519,715	23.7	15.4
4 persons.....	474,000	18.7	438,000	18.9	380,000	18.9	58,000	18.7	36,000	16.2	416,074	19.0	13.9
5 persons.....	253,000	10.0	216,000	9.3	180,000	9.0	36,000	11.6	37,000	16.7	245,516	11.2	3.0
6 persons.....	110,000	4.3	99,000	4.3	89,000	4.4	10,000	3.2	11,000	5.0	130,310	5.9	-15.6
7 persons or more.....	111,000	4.4	92,000	4.0	76,000	3.8	15,000	4.8	20,000	9.0	135,317	6.2	-18.0
Median number of persons.....	3.0	-	2.9	-	2.9	-	2.9	-	3.3	-	3.2	-	-
PERSONS PER ROOM													
Number reporting.....	2,511,000	100.0	2,291,000	100.0	1,983,000	100.0	308,000	100.0	219,000	100.0	2,172,101	100.0	-
1.00 or less.....	2,174,000	86.6	1,985,000	86.6	1,727,000	87.1	258,000	83.8	189,000	86.3	1,841,676	84.8	18.0
1.01 to 1.50.....	192,000	7.6	173,000	7.6	146,000	7.4	27,000	8.8	19,000	8.7	210,414	9.7	-8.8
1.51 or more.....	145,000	5.8	133,000	5.8	110,000	5.5	23,000	7.5	12,000	5.5	120,011	5.5	20.8

Table 4.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR ILLINOIS, URBAN AND RURAL: 1950 AND 1940

Type of structure	1950										1940, total	
	Total		Urban and rural nonfarm						Rural farm			
			Total		Urban		Rural nonfarm					
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent			Number	Per-cent
All dwelling units.....	2,630,000	100.0	2,396,000	100.0	2,058,000	100.0	338,000	100.0	234,000	100.0	2,280,826	100.0
1 dwelling unit detached without business.....	1,325,000	50.4	1,100,000	45.9	814,000	39.6	286,000	84.6	225,000	96.2	1,154,244	50.6
Other 1 to 4 dwelling unit.....	768,000	29.2	759,000	31.7	712,000	34.6	47,000	13.9	9,000	3.8	688,941	30.2
5 dwelling unit or more.....	537,000	20.4	537,000	22.4	531,000	25.8	5,000	1.5	-	-	437,641	19.2

Table 5.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR ILLINOIS, URBAN AND RURAL: 1950
(Percent not shown where base is less than 100,000)

Condition and plumbing facilities	Total		Urban and rural nonfarm						Rural farm	
			Total		Urban		Rural nonfarm			
	Number	Per- cent	Number	Per- cent	Number	Per- cent	Number	Per- cent	Number	Per- cent
All dwelling units.....	2,630,000	-	2,396,000	-	2,058,000	-	338,000	-	234,000	-
Number reporting condition and plumbing facilities.	2,550,000	100.0	2,322,000	100.0	1,998,000	100.0	324,000	100.0	228,000	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	1,671,000	65.5	1,601,000	68.9	1,476,000	73.9	126,000	38.9	70,000	30.7
Not dilapidated, with private toilet and bath, and only cold running water.....	121,000	4.7	114,000	4.9	101,000	5.1	13,000	4.0	7,000	3.1
Not dilapidated, with running water, lacking private toilet or bath.....	350,000	13.7	318,000	13.7	261,000	13.1	58,000	17.9	32,000	14.0
Dilapidated or no running water.....	409,000	16.0	288,000	12.4	161,000	8.1	128,000	39.5	120,000	52.6
Renter occupied.....	1,276,000	-	1,193,000	-	1,092,000	-	100,000	-	83,000	-
Number reporting condition and plumbing facilities.	1,234,000	100.0	1,153,000	100.0	1,054,000	100.0	98,000	-	82,000	-
Not dilapidated, with private toilet and bath, and hot running water.....	750,000	60.8	732,000	63.5	704,000	66.8	27,000	-	19,000	-
Not dilapidated, with private toilet and bath, and only cold running water.....	65,000	5.3	60,000	5.2	55,000	5.2	5,000	-	4,000	-
Not dilapidated, with running water, lacking private toilet or bath.....	219,000	17.7	207,000	18.0	189,000	17.9	17,000	-	12,000	-
Dilapidated or no running water.....	201,000	16.3	154,000	13.4	106,000	10.1	48,000	-	47,000	-

Table 6.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND
SELECTED VACANT DWELLING UNITS, FOR ILLINOIS: 1950
(Median and percent not shown where base is less than 100,000)

Contract monthly rent	Urban and rural nonfarm		Urban		Rural nonfarm	
	Number	Percent	Number	Percent	Number	Percent
Renter-occupied dwelling units; and vacant ¹ units for rent.....	1,206,000	-	1,103,000	-	103,000	-
Number reporting ²	1,119,000	100.0	1,043,000	100.0	76,000	-
Under \$10.....	19,000	1.7	12,000	1.2	8,000	-
\$10 to \$19.....	99,000	8.8	78,000	7.5	21,000	-
\$20 to \$29.....	172,000	15.4	148,000	14.2	24,000	-
\$30 to \$39.....	193,000	17.2	189,000	18.1	4,000	-
\$40 to \$49.....	235,000	21.0	228,000	21.9	7,000	-
\$50 to \$59.....	164,000	14.7	155,000	14.9	9,000	-
\$60 to \$74.....	131,000	11.7	128,000	12.3	2,000	-
\$75 to \$99.....	76,000	6.8	73,000	7.0	2,000	-
\$100 or more.....	30,000	2.7	30,000	2.9	-	-
Median rent.....	\$43	-	\$44	-	-	-

¹ Excludes seasonal and dilapidated vacant units.
² Excludes units occupied rent free.

Table 7.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR ILLINOIS: 1950

Value of one dwelling unit structures	Urban and rural nonfarm		Urban		Rural nonfarm	
	Number	Percent	Number	Percent	Number	Percent
Owner-occupied dwelling units; and vacant ¹ units for sale only.....	805,000	-	619,000	-	186,000	-
Number reporting.....	774,000	100.0	600,000	100.0	175,000	100.0
Under \$2,000.....	46,000	5.9	14,000	2.3	33,000	18.9
\$2,000 to \$2,999.....	42,000	5.4	22,000	3.7	21,000	12.0
\$3,000 to \$4,999.....	91,000	11.8	54,000	9.0	37,000	21.1
\$5,000 to \$7,499.....	147,000	19.0	109,000	18.2	38,000	21.7
\$7,500 to \$9,999.....	125,000	16.1	102,000	17.0	23,000	13.1
\$10,000 to \$14,999.....	187,000	24.2	168,000	28.0	20,000	11.4
\$15,000 to \$19,999.....	80,000	10.3	77,000	12.8	2,000	1.1
\$20,000 or more.....	56,000	7.2	55,000	9.2	1,000	0.6
Median value.....	\$8,700	-	\$9,900	-	\$4,800	-

¹ Excludes seasonal and dilapidated vacant units.

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HOUSING CHARACTERISTICS OF MASSACHUSETTS: APRIL 1, 1950

(The reports in this series are numbered in alphabetical order according to the names of the States. The number of the report, therefore, does not indicate the sequence of publication. Reports will be issued in this series for the 10 States with the largest population in 1940, followed by Hawaii and Puerto Rico)

P R E L I M I N A R Y

Home ownership is substantially greater in Massachusetts, the average size of household is smaller, and dwelling units average fewer rooms than 10 years ago, according to preliminary sample data from the 1950 Census of Housing.

The number of dwelling units increased faster than population in the past decade. The total number of dwelling units is approximately 1,400,000 or about 15 percent more than in 1940. For the same period, population in dwelling units gained 8 percent.

About half the total occupied dwelling units are owner-occupied. The shift from renter to owner occupancy since 1940 has been considerable. Homes occupied by their owners increased by 47 percent, in contrast to very little change in the number occupied by renters.

On the average, households consist of fewer persons, the median being 3.2 in 1950 and 3.4 in 1940; also, dwelling units contain

fewer rooms, a median of 5.2 in 1950 compared with 5.4 in 1940.

Approximately 4 out of 5 dwelling units have hot running water, are equipped with a private bath and flush toilet, and are not dilapidated.

For nonfarm rental homes, the median monthly rent is \$32. The median value of nonfarm 1-dwelling-unit owner homes is \$9,700.

Figures on these and other housing characteristics in the State were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

Because the data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." It can be seen from the tables in that section that the smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR MASSACHUSETTS, URBAN AND RURAL: 1950

Subject	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
OCCUPANCY						
All dwelling units.....	1,400,000	100.0	1,136,000	100.0	264,000	100.0
Occupied dwelling unit.....	1,301,000	92.9	1,109,000	97.6	192,000	72.7
Owner occupied.....	627,000	44.8	484,000	42.6	143,000	54.2
Renter occupied.....	673,000	48.1	625,000	55.0	49,000	18.6
Vacant dwelling units.....	99,000	7.1	27,000	2.4	72,000	27.3
Nonseasonal not dilapidated, for rent or sale.....	11,000	0.8	6,000	0.5	5,000	1.9
POPULATION						
Population in dwelling units.....	4,416,000	-	3,762,000	-	653,000	-
Population per occupied dwelling unit...	3.4	-	3.4	-	3.4	-

Inventory.--The total number of dwelling units in Massachusetts in April 1950 was approximately 1,400,000, an increase of 179,000, or about 15 percent, over the 1,221,000 dwelling units in 1940. Most of the increase was the result of new construction; however, some units resulted from conversions which increased the number of dwelling units in existing structures.

Urban dwelling units amounted to 1,136,000, or about four-fifths of the total; the remaining 264,000 units were located in rural areas.

The preliminary data indicate a gross vacancy rate of 7.1 percent or a total of 99,000 vacant units. An analysis of their characteristics, however, indicates that the available vacancy rate was relatively small, 0.8 percent of the total dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale. Of the remaining vacancies, almost two-thirds were for seasonal use and one-third were nonseasonal units either held off the rental or sale market or dilapidated.

Tenure.--One of the most significant developments since 1940 is the substantial increase in home ownership. The gain resulted not only from new construction but also from the sale of existing rental homes for owner occupancy. There were 627,000 owner-occupied units, or 48 percent of the total occupied dwelling units in 1950, compared with 427,000, or 38 percent, in 1940. The percentage of home ownership in 1950 was below the figure for the United States as a whole, which was 55 percent of all occupied dwelling units.¹

The extent of home ownership in the State was considerably greater in rural areas than in urban areas. Among occupied dwelling units, 75 percent in rural areas were owner-occupied as compared with 44 percent in urban areas.

Type of structure.--Approximately two-fifths (39 percent) of the dwelling units were in 1-dwelling-unit detached structures without business. The proportion in urban areas was 31 percent and in rural areas, 76 percent.

Almost one-half (47 percent) of the total were units in other types of 1-dwelling-unit structures and in small multi-unit structures, those containing 2, 3, or 4 dwelling units.

The remaining 14 percent of the total were in structures containing 5 or more dwelling units; these were largely urban units.

Rooms and persons.--The trend toward building homes with fewer rooms and the effect of

converting large units into smaller units are reflected in the decrease in the size of dwelling units since 1940. The median was 5.2 in 1950 and 5.4 in 1940. The 1- and 2-room units constituted 5 percent of the total dwelling units in 1950, and the units with 7 rooms or more constituted 20 percent.

Compared with the entire United States, Massachusetts had, on the average, considerably larger dwelling units; the median for the United States was 4.8 rooms.

Households were smaller in 1950; the median number of persons in a household was 3.2 in 1950 and 3.4 in 1940. Approximately one-half the units in 1950 contained 2 or 3 persons.

There was a faster growth of households than of population during the last 10 years, primarily because of the large number of marriages during the decade. The number of households increased by 16 percent, whereas the population in households increased by 6 percent.

Even though there was a large increase in the number of households, there has been little change proportionately in the sharing of homes since 1940. Married couples who did not have their own households but were sharing the homes of others amounted to 82,000 or 8 percent of the total married couples in 1950, compared with 57,000 or about the same proportion in 1940.

Condition and plumbing facilities.--About 79 percent of the dwelling units had hot running water, were equipped with a private bath and private flush toilet in the structure, and were not dilapidated. This proportion was higher than the comparable figure for the whole United States which was approximately 64 percent. The proportion was five-sixths for the urban dwelling units in the State and four-sixths for the rural units.

Rent.--The rent level in Massachusetts was below the average for the Nation. The median monthly rent for nonfarm rental units was \$32 compared with \$35 for all of the United States. Five-tenths of the rental units in the State rented between \$20 and \$39 and one-tenth rented for \$60 or more. Rental units included renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

Value.--The median price which nonfarm home owners estimated their properties would sell for was \$9,700, which was considerably higher than the \$7,400 median for the United States as a whole. One-tenth were estimated to sell for less than \$5,000 and about two-tenths were estimated at \$15,000 or more. These properties include 1-dwelling-unit owner-occupied structures and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

¹ U. S. Bureau of the Census, "Housing Characteristics of the United States: April 1, 1950," Preliminary Reports, 1950 Census of Housing, Series HC-5, No. 1.

SOURCE AND RELIABILITY OF DATA

heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent. Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940. Because the 1950 value data in this report are combined for owner-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median contract monthly rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

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Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 2,500 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 810 census enumeration districts systematically selected from all enumeration districts throughout the State. Although the figures are based on data transcribed from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest thousand; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
10,000.....	5,000	250,000.....	26,000
25,000.....	8,000	500,000.....	35,000
50,000.....	12,000	1,000,000.....	46,000
100,000.....	16,000	1,301,000.....	51,000

To illustrate, there are an estimated 264,000 rural dwelling units in the State. The sampling variability is about 27,000. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 237,000 and 291,000.

In addition to the estimated number of dwelling units with specified characteristics,

the 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:				
	100,000	250,000	500,000	1,000,000	1,301,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:				
2 or 98	2.3	1.5	1.0	0.7	0.6
5 or 95	3.6	2.3	1.6	1.4	1.0
10 or 90	5.0	3.2	2.2	1.6	1.4
25 or 75	7.2	4.6	3.2	2.3	2.0
50	8.3	5.3	3.7	2.6	2.3

To illustrate, of the estimated 264,000 rural dwelling units in the State, 76.1 percent were in 1-dwelling-unit detached structures without business. The sampling variability is about 4.5 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 71.6 percent and 80.6 percent.

The tables in the report also show the percent change from 1940 to 1950 for many of the characteristics of dwelling units. The 1940 figures are used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sam-

pling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950 divided by the 1940 figure for that characteristic.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Urban and rural areas.--According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas, around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

Farm and nonfarm residence.--In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent was paid for the house and yard only were classified as non-farm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts were classified as nonfarm.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living

quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or of a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Population in dwelling units.--The population count shown in table 1 represents the population in living quarters which are defined as dwelling units. It excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts. The population in dwelling units is used in computing population per occupied dwelling unit; in the 1940 Census

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

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To illustrate, of the estimated 264,000 rural dwelling units in the State, 76.1 percent were in 1-dwelling-unit detached structures without business. The sampling variability is about 4.5 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 71.6 percent and 80.6 percent.

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Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living

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In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or of a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Population in dwelling units.--The population count shown in table 1 represents the population in living quarters which are defined as dwelling units. It excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts. The population in dwelling units is used in computing population per occupied dwelling unit; in the 1940 Census

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

Reports on Housing, the total population was used in the computation.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures. A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data as they are presented in this report. The category "1-dwelling-unit detached without business" of 1950 is comparable to the "1-family detached" of 1940. Units in the "Other 1- to 4-dwelling-unit" group of 1950

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are comparable to the dwelling units in the combined 1940 count of "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture,

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Table 2.--NUMBER OF ROOMS IN DWELLING UNITS, FOR MASSACHUSETTS, URBAN AND RURAL: 1950 AND 1940
(Percent change, 1940 to 1950, not shown where 1950 figure is less than 100,000)

Rooms	1950						1940, total		Percent change, 1940 to 1950
	Total		Urban		Rural		Number	Percent	
	Number	Percent	Number	Percent	Number	Percent			
All dwelling units.....	1,400,000	-	1,136,000	-	264,000	-	1,221,252	-	14.6
Number reporting.....	1,362,000	100.0	1,117,000	100.0	246,000	100.0	1,201,830	100.0	-
1 room.....	19,000	1.4	14,000	1.3	5,000	2.0	16,451	1.4	-
2 rooms.....	51,000	3.7	44,000	3.9	7,000	2.8	36,932	3.1	-
3 rooms.....	128,000	9.4	110,000	9.8	18,000	7.3	91,241	7.6	40.3
4 rooms.....	253,000	18.6	202,000	18.2	51,000	20.7	196,016	16.3	29.1
5 rooms.....	340,000	25.0	282,000	25.2	59,000	24.0	300,548	25.0	13.1
6 rooms.....	293,000	21.5	247,000	22.1	45,000	18.3	269,650	22.4	8.7
7 rooms.....	124,000	9.1	96,000	8.6	28,000	11.4	125,812	10.5	-1.4
8 rooms or more.....	155,000	11.4	122,000	10.9	32,000	13.0	165,180	13.7	-6.2
Median number of rooms.....	5.2	-	5.2	-	5.2	-	5.4	-	-

Table 3.--TENURE, NUMBER OF PERSONS, AND PERSONS PER ROOM IN OCCUPIED DWELLING UNITS, FOR MASSACHUSETTS, URBAN AND RURAL: 1950 AND 1940
(Percent change, 1940 to 1950, not shown where 1950 figure is less than 100,000)

Subject	1950						1940, total		Percent change, 1940 to 1950
	Total		Urban		Rural		Number	Percent	
	Number	Percent	Number	Percent	Number	Percent			
Occupied dwelling units..	1,301,000	100.0	1,109,000	100.0	192,000	100.0	1,120,694	100.0	16.1
TENURE									
Owner occupied.....	627,000	48.2	484,000	43.6	143,000	74.5	426,785	38.1	46.9
Renter occupied.....	673,000	51.7	625,000	56.4	49,000	25.5	693,909	61.9	-3.0
NUMBER OF PERSONS									
1 person.....	102,000	7.8	89,000	8.0	13,000	6.8	81,004	7.2	25.9
2 persons.....	328,000	25.2	277,000	25.0	51,000	26.6	262,362	23.4	25.0
3 persons.....	306,000	23.5	264,000	23.8	42,000	21.9	250,866	22.4	22.0
4 persons.....	247,000	19.0	210,000	18.9	37,000	19.3	209,735	18.7	17.8
5 persons.....	163,000	12.5	143,000	12.9	20,000	10.4	138,057	12.3	18.1
6 persons.....	81,000	6.2	65,000	5.9	15,000	7.8	80,809	7.2	-
7 persons or more.....	73,000	5.6	60,000	5.4	13,000	6.8	97,861	8.7	-
Median number of persons.....	3.2	-	3.2	-	3.3	-	3.4	-	-
PERSONS PER ROOM									
Number reporting.....	1,284,000	100.0	1,096,000	100.0	188,000	100.0	1,105,354	100.0	-
1.00 or less.....	1,161,000	90.4	991,000	90.4	170,000	90.4	976,079	88.3	18.9
1.01 to 1.50.....	99,000	7.7	84,000	7.7	15,000	8.0	99,488	9.0	-
1.51 or more.....	24,000	1.9	21,000	1.9	3,000	1.6	29,787	2.7	-

Table 4.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR MASSACHUSETTS, URBAN AND RURAL: 1950 AND 1940

Type of structure	1950						1940, total	
	Total		Urban		Rural		Number	Percent
	Number	Percent	Number	Percent	Number	Percent		
All dwelling units.....	1,400,000	100.0	1,136,000	100.0	264,000	100.0	1,221,252	100.0
1 dwelling unit detached without business.....	549,000	39.2	348,000	30.6	201,000	76.1	482,427	39.5
Other 1 to 4 dwelling unit.....	656,000	46.9	600,000	52.8	56,000	21.2	585,764	48.0
5 dwelling unit or more.....	195,000	13.9	188,000	16.5	7,000	2.7	153,061	12.5

Table 5.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR MASSACHUSETTS, URBAN AND RURAL: 1950

(Percent not shown where base is less than 100,000)

Condition and plumbing facilities	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
All dwelling units.....	1,400,000	-	1,136,000	-	264,000	-
Number reporting condition and plumbing facilities....	1,355,000	100.0	1,113,000	100.0	243,000	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	1,068,000	78.8	912,000	81.9	156,000	64.2
Not dilapidated, with private toilet and bath, and only cold running water.....	105,000	7.7	77,000	6.9	27,000	11.1
Not dilapidated, with running water, lacking private toilet or bath.....	113,000	8.3	87,000	7.8	26,000	10.7
Dilapidated or no running water.....	70,000	5.2	37,000	3.3	33,000	13.6
Renter occupied.....	673,000	-	625,000	-	49,000	-
Number reporting condition and plumbing facilities....	662,000	100.0	616,000	100.0	46,000	-
Not dilapidated, with private toilet and bath, and hot running water.....	490,000	74.0	464,000	75.3	26,000	-
Not dilapidated, with private toilet and bath, and only cold running water.....	64,000	9.7	60,000	9.7	5,000	-
Not dilapidated, with running water, lacking private toilet or bath.....	76,000	11.5	68,000	11.0	9,000	-
Dilapidated or no running water.....	31,000	4.7	25,000	4.1	7,000	-

Table 6.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR MASSACHUSETTS: 1950

Contract monthly rent	Number	Percent
All urban and rural-nonfarm dwelling units.....	1,378,000	-
Renter-occupied dwelling units, and vacant ¹ units for rent....	677,000	-
Number reporting ²	640,000	100.0
Under \$10.....	2,000	0.3
\$10 to \$19.....	88,000	13.8
\$20 to \$29.....	189,000	29.5
\$30 to \$39.....	144,000	22.5
\$40 to \$49.....	106,000	16.6
\$50 to \$59.....	40,000	6.3
\$60 to \$74.....	40,000	6.3
\$75 to \$99.....	18,000	2.8
\$100 or more.....	11,000	1.7
Median rent.....	\$32	-

¹ Excludes seasonal and dilapidated vacant units.

² Excludes units occupied rent free.

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Table 7.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR MASSACHUSETTS: 1950

Value of one-dwelling-unit structures	Number	Percent
All urban and rural-nonfarm dwelling units.....	1,378,000	-
Owner-occupied dwelling units, and vacant ¹ units for sale only	398,000	-
Number reporting.....	387,000	100.
Under \$2,000.....	9,000	2.
\$2,000 to \$2,999.....	6,000	1.
\$3,000 to \$4,999.....	30,000	7.
\$5,000 to \$7,499.....	70,000	18.
\$7,500 to \$9,999.....	86,000	22.
\$10,000 to \$14,999.....	114,000	29.
\$15,000 to \$19,999.....	47,000	12.
\$20,000 or more.....	25,000	6.
Median value.....	\$9,700	-

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

April 26, 1951

Washington 25, D. C.

Series HC-4, No. 4

HOUSING CHARACTERISTICS OF MICHIGAN: APRIL 1, 1950

(The reports in this series are numbered in alphabetical order according to the names of the States. The number of the report, therefore, does not indicate the sequence of publication. Reports will be issued in this series for the 10 States with the largest population in 1940, followed by Hawaii and Puerto Rico)

Home ownership is substantially greater in Michigan, the average size of household is smaller, and dwelling units average fewer rooms than 10 years ago, according to preliminary sample data from the 1950 Census of Housing.

The number of dwelling units increased faster than population in the past decade. The total number of dwelling units is approximately 1,932,000 or about 27 percent more than in 1940. For the same period, population in dwelling units gained 19 percent.

About two-thirds of the total occupied dwelling units are owner-occupied. The shift from renter to owner occupancy since 1940 has been considerable. Homes occupied by their owners increased by 53 percent, in contrast to the net decrease of 9 percent in the number occupied by renters.

On the average, households consist of fewer persons, the median being 3.1 in 1950 and 3.3 in 1940; also, dwelling units contain fewer rooms, a median of 5.1 in 1950 compared with 5.3 in 1940.

Approximately 7 out of 10 dwelling units have hot running water, are equipped with a

private bath and flush toilet, and are not dilapidated.

For nonfarm rental homes, the median monthly rent is \$40. The median value of nonfarm 1-dwelling-unit owner homes is \$7,200.

Figures on these and other housing characteristics in the State were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." It can be seen from the tables in that section that the smaller figures should be interpreted with particular care, as should also small differences between figures.

Inventory.--The total number of dwelling units in Michigan in April 1950 was approximately 1,932,000, an increase of 413,000, or about 27 percent, over the 1,519,000 dwelling units in 1940. Most of the increase was the result of new construction; however, some units resulted from conversions which increased the number of dwelling units in existing structures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR MICHIGAN, URBAN AND RURAL: 1950

Subject	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
OCCUPANCY						
All dwelling units.....	1,932,000	100.0	1,286,000	100.0	646,000	100.0
Occupied dwelling units.....	1,744,000	90.3	1,249,000	97.1	495,000	76.6
Owner occupied.....	1,180,000	61.1	789,000	61.4	391,000	60.5
Renter occupied.....	564,000	29.2	460,000	35.8	104,000	16.1
Vacant dwelling units.....	188,000	9.7	37,000	2.9	151,000	23.4
Nonseasonal not dilapidated, for rent or sale.....	25,000	1.3	14,000	1.1	10,000	1.5
POPULATION						
Population in dwelling units.....	6,096,000	-	4,271,000	-	1,825,000	-
Population per occupied dwelling unit....	3.5	-	3.4	-	3.7	-

PRELIMINARY

Urban and rural-nonfarm dwelling units amounted to 1,731,000, or about nine-tenths of the total; the remaining 200,000 were dwelling units on rural farms. Urban dwelling units alone constituted 1,286,000 or two-thirds of the total dwelling units in the State.

The preliminary data indicate a gross vacancy rate of 9.7 percent or a total of 188,000 vacant units. An analysis of their characteristics, however, indicates that the available vacancy rate was relatively small, 1.3 percent of the total dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale. Of the remaining vacancies, three-fifths were for seasonal use and two-fifths were nonseasonal units either held off the rental or sale market or dilapidated.

Tenure.--One of the most significant developments since 1940 is the substantial increase in home ownership. The gain resulted not only from new construction but also from the sale of existing rental homes for owner occupancy. There were 1,180,000 owner-occupied units, or 68 percent of the total occupied dwelling units in 1950, compared with 774,000, or 55 percent, in 1940. The percentage of home ownership in 1950 was considerably higher than the figure for the United States as a whole, which was 55 percent of all occupied dwelling units.¹

Type of structure.--About seven-tenths of the dwelling units were in 1-dwelling-unit detached structures without business. The proportion ranged from 62 percent for urban units to 95 percent for rural-farm units. A small proportion (6 percent) of all dwelling units in the State were in multi-unit structures containing 5 or more dwelling units; practically all of these were urban units.

Rooms and persons.--The trend toward building homes with fewer rooms and the effect of converting large units into smaller units are reflected in the decrease in size of dwelling units since 1940. The median was 5.1 rooms in 1950 and 5.3 in 1940. Compared with the entire United States, Michigan had, on the average, larger units; the median for the United States was 4.6 rooms.

For the State, 1- and 2-room units constituted 7 percent of the total dwelling units

in 1950, and units with 7 rooms or more constituted 20 percent.

On the average, farm units in 1950 were considerably larger than nonfarm units. The median number of rooms was 6.5 for farm units and 5.0 for nonfarm units.

Households were smaller in 1950; the median number of persons in a household was 3.1 in 1950 and 3.3 in 1940. Approximately half the units contained 2 or 3 persons.

There was a faster growth of households than of population during the last 10 years, primarily because of the large number of marriages during the decade. The number of households in the State increased by 25 percent, whereas the population in households increased by 19 percent.

Even though there was a large increase in the number of households, there has been no change proportionately in the sharing of homes since 1940. Married couples who did not have their own households but were sharing the homes of others amounted to 106,000, or 7 percent of the total married couples in 1950, compared with 100,000 or about the same proportion in 1940.

Condition and plumbing facilities.--Approximately 7 out of 10 dwelling units had hot running water, were equipped with a private bath and private flush toilet in the structure, and were not dilapidated. This proportion was a little higher than the comparable figure for the whole United States, which was about 64 percent. The proportion ranged from 83 percent for the urban units in the State to 38 percent for the rural-farm units.

Rent.--The rent level in Michigan was above the average for the Nation. The median monthly rent for nonfarm rental units was \$40 compared with \$35 for all of the United States. About one-fourth of the rental units in the State were renting for less than \$30 and one-fourth were renting for \$50 or more. Rental units include renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

Value.--The median price which nonfarm home owners estimated their properties would sell for was \$7,200, about the same as the median for the United States as a whole. Approximately one-fourth were estimated to sell for less than \$5,000 and one-fourth were estimated at \$10,000 or more. These properties include 1-dwelling-unit owner-occupied structures and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

¹ U. S. Bureau of the Census, "Housing Characteristics of the United States: April 1, 1950," Preliminary Reports, 1950 Census of Housing, Series HC-5, No. 1.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Urban and rural areas.--According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas, around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

Farm and nonfarm residence.--In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent was paid for the house and yard only were classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts were classified as nonfarm.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living

quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or of a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Population in dwelling units.--The population count shown in table 1 represents the population in living quarters which are defined as dwelling units. It excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts. The population in dwelling units is used in computing population per occupied dwelling unit; in the 1940 Census

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

Reports on Housing, the total population was used in the computation.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures. A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data as they are presented in this report. The category "1-dwelling unit detached without business" of 1950 is comparable to the "1-family detached" of 1940. Units in the "Other 1- to 4-dwelling-unit" group of 1950

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are comparable to the dwelling units in the combined 1940 count of "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture,

heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent. Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940. Because the 1950 value data in this report are combined for owner-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median contract monthly rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 2,600 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 780 census enumeration districts systematically selected from all enumeration districts throughout the State. Although the figures are based on data transcribed from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest thousand; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
10,000.....	6,000	250,000.....	29,000
25,000.....	9,000	500,000.....	40,000
50,000.....	13,000	1,000,000.....	57,000
75,000.....	16,000	1,500,000.....	68,000
100,000.....	18,000	1,744,000.....	72,000

To illustrate, there are an estimated 446,000 rural-nonfarm dwelling units in the State. The sampling variability is about 38,000. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 408,000 and 484,000.

In addition to the estimated number of dwelling units with specified characteristics,

the 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:				
	100,000	250,000	500,000	1,000,000	1,744,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:				
2 or 98	2.6	1.6	1.2	0.8	0.6
5 or 95	4.1	2.6	1.8	1.3	1.0
10 or 90	5.6	3.5	2.5	1.8	1.3
25 or 75	8.1	5.1	3.6	2.5	1.9
50	9.3	5.9	4.2	2.9	2.2

To illustrate, of the estimated 446,000 rural-nonfarm dwelling units in the State, 89.9 percent were in 1-dwelling-unit detached structures without business. The sampling variability is about 2.7 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 87.2 percent and 92.6 percent.

The tables in the report also show the percent change from 1940 to 1950 for many of the characteristics of dwelling units. The 1940 figures are used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sam-

pling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950 divided by the 1940 figure for that characteristic.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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SOURCE AND RELIABILITY OF DATA

heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent. Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940. Because the 1950 value data in this report are combined for owner-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median contract monthly rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 2,600 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 780 census enumeration districts systematically selected from all enumeration districts throughout the State. Although the figures are based on data transcribed from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest thousand; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
10,000.....:	6,000	250,000.....	29,000
25,000.....	9,000	500,000.....	40,000
50,000.....	13,000	1,000,000.....	57,000
75,000.....	16,000	1,500,000.....	68,000
100,000.....	18,000	1,744,000.....	72,000

To illustrate, there are an estimated 446,000 rural-nonfarm dwelling units in the State. The sampling variability is about 38,000. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 408,000 and 484,000.

In addition to the estimated number of dwelling units with specified characteristics,

the 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:				
	100,000	250,000	500,000	1,000,000	1,744,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:				
2 or 58	2.6	1.6	1.2	0.8	0.6
5 or 95	4.1	2.6	1.8	1.3	1.0
10 or 90	5.6	3.5	2.5	1.8	1.3
25 or 75	8.1	5.1	3.6	2.5	1.9
50	9.3	5.9	4.2	2.9	2.2

To illustrate, of the estimated 446,000 rural-nonfarm dwelling units in the State, 89.9 percent were in 1-dwelling-unit detached structures without business. The sampling variability is about 2.7 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 87.2 percent and 92.6 percent.

The tables in the report also show the percent change from 1940 to 1950 for many of the characteristics of dwelling units. The 1940 figures are used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sam-

pling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950 divided by the 1940 figure for that characteristic.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--NUMBER OF ROOMS IN DWELLING UNITS, FOR MICHIGAN, URBAN AND RURAL: 1950 AND 1940
(Percent change, 1940 to 1950, not shown where 1950 figure is less than 100,000)

Rooms	1950										1940, total		Percent change, 1940 to 1950
	Total		Urban and rural nonfarm						Rural farm				
			Total		Urban		Rural nonfarm						
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	
All dwelling units.....	1,932,000	-	1,731,000	-	1,286,000	-	446,000	-	200,000	-	1,519,378	-	27.2
Number reporting.....	1,878,000	100.0	1,685,000	100.0	1,269,000	100.0	416,000	100.0	193,000	100.0	1,500,845	100.0	-
1 room.....	39,000	2.0	37,000	2.2	21,000	1.7	16,000	3.8	2,000	1.0	36,312	2.4	-
2 rooms.....	89,000	4.7	85,000	5.0	57,000	4.5	28,000	6.7	4,000	2.1	73,600	4.9	-
3 rooms.....	204,000	10.9	193,000	11.5	148,000	11.7	45,000	10.8	10,000	5.2	140,010	9.3	45.7
4 rooms.....	312,000	16.6	295,000	17.5	207,000	16.3	88,000	21.2	16,000	8.3	195,942	13.1	59.2
5 rooms.....	491,000	26.1	460,000	27.3	362,000	28.5	98,000	23.6	31,000	16.1	361,443	24.1	35.8
6 rooms.....	371,000	19.8	336,000	19.9	270,000	21.3	66,000	15.9	35,000	18.1	311,844	20.8	19.0
7 rooms.....	187,000	10.0	149,000	8.8	108,000	8.5	41,000	9.9	38,000	19.7	171,309	11.4	9.2
8 rooms or more.....	185,000	9.9	131,000	7.8	96,000	7.6	34,000	8.2	55,000	28.5	210,385	14.0	-12.1
Median number of rooms.....	5.1	-	5.0	-	5.1	-	4.8	-	6.5	-	5.3	-	-

Table 3.--TENURE, NUMBER OF PERSONS, AND PERSONS PER ROOM, IN OCCUPIED DWELLING UNITS, FOR MICHIGAN, URBAN AND RURAL: 1950 AND 1940
(Percent change, 1940 to 1950, not shown where 1950 figure is less than 100,000)

Subject	1950										1940, total		Percent change, 1940 to 1950
	Total		Urban and rural nonfarm						Rural farm				
			Total		Urban		Rural nonfarm						
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	
Occupied dwelling units..	1,744,000	100.0	1,562,000	100.0	1,249,000	100.0	313,000	100.0	182,000	100.0	1,396,014	100.0	24.9
TENURE													
Owner occupied.....	1,180,000	67.7	1,031,000	66.0	789,000	63.2	242,000	77.3	149,000	81.9	773,755	55.4	52.5
Renter occupied.....	564,000	32.3	531,000	34.0	460,000	36.8	71,000	22.7	33,000	18.1	622,259	44.6	-9.4
NUMBER OF PERSONS													
1 person.....	137,000	7.9	128,000	8.2	96,000	7.7	32,000	10.2	9,000	4.9	91,065	6.5	50.4
2 persons.....	499,000	28.6	441,000	28.2	359,000	28.7	82,000	26.2	58,000	31.9	345,863	24.8	44.3
3 persons.....	370,000	21.2	333,000	21.3	274,000	21.9	59,000	18.8	37,000	20.3	315,921	22.6	17.1
4 persons.....	346,000	19.8	307,000	19.7	246,000	19.7	62,000	19.8	39,000	21.4	265,553	19.0	30.3
5 persons.....	200,000	11.5	176,000	11.3	134,000	10.7	41,000	13.1	25,000	13.7	169,473	12.1	18.0
6 persons.....	93,000	5.3	84,000	5.4	63,000	5.0	21,000	6.7	9,000	4.9	97,313	7.0	-
7 persons or more.....	98,000	5.6	92,000	5.9	77,000	6.2	16,000	5.1	6,000	3.3	110,826	7.9	-
Median number of persons.....	3.1	-	3.1	-	3.1	-	3.2	-	3.1	-	3.3	-	-
PERSONS PER ROOM													
Number reporting.....	1,724,000	100.0	1,545,000	100.0	1,237,000	100.0	308,000	100.0	179,000	100.0	1,383,109	100.0	-
1.00 or less.....	1,524,000	88.4	1,357,000	87.8	1,098,000	88.8	260,000	84.4	167,000	93.3	1,203,916	87.0	26.6
1.01 to 1.50.....	137,000	7.9	131,000	8.5	98,000	7.9	32,000	10.4	6,000	3.4	122,517	8.9	11.8
1.51 or more.....	63,000	3.7	57,000	3.7	41,000	3.3	16,000	5.2	6,000	3.4	56,676	4.1	-

Table 4.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR MICHIGAN, URBAN AND RURAL: 1950 AND 1940

Type of structure	1950										1940, total	
	Total		Urban and rural nonfarm						Rural farm			
			Total		Urban		Rural nonfarm					
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent
All dwelling units.....	1,932,000	100.0	1,731,000	100.0	1,286,000	100.0	446,000	100.0	200,000	100.0	1,519,378	100.0
1 dwelling unit detached without business.....	1,388,000	71.8	1,199,000	69.3	798,000	62.1	401,000	89.9	189,000	94.5	1,048,621	69.0
Other 1 to 4 dwelling unit.....	424,000	21.9	413,000	23.9	370,000	28.8	43,000	9.6	11,000	5.5	360,380	23.7
5 dwelling unit or more.....	120,000	6.2	120,000	6.9	118,000	9.2	2,000	0.4	-	-	110,377	7.3

Table 5.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR MICHIGAN, URBAN AND RURAL: 1950
(Percent not shown where base is less than 100,000)

Condition and plumbing facilities	Total		Urban and rural nonfarm					Rural farm		
			Total		Urban		Rural nonfarm			
	Number	Per- cent	Number	Per- cent	Number	Per- cent	Number	Per- cent	Number	Per- cent
All dwelling units.....	1,932,000	-	1,731,000	-	1,286,000	-	446,000	-	200,000	-
Number reporting condition and plumbing facilities.	1,855,000	100.0	1,662,000	100.0	1,245,000	100.0	417,000	100.0	193,000	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	1,283,000	69.2	1,211,000	72.9	1,031,000	82.8	179,000	42.9	73,000	37.8
Not dilapidated, with private toilet and bath, and only cold running water.....	59,000	3.2	49,000	2.9	28,000	2.2	21,000	5.0	10,000	5.2
Not dilapidated, with running water, lacking private toilet or bath.....	242,000	13.0	201,000	12.1	110,000	8.8	91,000	21.8	40,000	20.7
Dilapidated or no running water.....	271,000	14.6	201,000	12.1	75,000	6.0	125,000	30.0	70,000	36.3
Renter occupied.....	564,000	-	531,000	-	460,000	-	71,000	-	33,000	-
Number reporting condition and plumbing facilities.	546,000	100.0	514,000	100.0	445,000	100.0	69,000	-	32,000	-
Not dilapidated, with private toilet and bath, and hot running water.....	373,000	68.3	365,000	71.0	337,000	75.7	28,000	-	8,000	-
Not dilapidated, with private toilet and bath, and only cold running water.....	15,000	2.7	12,000	2.3	9,000	2.0	3,000	-	2,000	-
Not dilapidated, with running water, lacking private toilet or bath.....	75,000	13.7	72,000	14.0	59,000	13.3	13,000	-	3,000	-
Dilapidated or no running water.....	84,000	15.4	64,000	12.5	39,000	8.8	26,000	-	19,000	-

Table 6.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND
SELECTED VACANT DWELLING UNITS, FOR MICHIGAN: 1950
(Median and percent not shown where base is less than 100,000)

Contract monthly rent	Urban and rural nonfarm		Urban		Rural nonfarm	
	Number	Percent	Number	Percent	Number	Percent
Renter-occupied dwelling units; and vacant ¹ units for rent.....	539,000	-	463,000	-	76,000	-
Number reporting ²	492,000	100.0	433,000	100.0	59,000	-
Under \$10.....	10,000	2.0	3,000	0.7	7,000	-
\$10 to \$19.....	29,000	5.9	19,000	4.4	10,000	-
\$20 to \$29.....	90,000	18.3	75,000	17.3	15,000	-
\$30 to \$39.....	107,000	21.7	100,000	23.1	8,000	-
\$40 to \$49.....	129,000	26.2	120,000	27.7	9,000	-
\$50 to \$59.....	67,000	13.6	61,000	14.1	7,000	-
\$60 to \$74.....	38,000	7.7	35,000	8.1	2,000	-
\$75 to \$99.....	20,000	4.1	18,000	4.2	2,000	-
\$100 or more.....	3,000	0.6	2,000	0.5	1,000	-
Median rent.....	\$40	-	\$41	-	-	-

¹ Excludes seasonal and dilapidated vacant units.
² Excludes units occupied rent free.

Table 7.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR MICHIGAN: 1950

Value of one dwelling unit structures	Urban and rural nonfarm		Urban		Rural nonfarm	
	Number	Percent	Number	Percent	Number	Percent
Owner-occupied dwelling units; and vacant ¹ units for sale only.....	884,000	-	673,000	-	211,000	-
Number reporting.....	829,000	100.0	645,000	100.0	184,000	100.0
Under \$2,000.....	38,000	4.6	17,000	2.6	20,000	10.9
\$2,000 to \$2,999.....	38,000	4.6	17,000	2.6	21,000	11.4
\$3,000 to \$4,999.....	133,000	16.0	81,000	12.6	52,000	28.3
\$5,000 to \$7,499.....	227,000	27.4	177,000	27.4	49,000	26.6
\$7,500 to \$9,999.....	180,000	21.7	161,000	25.0	19,000	10.3
\$10,000 to \$14,999.....	149,000	18.0	133,000	20.6	16,000	8.7
\$15,000 to \$19,999.....	39,000	4.7	34,000	5.3	5,000	2.7
\$20,000 or more.....	26,000	3.1	25,000	3.9	2,000	1.1
Median value.....	\$7,200	-	\$7,900	-	\$4,900	-

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

May 3, 1951

Washington 25, D. C.

Series HC-4, No. 5

HOUSING CHARACTERISTICS OF MISSOURI: APRIL 1, 1950

(The reports in this series are numbered in alphabetical order according to the names of the States. The number of the report, therefore, does not indicate the sequence of publication. Reports will be issued in this series for the 10 States with the largest population in 1940, followed by Hawaii and Puerto Rico)

Home ownership is substantially greater in Missouri, dwelling units average about the same number of rooms, and the average size of household is smaller than 10 years ago, according to preliminary sample data from the 1950 Census of Housing.

The number of dwelling units increased much faster than population in the past decade. The total number of dwelling units is approximately 1,283,000 or about 18 percent more than in 1940. For the same period, population in dwelling units gained 3 percent.

About three-fifths of the total occupied dwelling units are owner-occupied. The shift from renter to owner occupancy since 1940 has been considerable. Homes occupied by their owners increased by 48 percent, in contrast to the net decrease of 16 percent in the number occupied by renters.

On the average, households consist of fewer persons, the median being 2.8 in 1950 and 3.1 in 1940. The median number of rooms

in a dwelling unit in 1950 is 4.4, about the same as in 1940.

Approximately half the dwelling units have hot running water, are equipped with a private bath and flush toilet, and are not dilapidated.

For nonfarm rental homes, the median monthly rent is \$29. The median value of nonfarm 1-dwelling-unit owner homes is \$8,300.

Figures on these and other housing characteristics in the State were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

Because the data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." It can be seen from the tables in that section that the smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR MISSOURI, URBAN AND RURAL: 1950

Subject	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
OCCUPANCY						
All dwelling units.....	1,283,000	100.0	764,000	100.0	519,000	100.0
Occupied dwelling units.....	1,203,000	93.8	745,000	97.5	459,000	88.4
Owner occupied.....	702,000	54.7	383,000	50.1	319,000	61.5
Renter occupied.....	502,000	39.1	362,000	47.4	139,000	26.8
Vacant dwelling units.....	79,000	6.2	19,000	2.5	61,000	11.8
Nonseasonal not dilapidated, for rent or sale.....	13,000	1.0	8,000	1.0	4,000	0.8
POPULATION						
Population in dwelling units.....	3,802,000	-	2,309,000	-	1,493,000	-
Population per occupied dwelling unit...	3.2	-	3.1	-	3.3	-

P R E L I M I N A R Y

Inventory.--The total number of dwelling units in Missouri in April 1950 was approximately 1,283,000, an increase of 143,000, or about 13 percent, over the 1,140,000 dwelling units in 1940. Most of the increase was the result of new construction; however, some units resulted from conversions which increased the number of dwelling units in existing structures.

Urban and rural-nonfarm dwelling units amounted to 1,013,000, or four-fifths of the total; the remaining 270,000 were dwelling units on rural farms. Urban units alone amounted to 764,000 or about three-fifths of the total dwelling units in the State.

The preliminary data indicate a gross vacancy rate of 6.2 percent or a total of 79,000 vacant units. An analysis of their characteristics, however, indicates that the available vacancy rate was relatively small, 1.0 percent of the total dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale. Of the remaining vacancies, about three-tenths were for seasonal use and seven-tenths were nonseasonal units either held off the rental or sale market or dilapidated.

Tenure.--One of the most significant developments since 1940 is the substantial increase in home ownership. The gain resulted not only from new construction but also from the sale of existing rental homes for owner occupancy. There were 702,000 owner-occupied units, or 58 percent of the total occupied dwelling units in 1950, compared with 473,000, or 44 percent, in 1940. The percentage of home ownership in 1950 was slightly higher than the figure for the United States as a whole, which was 55 percent of all occupied dwelling units.¹

Type of structure.--Two-thirds of the dwelling units in the State were in 1-dwelling-unit detached structures without business. The proportion ranged from 51 percent for urban units to 96 percent for rural-farm units.

One-tenth of the total dwelling units were in multi-unit structures containing 5 or more dwelling units; practically all of these were in urban areas.

Rooms and persons.--The median number of rooms in a dwelling unit, 4.4 rooms, was about the same as 10 years ago. The 1- and 2-room units constituted 14 percent of the total dwelling units in 1950 and units with 7 rooms or more constituted 11 percent.

On the average, farm units in 1950 were larger than nonfarm units. The median for farm

units was 4.9 rooms which contrasts with the 4.2 for nonfarm units.

Households were smaller in 1950. The median number of persons in a household was 2.8 in 1950 and 3.1 in 1940. Approximately 55 percent of the units in 1950 contained 2 or 3 persons. Compared with the United States as a whole, Missouri had, on the average, fewer persons in a household. For the United States, the median number of persons in a household was 3.1 persons.

Farm households were larger than nonfarm households, the median being 3.0 for farm and 2.7 for nonfarm households.

The proportion of occupied dwelling units having more than 1.5 persons per room dropped from 11 percent in 1940 to 7 percent in 1950.

There was a faster growth of households than population during the last 10 years, primarily because of the large number of marriages during the decade. The number of households increased 13 percent, whereas the population in households increased by 3 percent.

Even though there was a large increase in the number of households, there has been little change proportionately in the sharing of homes since 1940. Married couples who did not have their own households but were sharing the homes of others amounted to 40,000 or 4 percent of the total married couples in 1950, compared with 53,000 or 6 percent in 1940.

Condition and plumbing facilities.--Less than 3 out of 6 dwelling units had hot running water, were equipped with a private bath and private flush toilet, and were not dilapidated. This ratio was lower than the comparable ratio for the whole United States, which was approximately 4 out of 6. The proportion ranged from almost seven-tenths for urban dwelling units in the State to only one-tenth for rural-farm units.

Rent.--The rent level in Missouri was below the average for the Nation. The median monthly rent for nonfarm rental units was \$29 compared with \$35 for all of the United States. Approximately three-tenths of the rental units in the State were renting for less than \$20 and two-tenths were renting for \$50 or more. Rental units include renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

Value.--The median price which nonfarm home owners estimated their properties would sell for was \$6,300, about \$1,100 lower than the \$7,400 median for the United States as a whole. About one-fifth were estimated to sell for less than \$3,000, and one-fourth were estimated at \$10,000 or more. These properties include 1-dwelling-unit owner-occupied structures and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

¹ U. S. Bureau of the Census, "Housing Characteristics of the United States: April 1, 1950," Preliminary Reports, 1950 Census of Housing, Series HC-5, No. 1.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Urban and rural areas.--According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas, around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

Farm and nonfarm residence.--In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent was paid for the house and yard only were classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts were classified as nonfarm.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling-unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or of a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Population in dwelling units.--The population count shown in table 1 represents the population in living quarters which are defined as dwelling units. It excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts. The population in dwelling units is used in computing population per occupied dwelling unit; in the 1940 Census

Reports on Housing, the total population was used in the computation.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures. A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data as they are presented in this report. The category "1-dwelling unit detached without business" of 1950 is comparable to the "1-family detached" of 1940. Units in the "Other 1- to 4-dwelling-unit" group of 1950

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are comparable to the dwelling units in the combined 1940 count of "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture,

heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent. Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940. Because the 1950 value data in this report are combined for owner-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median contract monthly rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

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SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 2,600 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 930 census enumeration districts systematically selected from all enumeration districts throughout the State. Although the figures are based on data transcribed from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest thousand; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
10,000.....	5,000	250,000.....	23,000
25,000.....	7,000	500,000.....	33,000
50,000.....	10,000	1,000,000.....	45,000
100,000.....	15,000	1,203,000.....	49,000

To illustrate, there are an estimated 249,000 rural-nonfarm dwelling units in the State. The sampling variability is about 23,000. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 226,000 and 272,000.

In addition to the estimated number of dwelling units with specified characteristics,

the 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:			
	100,000	250,000	500,000	1,203,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:			
2 or 98	2.0	1.3	0.9	0.6
5 or 95	3.2	2.0	1.4	0.9
10 or 90	4.4	2.8	1.9	1.3
25 or 75	6.3	4.0	2.8	1.8
50	7.3	4.6	3.2	2.1

To illustrate, of the estimated 249,000 rural-nonfarm dwelling units in the State, 86.7 percent were in 1-dwelling-unit detached structures without business. The sampling variability is about 3.8 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 82.9 percent and 90.5 percent.

The tables in the report also show the percent change from 1940 to 1950 for many of the characteristics of dwelling units. The 1940 figures are used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sam-

pling variability in these percentages is the variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950 divided by the 1940 figure for that characteristic.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--NUMBER OF ROOMS IN DWELLING UNITS, FOR MISSOURI, URBAN AND RURAL: 1950 AND 1940
(Percent change, 1940 to 1950, not shown where 1950 figure is less than 100,000)

Rooms	1950										1940, total		Percent change, 1940 to 1950
	Total		Urban and rural nonfarm						Rural farm				
			Total		Urban		Rural nonfarm						
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	
All dwelling units.....	1,283,000	-	1,013,000	-	764,000	-	249,000	-	270,000	-	1,140,493	-	12.5
Number reporting.....	1,255,000	100.0	991,000	100.0	748,000	100.0	243,000	100.0	264,000	100.0	1,126,368	100.0	-
1 room.....	42,000	3.3	37,000	3.7	30,000	4.0	7,000	2.9	4,000	1.5	48,356	4.3	-
2 rooms.....	129,000	10.3	117,000	11.8	88,000	11.8	28,000	11.5	12,000	4.5	123,413	11.0	4.5
3 rooms.....	202,000	16.1	172,000	17.4	139,000	18.6	33,000	13.6	30,000	11.4	211,944	18.8	-4.7
4 rooms.....	292,000	23.3	229,000	23.1	163,000	21.8	66,000	27.2	63,000	23.9	239,933	21.3	21.7
5 rooms.....	285,000	22.7	228,000	23.0	180,000	24.1	49,000	20.2	57,000	21.6	228,978	20.3	24.5
6 rooms.....	170,000	13.5	121,000	12.2	86,000	11.5	35,000	14.4	50,000	18.9	139,519	12.4	21.8
7 rooms.....	77,000	6.1	50,000	5.0	36,000	4.8	14,000	5.8	28,000	10.6	63,863	5.7	-
8 rooms or more.....	57,000	4.5	37,000	3.7	25,000	3.3	12,000	4.9	20,000	7.6	70,362	6.2	-
Median number of rooms.....	4.4	-	4.2	-	4.2	-	4.3	-	4.9	-	4.3	-	-

Table 3.--TENURE, NUMBER OF PERSONS, AND PERSONS PER ROOM, IN OCCUPIED DWELLINGS, FOR MISSOURI, URBAN AND RURAL: 1950 AND 1940
(Percent change, 1940 to 1950, not shown where 1950 figure is less than 100,000)

Subject	1950										1940, total		Percent change, 1940 to 1950
	Total		Urban and rural nonfarm						Rural farm				
			Total		Urban		Rural nonfarm						
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	
Occupied dwelling units..	1,203,000	100.0	967,000	100.0	745,000	100.0	222,000	100.0	237,000	100.0	1,068,642	100.0	12.6
TENURE													
Owner occupied.....	702,000	58.4	530,000	54.8	383,000	51.4	147,000	66.2	172,000	72.6	472,950	44.3	48.4
Renter occupied.....	502,000	41.7	437,000	45.2	362,000	48.6	75,000	33.8	65,000	27.4	595,692	55.7	-15.7
NUMBER OF PERSONS													
1 person.....	131,000	10.9	114,000	11.8	81,000	10.9	33,000	14.9	17,000	7.2	88,622	8.3	47.8
2 persons.....	403,000	33.5	325,000	33.6	256,000	34.4	69,000	31.1	78,000	32.9	305,294	28.6	32.0
3 persons.....	254,000	21.1	209,000	21.6	161,000	21.6	48,000	21.6	44,000	18.6	248,559	23.3	2.2
4 persons.....	202,000	16.8	166,000	17.2	128,000	17.2	38,000	17.1	36,000	15.2	182,790	17.1	10.5
5 persons.....	94,000	7.8	70,000	7.2	53,000	7.1	17,000	7.7	24,000	10.1	109,129	10.2	-
6 persons.....	66,000	5.5	48,000	5.0	36,000	4.8	12,000	5.4	18,000	7.6	61,449	5.8	-
7 persons or more.....	53,000	4.4	35,000	3.6	29,000	3.9	6,000	2.7	18,000	7.6	72,799	6.8	-
Median number of persons.....	2.8	-	2.7	-	2.7	-	2.7	-	3.0	-	3.1	-	-
PERSONS PER ROOM													
Number reporting.....	1,187,000	100.0	952,000	100.0	733,000	100.0	219,000	100.0	235,000	100.0	1,056,293	100.0	-
1.00 or less.....	982,000	82.7	788,000	82.8	603,000	82.3	185,000	84.5	194,000	82.6	824,259	78.0	19.1
1.01 to 1.50.....	126,000	10.6	98,000	10.3	78,000	10.6	20,000	9.1	28,000	11.9	120,615	11.4	4.5
1.51 or more.....	79,000	6.7	66,000	6.9	52,000	7.1	14,000	6.4	13,000	5.5	111,419	10.5	-

Table 4.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR MISSOURI, URBAN AND RURAL: 1950 AND 1940

Type of structure	1950										1940, total	
	Total		Urban and rural nonfarm						Rural farm			
			Total		Urban		Rural nonfarm					
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent
All dwelling units.....	1,283,000	100.0	1,013,000	100.0	764,000	100.0	249,000	100.0	270,000	100.0	1,140,493	100.0
1 dwelling unit detached without business.....	865,000	67.4	607,000	59.9	391,000	51.2	216,000	86.7	258,000	95.6	767,879	67.3
Other 1 to 4 dwelling unit.....	299,000	23.3	287,000	28.3	256,000	33.5	31,000	12.4	12,000	4.4	264,830	23.2
5 dwelling unit or more.....	119,000	9.3	119,000	11.7	116,000	15.2	3,000	1.2	-	-	107,784	9.5

Table 5.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR MISSOURI, URBAN AND RURAL: 1950
(Percent not shown where base is less than 100,000)

Condition and plumbing facilities	Total		Urban and rural nonfarm						Rural farm	
			Total		Urban		Rural nonfarm			
	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent
All dwelling units.....	1,283,000	-	1,013,000	-	764,000	-	249,000	-	270,000	-
Number reporting condition and plumbing facilities.	1,235,000	100.0	971,000	100.0	726,000	100.0	245,000	100.0	264,000	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	581,000	47.0	557,000	57.4	491,000	67.6	66,000	26.9	24,000	9.1
Not dilapidated, with private toilet and bath, and only cold running water.....	53,000	4.3	51,000	5.3	38,000	5.2	13,000	5.3	2,000	0.8
Not dilapidated, with running water, lacking private toilet or bath.....	168,000	13.6	143,000	14.7	112,000	15.4	31,000	12.7	24,000	9.1
Dilapidated or no running water.....	433,000	35.1	220,000	22.7	85,000	11.7	135,000	55.1	213,000	80.7
Renter occupied.....	502,000	-	437,000	-	362,000	-	75,000	-	65,000	-
Number reporting condition and plumbing facilities.	475,000	100.0	410,000	100.0	337,000	100.0	73,000	-	65,000	-
Not dilapidated, with private toilet and bath, and hot running water.....	196,000	41.3	192,000	46.8	178,000	52.8	14,000	-	4,000	-
Not dilapidated, with private toilet and bath, and only cold running water.....	25,000	5.3	25,000	6.1	22,000	6.5	3,000	-	-	-
Not dilapidated, with running water, lacking private toilet or bath.....	95,000	20.0	89,000	21.7	78,000	23.1	11,000	-	6,000	-
Dilapidated or no running water.....	159,000	33.5	105,000	25.6	59,000	17.5	46,000	-	54,000	-

Table 6.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR MISSOURI: 1950
(Median and percent not shown where base is less than 100,000)

Contract monthly rent	Urban and rural nonfarm		Urban		Rural nonfarm	
	Number	Percent	Number	Percent	Number	Percent
Renter-occupied dwelling units; and vacant ¹ units for rent.....	444,000	-	367,000	-	77,000	-
Number reporting ²	390,000	100.0	337,000	100.0	53,000	-
Under \$10.....	22,000	5.6	18,000	5.3	4,000	-
\$10 to \$19.....	92,000	23.6	70,000	20.8	22,000	-
\$20 to \$29.....	89,000	22.8	77,000	22.8	12,000	-
\$30 to \$39.....	68,000	17.4	60,000	17.8	8,000	-
\$40 to \$49.....	47,000	12.1	44,000	13.1	3,000	-
\$50 to \$59.....	32,000	8.2	29,000	8.6	3,000	-
\$60 to \$74.....	17,000	4.4	16,000	4.7	-	-
\$75 to \$99.....	16,000	4.1	16,000	4.7	-	-
\$100 or more.....	6,000	1.5	6,000	1.8	-	-
Median rent.....	\$29	-	\$30	-	-	-

¹ Excludes seasonal and dilapidated vacant units.
² Excludes units occupied rent free.

Table 7.--VALUE OF URBAN AND RURAL NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR MISSOURI: 1950

Value of one dwelling unit structures	Urban and rural nonfarm		Urban		Rural nonfarm	
	Number	Percent	Number	Percent	Number	Percent
Owner-occupied dwelling units; and vacant ¹ units for sale only.....	446,000	-	310,000	-	136,000	-
Number reporting.....	418,000	100.0	302,000	100.0	116,000	100.0
Under \$2,000.....	54,000	12.9	16,000	5.3	38,000	32.8
\$2,000 to \$2,999.....	31,000	7.4	16,000	5.3	16,000	13.8
\$3,000 to \$4,999.....	71,000	17.0	43,000	14.2	28,000	24.1
\$5,000 to \$7,499.....	95,000	22.7	75,000	24.8	20,000	17.2
\$7,500 to \$9,999.....	60,000	14.4	53,000	17.5	7,000	6.0
\$10,000 to \$14,999.....	72,000	17.2	68,000	22.5	4,000	3.4
\$15,000 to \$19,999.....	21,000	5.0	19,000	6.3	2,000	1.7
\$20,000 or more.....	13,000	3.1	13,000	4.3	-	-
Median value.....	\$6,300	-	\$7,500	-	\$3,200	-

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

June 11, 1951

Washington 25, D. C.

Series HC-4, No. 6

HOUSING CHARACTERISTICS OF NEW JERSEY: APRIL 1, 1950

(The reports in this series are numbered in alphabetical order according to the names of the States. The number of the report, therefore, does not indicate the sequence of publication. Reports will be issued in this series for the 10 States with the largest population in 1940, followed by Hawaii and Puerto Rico)

Home ownership is substantially greater in New Jersey, the average size of household is smaller, and dwelling units average fewer rooms than 10 years ago, according to preliminary sample data from the 1950 Census of Housing.

The number of dwelling units increased faster than population in the past decade. The total number of dwelling units is approximately 1,479,000, about 21 percent more than in 1940. For the same period, population in dwelling units gained 14 percent.

More than half the total occupied dwelling units are owner-occupied. The shift from renter to owner occupancy since 1940 has been considerable. Homes occupied by their owners increased by 64 percent, in contrast to very little change in the number occupied by renters.

On the average, households consist of fewer persons, the median being 3.2 in 1950 and 3.4 in 1940; also, dwelling units contain

fewer rooms, a median of 5.0 in 1950 compared with 5.3 in 1940.

Approximately 5 out of 6 dwelling units have hot running water, are equipped with a private bath and flush toilet, and are not dilapidated.

For nonfarm rental homes, the median monthly rent is \$40. The median value of nonfarm 1-dwelling-unit owner homes is \$10,200.

Figures on these and other housing characteristics in the State were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." It can be seen from the tables in that section that the smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR NEW JERSEY, URBAN AND RURAL: 1950

Subject	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
OCCUPANCY						
All dwelling units.....	1,479,000	100.0	1,245,000	100.0	234,000	100.0
Occupied dwelling units.....	1,344,000	90.9	1,185,000	95.2	160,000	68.4
Owner occupied.....	713,000	48.2	614,000	49.3	99,000	42.3
Renter occupied.....	631,000	42.7	570,000	45.8	61,000	26.1
Vacant dwelling units.....	134,000	9.1	60,000	4.8	74,000	31.6
Nonseasonal, not dilapidated, for rent or sale.....	24,000	1.6	19,000	1.5	5,000	2.1
POPULATION						
Population in dwelling units.....	4,648,000	...	4,058,000	...	590,000	...
Population per occupied dwelling unit...	3.5	...	3.4	...	3.7	...

Inventory.--The total number of dwelling units in New Jersey in April 1950 was approximately 1,479,000, an increase of 255,000, or about 21 percent, over the 1,224,000 dwelling units in 1940. Most of the increase was the result of new construction; however, some units resulted from conversions which increased the number of dwelling units in existing structures.

New Jersey is largely urban. Dwelling units in urban areas amounted to 1,245,000 or about five-sixths of the total; the remaining 234,000 units were located in rural areas.

The preliminary data indicate a gross vacancy rate of 9.1 percent or a total of 134,000 vacant units. An analysis of their characteristics, however, indicates that the available vacancy rate was relatively small, 1.6 percent of the total dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale. Of the remaining vacancies, two-thirds were for seasonal use and one-third were nonseasonal units either held off the rental or sale market or dilapidated.

Tenure.--One of the most significant developments since 1940 is the substantial increase in home ownership. The gain resulted not only from new construction but also from the sale of existing rental homes for owner occupancy. There were 713,000 owner-occupied units, or 53 percent of the total occupied dwelling units in 1950, compared with 434,000, or 39 percent, in 1940. The percentage of home ownership in 1950 was little different from the percentage for the United States as a whole.¹

Type of structure.--About 45 percent of the dwelling units were in 1-dwelling-unit detached structures without business. The proportion in urban areas was 39 percent and in rural areas, 81 percent.

Two-fifths (40 percent) of the total were units in other types of 1-dwelling-unit structures and in small multi-unit structures, those containing 2, 3, or 4 dwelling units.

The remaining 15 percent of the total were in structures containing 5 or more dwelling units; these were largely urban units.

Rooms and persons.--The trend toward building homes with fewer rooms and the effect of converting large units into smaller units are reflected in the decrease in the size of dwelling units since 1940. The median number of

rooms decreased from 5.3 rooms in 1940 to 5.0 rooms in 1950. Compared with the entire United States, New Jersey had larger units; the median for the United States was 4.6 rooms.

For the State, 1- and 2-room units constituted only 4 percent of the total dwelling units in 1950, and units with 7 rooms or more constituted 19 percent.

Households were smaller in 1950. The median number of persons in a household was 3.2 in 1950 and 3.4 in 1940. One-half the units contained 2 or 3 persons.

There was a faster growth of households than of population during the last 10 years, primarily because of the large number of marriages during the decade. The number of households increased by 22 percent, whereas the population in households increased by 14 percent.

Even though there was a large increase in the number of households, there has been no change proportionately in the sharing of homes since 1940. Married couples who did not have their own households but were sharing the homes of others amounted to 87,000 or 8 percent of the total married couples in 1950, compared with 69,000 or about the same proportion in 1940.

Condition and plumbing facilities.--About 5 out of 6 dwelling units had hot running water, were equipped with a private bath and private flush toilet, and were not dilapidated. This ratio was higher than the comparable ratio for the whole United States, which was approximately 4 out of 6. The proportion was 87 percent for the urban dwelling units in the State and 71 percent for rural units.

Rent.--The rent level in New Jersey was above the average for the Nation. The median monthly rent for nonfarm rental units was \$40 as compared with \$35 for all of the United States. One-fourth of the rental units in the State were renting for less than \$30 and one-fifth were renting for \$60 or more. Rental units include renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

Value.--The median price which nonfarm home owners estimated their properties would sell for was \$10,200, which was considerably higher than the \$7,400 median for the United States as a whole. About one-tenth were estimated to sell for less than \$5,000 and two-tenths were estimated at \$15,000 or more. These properties include 1-dwelling-unit owner-occupied structures and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

¹ U. S. Bureau of the Census, "Housing Characteristics of the United States: April 1, 1950," Preliminary Reports, 1950 Census of Housing, Series HC-5, No. 1.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Urban and rural areas.--According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas, around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

Farm and nonfarm residence.--In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent was paid for the house and yard only were classified as nonfarm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts were classified as nonfarm.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living

quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or of a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Population in dwelling units.--The population count shown in table 1 represents the population in living quarters which are defined as dwelling units. It excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts. The population in dwelling units is used in computing population per occupied dwelling unit; in the 1940 Census

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

Reports on Housing, the total population was used in the computation.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures. A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data as they are presented in this report. The category "1-dwelling unit detached without business" of 1950 is comparable to the "1-family detached" of 1940. Units in the "Other 1- to 4-dwelling-unit" group of 1950

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are comparable to the dwelling units in the combined 1940 count of "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is run-down or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture,

heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent. Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940. Because the 1950 value data in this report are combined for owner-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median contract monthly rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 2,700 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 680 census enumeration districts systematically selected from all enumeration districts throughout the State. Although the figures are based on data transcribed from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

The 1940 figures in this report are the results of the complete enumeration in the 1940 Census of Housing. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest thousand; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
10,000.....	5,000	250,000.....	26,000
25,000.....	8,000	500,000.....	37,000
50,000.....	11,000	750,000.....	47,000
75,000.....	14,000	1,000,000.....	56,000
100,000.....	16,000	1,250,000.....	66,000

To illustrate, there are an estimated 234,000 rural dwelling units in the State. The sampling variability is about 25,000. The chances are about 19 out of 20 that the figure which will be obtained from the complete tabulation of the 1950 Census will be between 209,000 and 259,000.

In addition to the estimated number of dwelling units with specified characteristics,

the 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage depends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:				
	100,000	250,000	500,000	750,000	1,307,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:				
2 or 98	2.2	1.4	1.0	0.8	0.6
5 or 95	3.4	2.2	1.5	1.2	0.9
10 or 90	4.7	3.0	2.1	1.7	1.3
25 or 75	6.8	4.3	3.0	2.5	1.8
50	7.8	4.9	3.5	2.9	2.1

To illustrate, of the estimated 234,000 rural dwelling units in the State, 80.8 percent were in 1-dwelling-unit detached structures without business. The sampling variability is about 4.0 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 76.8 percent and 84.8 percent.

The tables in the report also show the percent change from 1940 to 1950 for many of the characteristics of dwelling units. The 1940 figures are used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sampling variability in these percentages is the

variability of the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950 divided by the 1940 figure for that characteristic.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--NUMBER OF ROOMS IN DWELLING UNITS, FOR NEW JERSEY, URBAN AND RURAL: 1950 AND 1940
(Percent change, 1940 to 1950, not shown where 1950 figure is less than 100,000)

Rooms	1950						1940, total		Percent change, 1940 to 1950
	Total		Urban		Rural		Number	Percent	
	Number	Percent	Number	Percent	Number	Percent			
All dwelling units.....	1,479,000	...	1,245,000	...	234,000	...	1,223,887	...	20.8
Number reporting.....	1,452,000	100.0	1,226,000	100.0	226,000	100.0	1,204,719	100.0	...
1 room.....	11,000	0.8	9,000	0.7	2,000	0.9	12,619	1.0	...
2 rooms.....	50,000	3.4	40,000	3.3	10,000	4.4	37,332	3.1	...
3 rooms.....	172,000	11.8	151,000	12.3	21,000	9.3	128,501	10.7	33.9
4 rooms.....	328,000	22.6	259,000	21.1	69,000	30.5	222,868	18.5	47.2
5 rooms.....	315,000	21.7	275,000	22.4	40,000	17.7	261,051	21.7	20.7
6 rooms.....	308,000	21.2	273,000	22.3	34,000	15.0	282,735	23.5	8.9
7 rooms.....	129,000	8.9	109,000	8.9	20,000	8.8	113,360	9.4	13.8
8 rooms or more.....	139,000	9.6	109,000	8.9	30,000	13.3	146,253	12.1	-5.0
Median number of rooms.....	5.0	...	5.1	...	4.8	...	5.3	...	...

Table 3.--TENURE, NUMBER OF PERSONS, AND PERSONS PER ROOM IN OCCUPIED DWELLING UNITS, FOR NEW JERSEY, URBAN AND RURAL: 1950 AND 1940
(Percent change, 1940 to 1950, not shown where 1950 figure is less than 100,000)

Subject	1950						1940, total		Percent change, 1940 to 1950
	Total		Urban		Rural		Number	Percent	
	Number	Percent	Number	Percent	Number	Percent			
Occupied dwelling units..	1,344,000	100.0	1,185,000	100.0	160,000	100.0	1,100,260	100.0	22.2
TENURE									
Owner occupied.....	713,000	53.1	614,000	51.8	99,000	61.9	433,878	39.4	64.3
Renter occupied.....	631,000	46.9	570,000	48.1	61,000	38.1	666,382	60.6	-5.3
NUMBER OF PERSONS									
1 person.....	93,000	6.9	82,000	6.9	11,000	6.9	62,195	5.7	...
2 persons.....	366,000	27.2	326,000	27.5	41,000	25.6	260,683	23.7	40.4
3 persons.....	322,000	24.0	279,000	23.5	43,000	26.9	261,088	23.7	23.3
4 persons.....	292,000	21.7	259,000	21.9	33,000	20.6	222,118	20.2	31.5
5 persons.....	140,000	10.4	124,000	10.5	16,000	10.0	136,863	12.4	2.3
6 persons.....	72,000	5.4	65,000	5.5	7,000	4.4	74,465	6.8	...
7 persons or more.....	59,000	4.4	51,000	4.3	9,000	5.6	82,848	7.5	...
Median number of persons.....	3.2	...	3.2	...	3.2	...	3.4	...	...
PERSONS PER ROOM									
Number reporting.....	1,329,000	100.0	1,170,000	100.0	159,000	100.0	1,086,639	100.0	...
1.00 or less.....	1,212,000	91.2	1,068,000	91.3	144,000	90.6	954,969	87.9	26.9
1.01 to 1.50.....	93,000	7.0	83,000	7.1	10,000	6.3	98,290	9.0	...
1.51 or more.....	25,000	1.9	19,000	1.6	5,000	3.1	33,380	3.1	...

Table 4.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR NEW JERSEY, URBAN AND RURAL: 1950 AND 1940

Type of structure	1950						1940, total	
	Total		Urban		Rural		Number	Percent
	Number	Percent	Number	Percent	Number	Percent		
All dwelling units.....	1,479,000	100.0	1,245,000	100.0	234,000	100.0	1,223,887	100.0*
1 dwelling unit detached without business.....	668,000	45.2	479,000	38.5	189,000	80.8	567,069	46.3
Other 1 to 4 dwelling unit.....	595,000	40.2	554,000	44.5	41,000	17.5	480,829	39.3
5 dwelling unit or more.....	215,000	14.5	212,000	17.0	3,000	1.3	175,989	14.4

Table 5.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR NEW JERSEY, URBAN AND RURAL: 1950

(Percent not shown where base is less than 100,000)

Condition and plumbing facilities	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
All dwelling units.....	1,479,000	...	1,245,000	...	234,000	...
Number reporting condition and plumbing facilities....	1,441,000	100.0	1,215,000	100.0	227,000	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	1,223,000	84.9	1,061,000	87.3	162,000	71.4
Not dilapidated, with private toilet and bath, and only cold running water.....	38,000	2.6	27,000	2.2	10,000	4.4
Not dilapidated, with running water, lacking private toilet or bath.....	90,000	6.2	69,000	5.7	21,000	9.3
Dilapidated or no running water.....	91,000	6.3	58,000	4.8	33,000	14.5
Renter occupied.....	631,000	...	570,000	...	61,000	...
Number reporting condition and plumbing facilities....	611,000	100.0	553,000	100.0	59,000	...
Not dilapidated, with private toilet and bath, and hot running water.....	482,000	78.9	443,000	81.0	34,000	...
Not dilapidated, with private toilet and bath, and only cold running water.....	18,000	2.9	17,000	3.1	1,000	...
Not dilapidated, with running water, lacking private toilet or bath.....	58,000	9.5	47,000	8.5	11,000	...
Dilapidated or no running water.....	54,000	8.8	41,000	7.4	13,000	...

Table 6.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR NEW JERSEY: 1950

Contract monthly rent	Number	Percent
All urban and rural-nonfarm dwelling units.....	1,442,000	...
Renter-occupied dwelling units, and vacant ¹ units for rent.....	629,000	...
Number reporting ²	595,000	100.0
Under \$10.....	4,000	0.7
\$10 to \$19.....	37,000	6.2
\$20 to \$29.....	120,000	20.2
\$30 to \$39.....	131,000	22.0
\$40 to \$49.....	124,000	20.8
\$50 to \$59.....	60,000	10.1
\$60 to \$74.....	58,000	9.7
\$75 to \$99.....	45,000	7.6
\$100 or more.....	15,000	2.5
Median rent.....	\$40	...

¹ Excludes seasonal and dilapidated vacant units.

² Excludes units occupied rent free.

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Table 7.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR NEW JERSEY: 1950

Value of one-dwelling-unit structures	Number	Percent
All urban and rural-nonfarm dwelling units.....	1,442,000	...
Owner-occupied dwelling units, and vacant ¹ units for sale only	520,000	...
Number reporting.....	498,000	100.0
Under \$2,000.....	6,000	1.2
\$2,000 to \$2,999.....	9,000	1.8
\$3,000 to \$4,999.....	33,000	6.6
\$5,000 to \$7,499.....	93,000	18.7
\$7,500 to \$9,999.....	101,000	20.3
\$10,000 to \$14,999.....	157,000	31.5
\$15,000 to \$19,999.....	61,000	12.2
\$20,000 or more.....	37,000	7.4
Median value.....	\$10,200	...

¹ Excludes seasonal and dilapidated vacant units.

1950 CENSUS OF HOUSING

PRELIMINARY REPORTS

FOR RELEASE

April 13, 1951

Washington 25, D. C.

Series HC-4, No. 7

HOUSING CHARACTERISTICS OF NEW YORK: APRIL 1, 1950

(The reports in this series are numbered in alphabetical order according to the names of the States. The number of the report, therefore, does not indicate the sequence of publication. Reports will be issued in this series for the 10 States with the largest population in 1940, followed by Hawaii and Puerto Rico)

Home ownership is substantially greater in the State of New York, the average size of household is about the same, and the average dwelling unit contains fewer rooms than 10 years ago, according to preliminary sample data from the 1950 Census of Housing.

The number of dwelling units in the State increased faster than population in the past decade. The total number of dwelling units is approximately 4,621,000, about 15 percent more than in 1940. For the same period, population in dwelling units gained 9 percent.

About two-fifths of the total occupied dwelling units are owner-occupied. Although renters greatly exceed owners, there has been a substantial increase in home ownership since 1940. Homes occupied by their owners increased by 42 percent, in contrast to the net increase of about one percent in the number occupied by renters.

The average household consists of about the same number of persons, the median being

3.1 in 1950 and 3.2 in 1940. However, the average dwelling unit contains fewer rooms, a median of 4.5 rooms in 1950 compared with 4.8 in 1940.

Approximately 5 out of 6 dwelling units have hot running water, are equipped with a private bath and flush toilet, and are not dilapidated.

For nonfarm rental homes, the median monthly rent is \$40. The median value of nonfarm 1-dwelling-unit owner homes is \$8,900.

Figures on these and other housing characteristics in the State were released today by Roy V. Peel, Director, Bureau of the Census, Department of Commerce.

Because the 1950 data in this report are based on a sample, the results are subject to sampling variability as explained in the section "Reliability of 1950 estimates." It can be seen from the tables in that section that the smaller figures should be interpreted with particular care, as should also small differences between figures.

Table 1.--OCCUPANCY CHARACTERISTICS OF DWELLING UNITS, FOR NEW YORK, URBAN AND RURAL: 1950

Subject	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
OCCUPANCY						
All dwelling units.....	4,621,000	100.0	3,792,000	100.0	829,000	100.0
Occupied dwelling units.....	4,148,000	89.8	3,589,000	94.6	559,000	67.4
Owner occupied.....	1,579,000	34.2	1,159,000	30.6	420,000	50.7
Renter occupied.....	2,569,000	55.6	2,430,000	64.1	138,000	16.6
Vacant dwelling units.....	473,000	10.2	203,000	5.4	270,000	32.6
Nonseasonal not dilapidated, for rent or sale.....	102,000	2.2	87,000	2.3	15,000	1.8
POPULATION						
Population in dwelling units.....	14,127,000	-	12,035,000	-	2,092,000	-
Population per occupied dwelling unit...	3.4	-	3.4	-	3.7	-

PRELIMINARY

Inventory.--The total number of dwelling units in New York in April 1950 was approximately 4,621,000, an increase of 589,000, or about 15 percent, over the 4,032,000 dwelling units in 1940. Most of the increase was the result of new construction; however, a substantial number were the result of conversions which increased the number of dwelling units in existing structures.

New York is largely urban. Dwelling units in urban areas amounted to 3,792,000, or about five-sixths of the total. The remaining 829,000 units were located in rural areas.

The preliminary data indicate a gross vacancy rate of 10.2 percent, or a total of 473,000 vacant units. Although this number is large, an analysis of the types of vacancies indicates that the available vacancy rate was relatively very small, 2.2 percent of the total dwelling units. An available vacant unit is one which is nonseasonal, not dilapidated, and offered for rent or sale. Over four-fifths of the remaining vacancies were for seasonal occupancy and one-fifth were nonseasonal vacant units which were either held off the rental or sale market or were dilapidated.

Tenure.--One of the most significant developments since 1940 is the substantial increase in home ownership. The gain resulted not only from new construction but also from the sale of existing rental homes for owner occupancy. There were 1,579,000 owner-occupied units, or 38 percent of the total occupied dwelling units in 1950, compared with 1,111,000, or 30 percent in 1940. The percentage of home ownership in 1950 was below the figure for the United States as a whole, which was 55 percent of all occupied dwelling units.¹

The extent of home ownership in the State was more than twice as great in the rural areas as in the urban areas. Among occupied dwelling units, 75 percent in rural areas were owner-occupied as compared with 32 percent in urban areas.

Type of structure.--About one-third of the dwelling units in the State were in 1-dwelling-unit detached structures without business. In urban areas, over one-fifth were in 1-dwelling-unit detached structures while more than two-fifths were in multi-unit structures containing 5 or more dwelling units. In rural areas, about four-fifths of the units were in 1-dwelling-unit detached structures.

Rooms and persons.--The trend toward building smaller homes and the effect of converting large units into smaller units are reflected in the decrease in the size of dwelling units since 1940. The median dropped from 4.8 rooms in 1940

to 4.5 rooms in 1950. The 1- and 2-room units constituted 9 percent of the total dwelling units in 1950 and 7 percent in 1940; however, units with 6 rooms or more constituted 33 percent in 1950 and 38 percent in 1940.

On the average, rural units in 1950 were considerably larger than urban units. The median number of rooms for rural units was 5.4 rooms compared with the median of 4.4 rooms for urban units.

Households were about the same size in 1950 as in 1940. The median number of persons in a household was 3.1 in 1950 and 3.2 in 1940. Approximately half the units in 1950 contained 2 or 3 persons. The percent distribution of persons in dwelling units in New York was about the same as the distribution for the entire United States.

There was a faster growth of households than of population during the last 10 years; the number of households in the State increased by 13 percent, whereas the population in households increased by 9 percent.

To a great extent, the increase in households reflects the large number of marriages during the decade. At the same time, there has been no important change in the sharing of homes since 1940. The number of married couples who did not have their own households but were sharing the homes of others amounted to 277,000, or 8 percent of the total married couples in 1950, compared with 208,000, or 7 percent, in 1940.

Condition and plumbing facilities.--About 5 out of 6 dwelling units had hot running water, were equipped with a private bath and private flush toilet in the structure, and were not dilapidated. The comparable ratio for the whole United States was a little lower, approximately 4 out of 6. The proportion was seven-eighths for the urban dwelling units in the State but only five-eighths for rural units.

Rent.--The rent level in New York was above the average for the Nation. The median monthly rent for nonfarm rental units was \$40 compared with \$35 for all of the United States. Although one-fourth of the rental units in the State were renting for less than \$30, one-fifth were renting for \$60 or more. Rental units include renter-occupied dwelling units and nonseasonal vacant units which were offered for rent and were not dilapidated.

Value.--The median price which nonfarm home owners estimated their properties would sell for was \$8,900, about one-fifth higher than the comparable median for the United States as a whole, which was \$7,400. About one-sixth were estimated to sell for less than \$5,000; another one-sixth were estimated at \$15,000 or more. These properties include 1-dwelling-unit owner-occupied structures and 1-dwelling-unit nonseasonal vacant structures which were for sale and were not dilapidated.

¹ U. S. Bureau of the Census, "Housing Characteristics of the United States: April 1, 1950," Preliminary Reports, 1950 Census of Housing, Series HC-5, No. 1.

DEFINITIONS AND EXPLANATIONS

The tables in the report show the results of the 1950 Census of Housing based on a preliminary sample of dwelling units. Data from the 1940 Census are also shown if the items are comparable and if the 1940 data for such items were tabulated. Differences in definitions and procedures used in the 1950 and 1940 Censuses are explained below for each of the items.

Changes from the 1940 concepts were made, after consultation with users of census data, in order to improve the statistics, even though it was recognized that comparability would be adversely affected. When it has been feasible to do so, measures of the impact of the change on the statistics have been, or are being, developed.

Urban and rural areas.--According to the new definition adopted for the 1950 Census, urban areas comprise (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, towns,² and villages; (b) the densely settled urban fringe, including both incorporated and unincorporated areas, around cities of 50,000 or more; and (c) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining areas are classified as rural.

According to the old definition, urban areas comprised all places of 2,500 inhabitants or more which are incorporated places and areas (usually minor civil divisions) classified as urban under special rules relating to population size and density.

Farm and nonfarm residence.--In rural areas, dwelling units are subdivided into rural-farm units, which comprise all dwelling units on farms, and rural-nonfarm units which comprise the remaining rural units. However, the method of determining farm and nonfarm residence in the 1950 Census differs somewhat from that used in earlier censuses. In the 1950 Census, dwelling units on farms for which cash rent was paid for the house and yard only were classified as non-farm. Furthermore, dwelling units on institutional grounds and in summer camps and tourist courts were classified as nonfarm.

Dwelling unit.--In general, a dwelling unit is a group of rooms or a single room, occupied or intended for occupancy as separate living

quarters, by a family or other group of persons living together or by a person living alone.

A group of rooms, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment or a separate entrance. A single room, occupied or intended for occupancy as separate living quarters, is a dwelling unit if it has separate cooking equipment, or if it constitutes the only living quarters in the structure. Also, each apartment in a regular apartment house is a dwelling unit even though it may not have separate cooking equipment. Excluded from the dwelling unit count are rooming house quarters which do not meet the above qualifications, and living quarters in such structures as institutions, dormitories, and transient hotels and tourist courts.

In the 1940 Census, a dwelling unit was defined as the living quarters occupied or intended for occupancy by one household. A household consisted of a family or other group of persons living together with common housekeeping arrangements, or by a person living entirely alone.

The number of dwelling units, as shown in this report, may be regarded as comparable with the number of dwelling units shown in the reports of the 1940 Census. The instructions used for identifying a dwelling unit in the 1950 Census were more explicit than those used in the 1940 Census. As a result, some living quarters may have been classified as separate dwelling units in the one census and not in the other. However, the net effect of the change in the instructions is probably small.

Data on occupied dwelling units and households.--A household consists of those persons who live in a dwelling unit, including not only family members, but also lodgers, servants, and other unrelated persons who live there. By definition, the number of occupied dwelling units is the same as the number of households. Small differences between these two numbers may appear in the population and housing reports, however, because the data for the reports were processed independently.

Population in dwelling units.--The population count shown in table 1 represents the population in living quarters which are defined as dwelling units. It excludes practically all of the population in such structures as rooming houses, institutions, dormitories, and transient hotels and tourist courts. The population in dwelling units is used in computing population per occupied dwelling unit; in the 1940 Census

² Except in New England, New York, and Wisconsin, where "towns" are minor civil divisions of counties and are not necessarily densely settled centers like the towns in other States.

Reports on Housing, the total population was used in the computation.

Vacant dwelling unit.--A dwelling unit is considered vacant if no persons are living in it at the time of enumeration. Vacant units are enumerated if they are intended for occupancy as living quarters regardless of their condition. New units not yet occupied are enumerated as vacant dwelling units if construction has proceeded to the extent that all the exterior windows and doors are installed and final usable floors are in place.

The classification "for rent" consists of vacant units offered for rent. The "for sale only" group is limited to those for sale only and not for rent. Vacant units which are not for rent or sale include units already rented or sold but not yet occupied, newly constructed units awaiting final completion and which have already been rented or sold, and units held off the market for other reasons.

The enumeration of vacant units in the 1950 Census of Housing is not entirely comparable with the procedure used in the 1940 Census. In 1940, vacant units were enumerated if they were habitable; vacant units which were uninhabitable and beyond repair were omitted from the enumeration. Vacant units for sale and vacant units for rent were enumerated as one combined category. The "for sale or rent" vacancies included all habitable vacant units which were available for occupancy even though not actually being offered for rent or sale at the time of enumeration, that is, all dwelling units which were vacant except those held for occupancy of an absent household.

In both censuses, dwelling units occupied entirely by nonresidents are included with vacant units not for rent or sale.

Vacant trailers, tents, houseboats, and railroad cars are excluded from the dwelling unit inventory in both 1950 and 1940.

Type of structure.--A separate structure has open space on all four sides or has vertical walls dividing it from all other structures. A "1-dwelling-unit detached" structure has open space on all four sides and contains only one dwelling unit.

The definitions of type of structure used in the 1950 Census of Housing are slightly different from those used in the 1940 Census. However, a direct comparison can be made between the 1950 and the 1940 data as they are presented in this report. The category "1-dwelling unit detached without business" of 1950 is comparable to the "1-family detached" of 1940. Units in the "Other 1- to 4-dwelling-unit" group of 1950

are comparable to the dwelling units in the combined 1940 count of "1-family attached," "2-family side-by-side," "2-family other," "3-family," "4-family," and "1- to 4-family with business." The classification of units in the larger structures, those with 5 or more dwelling units, is the same for both censuses.

Condition and plumbing facilities.--Data on condition of a dwelling unit are shown in combination with data for selected plumbing facilities and are, therefore, limited to units for which condition and all the plumbing items are reported. Plumbing facilities include water supply, toilet facilities, and bathing facilities.

A dwelling unit is reported with private toilet and bath if it has both a flush toilet and a bathtub or shower inside the structure for the exclusive use of the occupants of the unit. Running water and cold water refer to piped running water inside the structure. The "no running water" category refers to piped running water outside the structure and to other sources, such as a hand pump.

For the item on condition, dwelling units are classified as "not dilapidated" or "dilapidated." A dwelling unit is dilapidated when it has serious deficiencies, is rundown or neglected, or is of inadequate original construction, so that the dwelling unit does not provide adequate shelter or protection against the elements or it endangers the safety of the occupants. Dilapidated dwelling units are so classified either because of deterioration, as evidenced by the presence of one or more critical deficiencies or a combination of minor deficiencies, or because of inadequate original construction, such that they should be torn down, extensively repaired, or rebuilt.

In the 1940 Census, data on condition were collected showing dwelling units "needing major repairs." Dwelling units were classified as needing major repairs when such parts of the structure as floors, roof, plaster, walls, or foundation required repairs or replacements, the continued neglect of which would have seriously impaired the soundness of the structure and created a hazard to its safety as a place of residence.

Because the definitions of the two terms differ significantly, the 1940 count of dwelling units needing major repairs and the 1950 count of dilapidated dwelling units are not comparable.

Contract monthly rent.--Contract monthly rent is the rent contracted for by renters of nonfarm dwelling units at the time of enumeration. The rent is the amount contracted for regardless of whether it includes furniture,

heating fuel, electricity, cooking fuel, water, or other services sometimes supplied. Dwelling units which are occupied rent free are not included with the units reporting rent.

A similar definition was used in the 1940 Census except that an estimated monthly rent was reported and tabulated for the nonfarm units which were occupied rent free.

Monthly rent for vacant dwelling units is the amount asked for the dwelling unit at the time of enumeration, and is presented in 1950 for the nonseasonal not dilapidated vacant units for rent. The 1940 rent data for vacant dwelling units, however, applied to all vacant units classified as for sale or rent. Because the 1950 rent data in this report are combined for renter-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Value.--Value data are shown for nonfarm owner-occupied dwelling units and vacant nonseasonal not dilapidated units which are for sale only. Value is shown only if the unit is in a one-dwelling-unit structure without business and if it is the only dwelling unit included in the property. The value represents the amount for which the owner estimates that the property, including such land as belongs with it, would sell under ordinary conditions and not at forced sale. For vacant units, it is the sale price asked by the owner.

Units for which value data were published from the 1940 Census included owner-occupied dwelling units in multi-dwelling-unit structures as well as in one-dwelling-unit structures. If the owner-occupied unit was in a structure containing more than one dwelling unit, or if a part of the structure was used for business purposes, the value reported in 1940 represented only that portion occupied by the owner and his household. No value data were collected for vacant units in 1940. Because the 1950 value data in this report are combined for owner-occupied and selected vacant dwelling units, they are not comparable with the 1940 results.

Median.--The median is the figure which divides the number of dwelling units reporting on a characteristic into two equal groups--one group containing units for which the figures for the characteristic are smaller than the median, and the other containing units for which the figures for the characteristic are larger than the median. For example, the median contract monthly rent is the rent which divides the units into two equal groups, one having rents lower than the median and the other having rents higher than the median.

SOURCE AND RELIABILITY OF DATA

Source of data.--The 1950 estimates presented in this report are based on a sample of approximately 3,100 dwelling units selected from those enumerated in the 1950 Census of Housing. These dwelling units are located in about 825 census enumeration districts systematically selected from all enumeration districts throughout the State. Although the figures are based on data transcribed from the 1950 Census, there may be differences between the data in the present report and the data to be published in the final 1950 Census reports, apart from differences caused by the sampling variability. The main reason for such differences is that the preliminary estimates do not include all of the refinements that result from the careful examination of the schedules and tables to which the census data will be subject prior to the publication of the final report.

The 1940 figures in this report are the results of the complete housing enumeration in the 1940 Census. These and more detailed figures on the same subjects may be found in the 1940 Census Reports on Housing.

Each of the 1950 figures is independently rounded to the nearest thousand; therefore the detailed figures do not necessarily add to the totals. Percentages for 1950 are based on the rounded absolute figures.

Reliability of 1950 estimates.--Because the 1950 estimates are based on sample data, they are subject to sampling variability. Although the smaller figures are subject to large relative sampling variability, they are shown in the tables to permit the analysis of various combinations which would have smaller relative sampling variability.

The following table presents the approximate sampling variability of estimates of selected sizes. The chances are about 19 out of 20 that the difference due to sampling variability between an estimate and the figure which will be available later from the complete tabulations of the 1950 Census is less than the sampling variability indicated below:

Size of estimate of 1950 data	Sampling variability of 1950 data	Size of estimate of 1950 data	Sampling variability of 1950 data
10,000.....	9,000	500,000.....	63,000
25,000.....	14,000	1,000,000.....	85,000
50,000.....	20,000	2,000,000.....	111,000
100,000.....	27,000	3,000,000.....	145,000
250,000.....	42,000	3,500,000.....	157,000
		4,148,000.....	176,000

In addition to the estimated number of dwelling units with the specified characteristics, the 1950 data in the tables in the report also include percent distributions. In general, the reliability of an estimated percentage de-

pends upon both the size of the percentage and the size of the total on which it is based. The following table presents the approximate sampling variability of estimated percentages based on totals of selected sizes:

If the estimated 1950 percentage is:	And if the size of the base is:					
	250,000	500,000	1,000,000	2,000,000	3,500,000	4,148,000
	Then the chances are about 19 out of 20 that the difference due to sampling variability between the estimated percentage and the percentage which will be available later from the complete tabulation of the 1950 Census is less than:					
2 or 98	2.1	1.5	1.1	0.7	0.6	0.5
5 or 95	3.3	2.3	1.6	1.2	0.9	0.8
10 or 90	4.5	3.2	2.3	1.6	1.2	1.1
25 or 75	6.5	4.6	3.3	2.3	1.7	1.6
50	7.5	5.3	3.8	2.7	2.0	1.8

To illustrate, of the estimated 829,000 rural dwelling units in the State, 77.8 percent were in 1-dwelling-unit detached structures without business. The sampling variability is about 3.6 percent. The chances are about 19 out of 20 that the percentage which will be obtained from the complete tabulation of the 1950 Census will be between 74.2 percent and 81.4 percent.

The tables in the report also show the percent change from 1940 to 1950 for many of the characteristics of dwelling units. The 1940 figures are used as the base in computing the percent change. Since the 1940 data are not based on a sample, the sole cause of the sam-

pling variability in these percentages is the variability in the 1950 estimates. The sampling variability of any percent change, therefore, is the sampling error of the estimated number of dwelling units possessing that particular characteristic in 1950, divided by the 1940 figure for that characteristic.

In addition to sampling variation and limitations of the types mentioned above, the estimates are subject to biases due to errors of response and to nonreporting. The possible effect of such biases is not included in the measures of reliability; data obtained from a complete count of all dwelling units are also subject to these biases.

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Table 2.--NUMBER OF ROOMS IN DWELLING UNITS, FOR NEW YORK, URBAN AND RURAL: 1950 AND 1940
(Percent change, 1940 to 1950, not shown where 1950 figure is less than 100,000)

Rooms	1950						1940, total		Percent change, 1940 to 1950
	Total		Urban		Rural		Number	Percent	
	Number	Percent	Number	Percent	Number	Percent			
All dwelling units.....	4,621,000	-	3,792,000	-	829,000	-	4,032,460	-	14.6
Number reporting.....	4,405,000	100.0	3,658,000	100.0	747,000	100.0	3,967,676	100.0	-
1 room.....	76,000	1.7	68,000	1.9	8,000	1.1	94,855	2.4	-
2 rooms.....	318,000	7.2	207,000	5.7	111,000	14.9	199,161	5.0	59.7
3 rooms.....	779,000	17.7	731,000	20.0	48,000	6.4	682,913	17.2	14.1
4 rooms.....	1,017,000	23.1	900,000	24.6	117,000	15.7	801,945	20.2	26.8
5 rooms.....	779,000	17.7	676,000	18.5	103,000	13.8	686,334	17.3	13.5
6 rooms.....	706,000	16.0	599,000	16.4	106,000	14.2	710,362	17.9	-0.6
7 rooms.....	320,000	7.3	239,000	6.5	81,000	10.8	332,019	8.4	-3.6
8 rooms or more.....	410,000	9.3	238,000	6.5	172,000	23.0	460,087	11.6	-10.9
Median number of rooms.....	4.5	-	4.4	-	5.4	-	4.8	-	-

Table 3.--TENURE, NUMBER OF PERSONS, AND PERSONS PER ROOM IN OCCUPIED DWELLING UNITS, FOR NEW YORK, URBAN AND RURAL: 1950 AND 1940

Subject	1950						1940, total		Percent change, 1940 to 1950
	Total		Urban		Rural		Number	Percent	
	Number	Percent	Number	Percent	Number	Percent			
Occupied dwelling units..	4,148,000	100.0	3,589,000	100.0	559,000	100.0	3,662,113	100.0	13.3
TENURE									
Owner occupied.....	1,579,000	38.1	1,159,000	32.3	420,000	75.1	1,111,388	30.3	42.1
Renter occupied.....	2,569,000	61.9	2,430,000	67.7	138,000	24.7	2,550,725	69.7	0.7
NUMBER OF PERSONS									
1 person.....	420,000	10.1	377,000	10.5	42,000	7.5	279,996	7.6	50.0
2 persons.....	1,080,000	26.0	925,000	25.8	155,000	27.7	921,103	25.2	17.3
3 persons.....	986,000	23.8	859,000	23.9	127,000	22.7	846,335	23.1	16.5
4 persons.....	830,000	20.0	739,000	20.6	91,000	16.3	719,336	19.6	15.4
5 persons.....	447,000	10.8	377,000	10.5	69,000	12.3	430,395	11.8	3.9
6 persons.....	199,000	4.8	169,000	4.7	30,000	5.4	227,874	6.2	-12.7
7 persons or more.....	186,000	4.5	142,000	4.0	44,000	7.9	237,074	6.5	-21.5
Median number of persons.....	3.1	-	3.1	-	3.1	-	3.2	-	-
PERSONS PER ROOM									
Number reporting.....	4,080,000	100.0	3,532,000	100.0	549,000	100.0	3,615,727	100.0	-
1.00 or less.....	3,531,000	86.5	3,041,000	86.1	490,000	89.3	3,106,782	85.9	13.7
1.01 to 1.50.....	421,000	10.3	379,000	10.7	42,000	7.7	388,614	10.7	8.3
1.51 or more.....	128,000	3.1	112,000	3.2	17,000	3.1	120,331	3.3	6.4

Table 4.--TYPE OF STRUCTURE OF DWELLING UNITS, FOR NEW YORK, URBAN AND RURAL: 1950 AND 1940

Type of structure	1950						1940, total	
	Total		Urban		Rural		Number	Percent
	Number	Percent	Number	Percent	Number	Percent		
All dwelling units.....	4,621,000	100.0	3,792,000	100.0	829,000	100.0	4,032,460	100.0
1 dwelling unit detached without business.....	1,505,000	32.6	859,000	22.7	645,000	77.8	1,314,398	32.6
Other 1 to 4 dwelling unit.....	1,437,000	31.1	1,297,000	34.2	141,000	17.0	1,234,536	30.6
5 dwelling unit or more.....	1,679,000	36.3	1,636,000	43.1	43,000	5.2	1,483,526	36.8

Table 5.--CONDITION AND PLUMBING FACILITIES OF DWELLING UNITS, FOR NEW YORK, URBAN AND RURAL: 1950

Condition and plumbing facilities	Total		Urban		Rural	
	Number	Percent	Number	Percent	Number	Percent
All dwelling units.....	4,621,000	-	3,792,000	-	829,000	-
Number reporting condition and plumbing facilities....	4,378,000	100.0	3,608,000	100.0	769,000	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	3,667,000	83.8	3,177,000	88.1	491,000	63.8
Not dilapidated, with private toilet and bath, and only cold running water.....	102,000	2.3	75,000	2.1	27,000	3.5
Not dilapidated, with running water, lacking private toilet or bath.....	282,000	6.4	175,000	4.9	107,000	13.9
Dilapidated, or no running water.....	326,000	7.4	182,000	5.0	144,000	18.7
Renter occupied.....	2,569,000	-	2,430,000	-	138,000	-
Number reporting condition and plumbing facilities....	2,468,000	100.0	2,338,000	100.0	130,000	100.0
Not dilapidated, with private toilet and bath, and hot running water.....	2,076,000	84.1	2,003,000	85.7	73,000	56.2
Not dilapidated, with private toilet and bath, and only cold running water.....	58,000	2.4	51,000	2.2	7,000	5.4
Not dilapidated, with running water, lacking private toilet or bath.....	151,000	6.1	132,000	5.6	19,000	14.6
Dilapidated, or no running water.....	183,000	7.4	151,000	6.5	32,000	24.6

Table 6.--CONTRACT MONTHLY RENT OF URBAN AND RURAL-NONFARM RENTER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR NEW YORK: 1950

Contract monthly rent	Number	Percent
All urban and rural-nonfarm dwelling units.....	4,467,000	-
Renter-occupied dwelling units, and vacant ¹ units for rent....	2,589,000	-
Number reporting ²	2,474,000	100.0
Under \$10.....	19,000	0.8
\$10 to \$19.....	137,000	5.5
\$20 to \$29.....	434,000	17.5
\$30 to \$39.....	603,000	24.4
\$40 to \$49.....	515,000	20.8
\$50 to \$59.....	271,000	11.0
\$60 to \$74.....	196,000	7.9
\$75 to \$99.....	178,000	7.2
\$100 or more.....	122,000	4.9
Median rent.....	\$40	-

¹ Excludes seasonal and dilapidated vacant units.

² Excludes units occupied rent free.

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Table 7.--VALUE OF URBAN AND RURAL-NONFARM OWNER-OCCUPIED AND SELECTED VACANT DWELLING UNITS, FOR NEW YORK: 1950

Value of one-dwelling-unit structures	Number	Percent
All urban and rural-nonfarm dwelling units.....	4,467,000	-
Owner-occupied dwelling units, and vacant ¹ units for sale only	1,058,000	-
Number reporting.....	1,013,000	100.0
Under \$2,000.....	23,000	2.3
\$2,000 to \$2,999.....	27,000	2.7
\$3,000 to \$4,999.....	100,000	9.9
\$5,000 to \$7,499.....	216,000	21.3
\$7,500 to \$9,999.....	242,000	23.9
\$10,000 to \$14,999.....	234,000	23.1
\$15,000 to \$19,999.....	75,000	7.4
\$20,000 or more.....	96,000	9.5
Median value.....	\$8,900	-

¹ Excludes seasonal and dilapidated vacant units.