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UNITED STATES DEPARTMENT OF COMMERCE

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BUREAU OF THE CENSUS

J. C. CAPT, Director (Appointed May 22, 1941)

WILLIAM LANE AUSTIN, Director (Retired January 31, 1941)

PHILIP M. HAUSER, Assistant Director



SIXTEENTH CENSUS OF THE UNITED STATES : 1940

HOUSING

Volume II

GENERAL CHARACTERISTICS

Occupancy and Tenure Status, Value of Home or Monthly Rent, Size of Household and Race of Head, Type of Structure, Exterior Material, Year Built, Conversion, State of Repair, Number of Rooms, Housing Facilities and Equipment, and Mortgage Status

PART 5: RHODE ISLAND-WYOMING

Comprising the Second Series of Housing Bulletins for the States

Prepared under the supervision of

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Library

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SIXTEENTH CENSUS OF THE UNITED STATES: 1940

REPORTS ON HOUSING

Volume

- I** Data for Small Areas, by States.
Supplement: Block Statistics for Cities.
 - II** General Characteristics of Housing, by States.
 - III** Characteristics by Monthly Rent or Value, by States.
 - IV** Mortgages on Owner-Occupied Nonfarm Homes, by States.
- Special Reports.

REPORTS ON POPULATION

- I** Number of Inhabitants, by States.
- II** Characteristics of the Population, by States.
- III** The Labor Force—Occupation, Industry, Employment, and Income, by States.
- IV** Characteristics by Age—Marital Status, Relationship, Education, and Citizenship, by States.

Statistics for Census Tracts (Including Housing Data).

Additional Reports—Internal Migration, Families (Including Housing Data), Fertility, Parentage, Mother Tongue, Further Statistics on The Labor Force, etc.

Special Reports.

HOUSING VOLUME II

This volume is comprised of 5 parts with the States arranged alphabetically as follows:

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United States Summary.

Part 2:
Alabama.
Arizona.
Arkansas.
California.
Colorado.
Connecticut.
Delaware.
District of Columbia.
Florida.
Georgia.
Idaho.
Illinois.
Indiana.

Part 3:
Iowa.
Kansas.

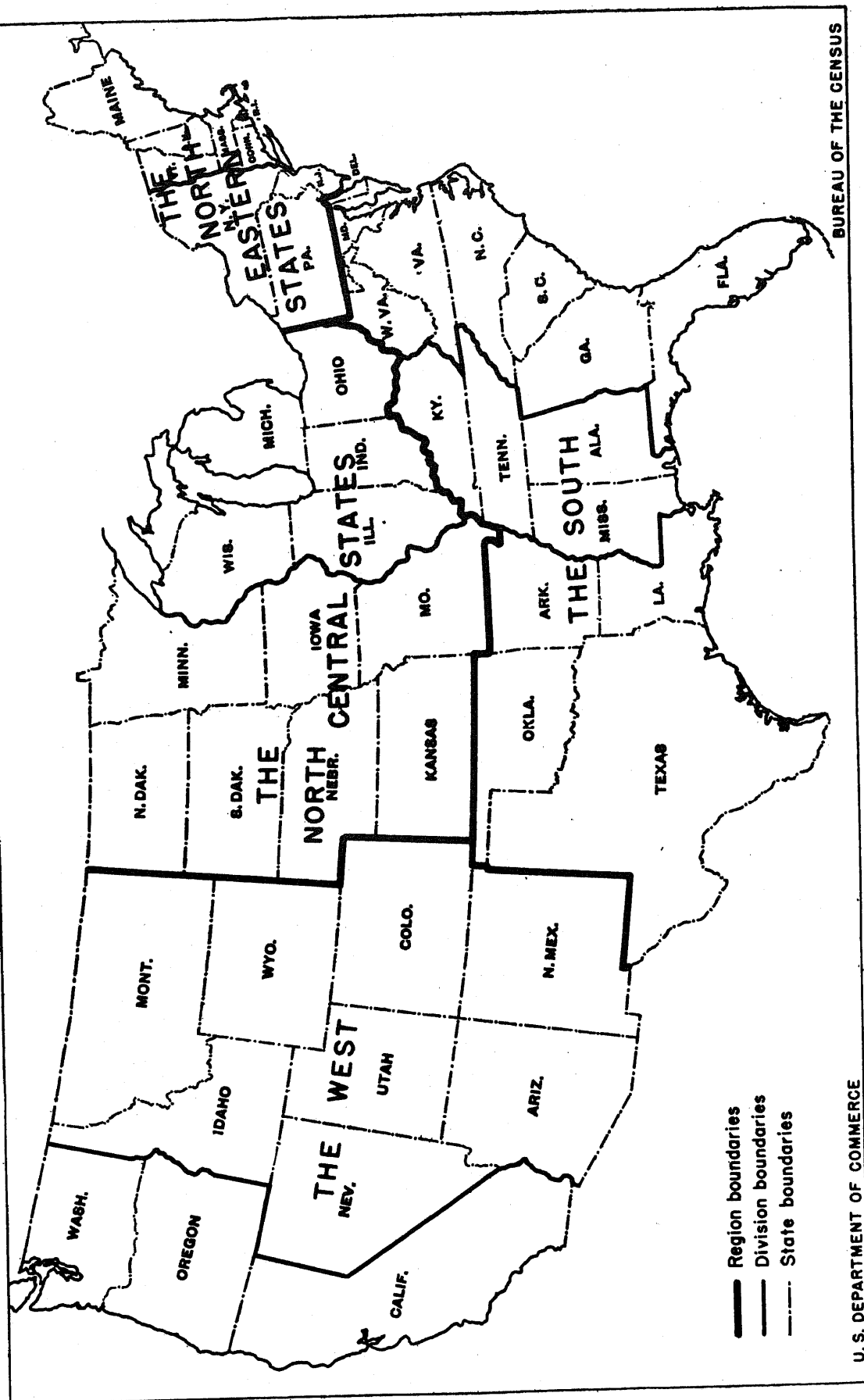
Part 3—Continued.
Kentucky.
Louisiana.
Maine.
Maryland.
Massachusetts.
Michigan.
Minnesota.
Mississippi.
Missouri.
Montana.

Part 4:
Nebraska.
Nevada.
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New Mexico.
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North Carolina.

Part 4—Continued.
North Dakota.
Ohio.
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Oregon.
Pennsylvania.

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South Carolina.
South Dakota.
Tennessee.
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Virginia.
Washington.
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Wisconsin.
Wyoming.

MAP OF THE UNITED STATES SHOWING REGIONS, DIVISIONS, AND STATES



FOREWORD

The statistics presented in Volume II of the Reports on Housing are based on data from the Census of Housing, taken as of April 1, 1940, as part of the Sixteenth Decennial Census.

This volume, printed in five parts, presents basic statistics relating to practically all subjects for which information was collected in the Census of Housing, and includes data for the several States, arranged alphabetically, together with a summary for the United States as a whole. Part 1 constitutes a summary for the United States. Part 2 presents statistics for the States from Alabama to Indiana; part 3, from Iowa to Montana; part 4, from Nebraska to Pennsylvania; and part 5, from Rhode Island to Wyoming.

The material was first published in a series of State bulletins, each entitled "Housing, Second Series, General Characteristics." These bulletins, with a few minor corrections, have been assembled and bound together as sections of the present volume.

An outline of the statistics presented in each State section is provided in the "Introduction" which precedes the section for the first State shown in this part of Volume II. These introductory materials, consisting largely of definitions of terms and explanations, are reproduced here exactly as they appeared in the individual State bulletins. A somewhat more extensive discussion is presented in Part 1 of this volume.

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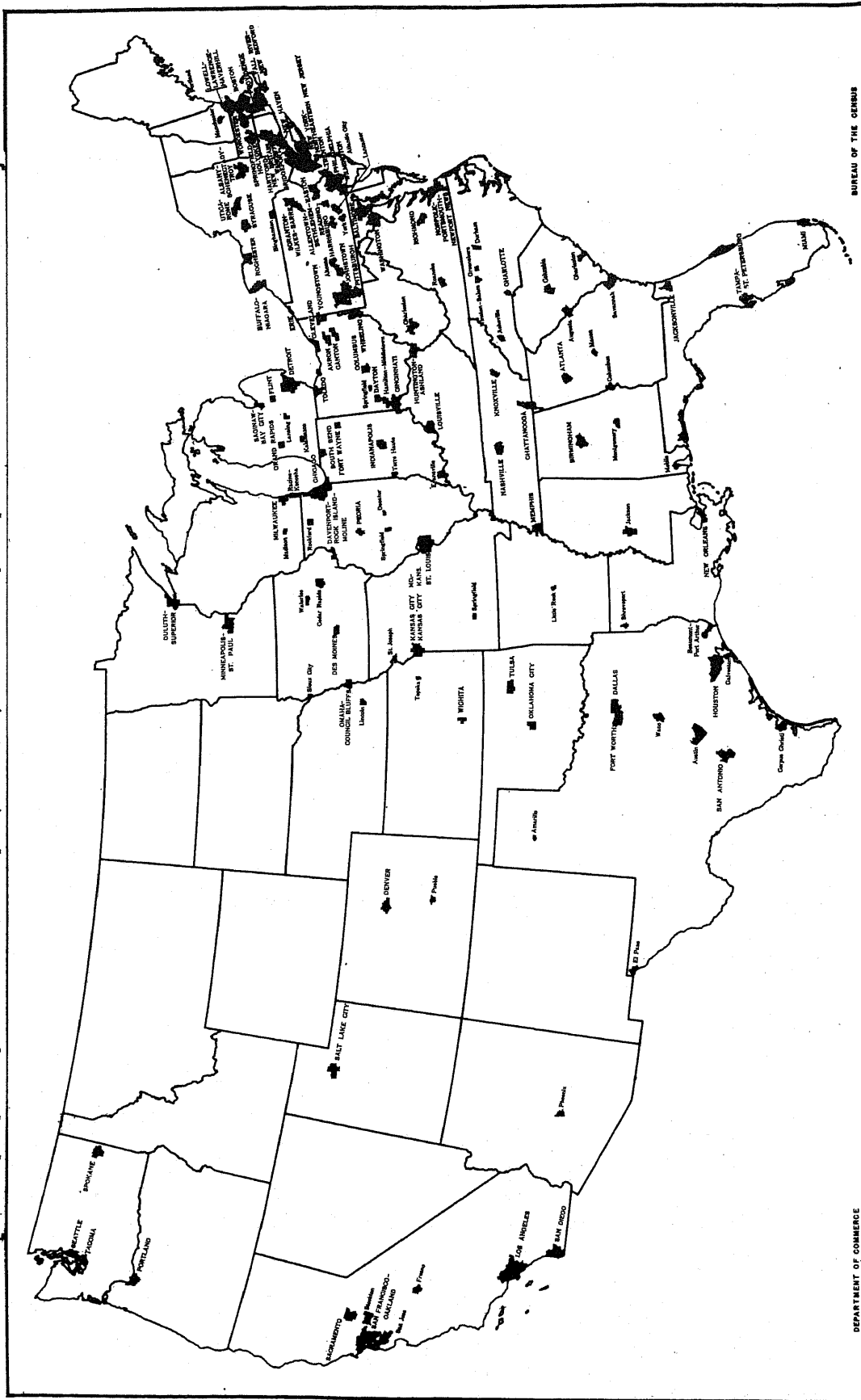
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MAP OF THE UNITED STATES SHOWING PRINCIPAL AND SECONDARY METROPOLITAN DISTRICTS: 1940
 [Names of principal metropolitan districts shown in capitals, as DENVER; names of secondary metropolitan districts shown in lower case, as Pueblo.]



DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

HOUSING

GENERAL CHARACTERISTICS

INTRODUCTION

GENERAL

The second series of Housing bulletins presents for each State basic statistics relating to practically all subjects for which information was collected in the Census of Housing taken as of April 1, 1940, as part of the Sixteenth Decennial Census of Population. Subjects presented include occupancy and tenure status, value of home or monthly rent, size of household and race of head, type of structure, exterior material, year built, conversion, state of repair, number of rooms, housing facilities and equipment, and mortgage status. Statistics to be presented in later publications include data relating to mortgages on nonfarm residential properties.

In the first series of Housing bulletins for States, entitled "Data for Small Areas," limited tabulations of the housing data are presented for the State, for urban, rural-nonfarm, and rural-farm areas of the State, for counties and rural-farm parts of counties, for incorporated places of 1,000 inhabitants or more, for minor civil divisions, and for metropolitan districts.

Supplements to the first series of Housing bulletins, entitled "Block Statistics," include a separate report for each of the 191 cities which had 50,000 inhabitants or more in 1930. Tabulations of the type presented in the first series of State bulletins are shown in these supplementary reports for blocks and summarized by census tracts or wards. More detailed statistics for census tracts are presented in a series of special reports on population and housing for the cities for which tracts have been established.

The first series of Population bulletins shows the total population for the State and counties, urban and rural areas in the State and in counties, minor civil divisions, incorporated places, wards of places of 5,000 inhabitants or more, census tracts, and metropolitan districts. The second series of Population bulletins presents, for areas similar to those shown in the second series of Housing bulletins, statistics for the population classified by sex, age, race, nativity, school attendance, and last year of school completed; for the foreign born, by citizenship and country of birth; and for the labor force, by employment status, broad occupation groups, and selected industries.

Maps.—Maps showing the minor civil divisions and urban places appear in the first series of Population

bulletins for States. Maps showing the counties, and places of 10,000 or more appear in the second series of Population bulletins. Maps of the metropolitan districts, showing the central cities and minor civil divisions, have been distributed in offset releases and also appear in the second series of Population bulletins.

Arrangement of tables.—The tables in the present bulletin are arranged on the basis of the areas for which statistics are presented, the figures for the larger areas being presented in greater detail than those for the smaller areas. Tables 1 to 21 contain totals for the State, for the urban, rural-nonfarm, and rural-farm areas of the State, for cities of 50,000 inhabitants or more, and for metropolitan districts. These tables include practically all of the data tabulated in the first phase of the tabulation program for housing. The remainder of the tables contain less detailed statistics for counties and urban places, as follows: Tables 22 and 23, for counties, urban places of 2,500 inhabitants or more, and rural-nonfarm and rural-farm parts of counties; tables 24 and 25, for counties, urban places, and rural-nonfarm parts of counties; table 26, for the rural-farm parts of counties; tables 27 and 28 for counties and for cities of 10,000 to 50,000.

One additional table, table 29, is included in bulletins for the Southern States in order to present, for counties and urban places, separate statistics for dwelling units occupied by nonwhite households. Furthermore, table 26, as shown for the Southern States, is extended to include figures for nonwhite households in the rural-farm areas of counties.

The urban places shown in table 22 and subsequent tables are arranged by counties. When an urban place is located in two or more counties, the figures for the place as a whole appear at the end of the table. The county in which each urban place is located is shown in the list of urban places which follows the table of contents. This list, arranged alphabetically by place name, contains also references to the tables in which statistics appear for the places.

Availability of unpublished data.—The statistics as presented in this bulletin for the State, the larger cities, and the metropolitan districts have been tabulated for each urban place, for counties, and for the rural-nonfarm and rural-farm parts of counties and of metropolitan districts. Although it is not possible, because of

space limitations, to present all of the tabulations for counties and small cities, the statistics can be made available, upon request, for the nominal cost of transcribing or reproducing them. Requests for such unpublished statistics, addressed to the Director of the Census, Washington, D. C., will receive a prompt reply which will include an estimate of the cost of preparing the data.

Data from previous censuses.—Historical comparisons of many of the subjects covered in this bulletin may be made on the basis of statistics presented in the publications of earlier censuses. The number of "occupied dwelling units" in 1940 is roughly comparable with the number of "private families" or "homes" shown in the 1930 census report on Families. The number of families, on a slightly broader basis (including what were termed quasi-family groups in 1930) but still reasonably comparable, has been presented for each census since 1850. The trend of the figures on family size is indicated by comparisons of the "population per occupied dwelling unit" in 1940 with the "population per family" as shown for prior censuses. The term "dwelling" as used in 1930 (and earlier) is comparable with the term "residential structure," as used in the 1940 census, though the number of structures shown in 1940 includes entirely vacant structures, which were not included in the earlier censuses.

The classification of homes by tenure has been shown for each census since 1890. The number of owned homes that were encumbered was included in the censuses from 1890 to 1920. Comparable statistics of families classified by color of head are available for each census year from 1890 to the present, except for 1910. The value or monthly rent of nonfarm homes and the number of families having a radio were included for the first time in the 1930 report on Families.

The reports of the Census of Agriculture for 1920 and 1930 indicate the number of farm operators' dwellings that were lighted by electricity, the number with water piped into the dwelling, and (for 1930 only) the number with water piped into a bathroom. The value of farm dwellings in 1930 also was obtained in the Farm census. These statistics are only roughly comparable with the statistics for corresponding items as presented for rural-farm dwelling units in 1940 because the data from the Farm census represent the homes of farm operators only, whereas the 1940 figures include all dwelling units on farms, that is, the homes of farm laborers and persons engaged in nonfarm occupations, as well as those of farm operators. On the other hand, the statistics obtained in the Farm census include urban-farm dwelling units, while the 1940 data are limited to rural-farm dwelling units.

DEFINITIONS OF TERMS AND EXPLANATIONS

Urban and rural areas.—As explained above, housing characteristics for the State and the counties are pre-

sented separately for the urban, rural-nonfarm, and rural-farm areas which have been established for the 1940 Census of Population. The urban area is made up in general of cities and other incorporated places having 2,500 inhabitants or more, and all territory outside these places is classified as rural.

Rural-nonfarm dwelling units.—Rural-nonfarm dwelling units are those located outside the boundaries of urban places but not on farms. This group is composed of dwelling units in a wide variety of locations, ranging from isolated nonfarm homes in the open country to homes in small unincorporated areas adjacent to a large city.

Rural-farm dwelling units.—Rural-farm dwelling units are those located on farms outside urban places. Dwelling units on farms within the boundaries of urban places are included in the totals for the urban places. Although the rural-farm dwelling units represent about 99 percent of all farm dwelling units, there are a few States with a considerable number of urban-farm units, that is, dwelling units on farms located in urban places.

Metropolitan districts.—A metropolitan district has been set up for use in the 1940 Censuses of Population and Housing in connection with each city of 50,000 or more, two or more such cities sometimes being in one district. The general plan is to include in the district, in addition to the central city or cities, all adjacent and contiguous minor civil divisions or incorporated places having a population of 150 or more per square mile. In some metropolitan districts a few less densely populated contiguous divisions are included on the basis of special qualifications. Only a portion of a minor civil division is included if the minor civil division has a large area and the principal concentration of population is in a small section near the central city with the more remote sections being sparsely settled. A metropolitan district is thus not a political unit but rather an area including all the thickly settled territory in and around a city or group of cities. It tends to be a more or less integrated area with common economic, social, and, often, administrative interests. Maps of the metropolitan districts are shown in the second series Population bulletin for the State.¹

Dwelling unit.—A dwelling unit is defined as the living quarters occupied by, or intended for occupancy by, one household. A dwelling unit may be a detached house; a tenement, flat, or apartment in a larger building (an apartment house, an apartment hotel, or a section of a hotel devoted entirely to apartment rather than transient use); or a room in a structure primarily devoted to business or other nonresidential

¹ Statistics for metropolitan districts appear only in the bulletins for States that contain the central city (or the largest central city) of a metropolitan district; figures for the district as a whole are shown in one bulletin, even though parts of the district may be located in another State. Limited tabulations for each urban place and for the minor civil divisions included in metropolitan districts are presented in the corresponding first series Housing bulletin.

purposes. It may be a superintendent's living quarters in a public building, such as a courthouse or library; a watchman's living quarters in a factory, store, or warehouse; a chauffeur's living quarters in a garage; or a tourist cabin, trailer, railroad car, boat, tent, etc., if occupied by persons having no other place of residence.

All occupied dwelling units, and all vacant dwelling units in habitable structures, seasonal as well as ordinary, were included in the canvass for housing data, except the following special types of dwelling places: Hotels for transient guests, and similar places maintained by the Y. M. C. A., or kindred organizations; missions, cheap one-night lodginghouses; dormitories for students; nurses' homes; educational or religious institutions; military institutions; penal institutions; soldiers' homes; homes for orphans and for the aged, blind, deaf, infirm, or incurable; Civilian Conservation Corps camps; Coast Guard stations; and lumber camps, or railroad or other construction camps, in which the workers live in a common barracks. These special types of dwelling places were not considered as part of the housing market, and in general their exclusion is consistent with the exclusion of quasi-family groups from the statistics of private families, as in the 1930 report on Families. Dwelling units occupied by the families of officials or employees of such places (except on military reservations) are included in the Housing census if they constitute separate living quarters in a detached house or in a multifamily structure containing no persons classified as part of the institutional population. In the case of Government-owned dwelling units on United States military reservations, neither private living quarters for families of officers or employees nor barracks for enlisted men are included in the data presented for housing.

Population per occupied unit.—Since the number of "occupied dwelling units" in 1940 is roughly comparable with the number of "private families" or "homes" in 1930, the population per occupied unit in 1940 may be compared with the population per private family in 1930 to indicate changes in family size, and both may be used as an approximation of average size of family. The figures do not strictly represent the average size of private families because they were obtained by dividing the number of occupied units (or private families) into the total population, which latter may include an appreciable number of persons who are not members of private families. Persons in private families represent so large a fraction of the total, however, that the trend of the figures from one census to another, as indicated by the population per unit or per family, is practically the same as for the average size of family. In those few areas where the resident population of institutions or other special types of dwelling places accounts for a large proportion of the total population, the average size of private families in the area is smaller, of course, than

is indicated by the population per unit or per family.²

It may be noted that the number of occupied units is not identical with the number of private families because the living quarters of families that were enumerated at some place other than their usual place of residence were not classified as occupied (see below); and a small number of lodging places were counted as occupied units even though they were not occupied by private families. These differences are numerically minor and will have little effect on the comparison of the two averages.

Occupancy and tenure.—Dwelling units are classified by occupancy and tenure into four groups: Owner-occupied; tenant-occupied; vacant, for sale or rent; and vacant, not for sale or rent. Dwelling units are classified as occupied if they were occupied at the time of enumeration by households enumerated in the Population census at their usual place of residence. A dwelling unit is classified as owner-occupied if it was owned either wholly or in part by the head of the household or by some related member of his family living in the dwelling unit. All other occupied units are classified as tenant-occupied whether or not cash rent was actually paid for the living quarters. Rent-free quarters and living accommodations which were received in payment for services performed are thus included with the tenant-occupied units.

The group "vacant, for sale or rent" includes all vacant dwelling units available for occupancy, even though they were not actually offered in the housing market at the time of enumeration. Vacant dwelling units in buildings under construction are excluded; those in "boarded-up" structures are excluded if they were beyond repair. The percentage of all dwelling units that were vacant and for sale or rent on April 1, 1940, as shown in tables 2 and 22, represents what is commonly referred to as the vacancy ratio.

The relatively small group classified as "vacant, not for sale or rent" includes dwelling units neither occupied nor available for sale or rent at the time of enumeration because they were being held for absent households, and also dwelling units occupied temporarily by nonresident households. A nonresident household is one enumerated in the Population census at a place other than its usual place of residence and reallocated to the home district. If a dwelling unit was maintained by such a household at the usual place of residence, it is classified in the Housing census as "held for absent household." In most States, however, the

² Note that for purposes of comparison with the 1940 population per occupied dwelling unit, the total population per private family in 1930 is used and not the "population per private family" as published in the 1930 census reports. The latter is obtained by dividing the population in private families, excluding persons in institutions and other quasi-family groups, by the number of private families. Since the 1940 population in private families has not been tabulated separately, the total population per private family in 1930 is used because of its closer comparability with the available statistics for 1940. In the tables shown in this bulletin, the expression "population per private family, 1930" is, therefore, always the total population in 1930 divided by the number of private families.

majority of dwelling units returned as "held for absent household" were for seasonal or occasional use only.

Color of occupants.—Occupied dwelling units are classified by race of head of household in accordance with the definition used in the 1940 Census of Population. Three major race classifications are distinguished in the statistics for tenure, namely, white, Negro, and "other races." Persons of Mexican birth or ancestry who were not definitely Indian or of other nonwhite race were returned as white in 1940. Such persons were designated Mexican in 1930 (but not in prior censuses) and were included in the general class of "other races." Figures for 1930, as presented in this bulletin for purposes of comparison, have been revised in accordance with the 1940 definitions.

In the tabulations of housing characteristics other than tenure by color of occupant, only two groups are distinguished, white and nonwhite (Negroes and other nonwhite races combined). These statistics are presented only for the larger areas. As explained above, however, separate figures for dwelling units occupied by nonwhite households are presented for counties and small cities in the bulletins for the Southern States.

Value and monthly rent.—The enumerator was instructed to obtain for each owner-occupied dwelling unit the estimated current market value of the home and, if not on a farm, its estimated monthly rental value; for each tenant-occupied dwelling unit the monthly contract rent, or if no cash rent was paid, the estimated monthly rental value based on rents for similar dwelling units in the neighborhood; and for each vacant dwelling unit the rent asked or the estimated rental value. The value of an owner-occupied nonfarm home represents the amount for which the dwelling unit, including such land as belongs with it, would sell under ordinary circumstances—not at forced sale. If the owner-occupied unit is in a structure that contains more than one dwelling unit, or if a part of the structure is used for business purposes, the value reported represents only that portion occupied by the owner and his household. The rental reported for a vacant seasonal dwelling unit is the actual or estimated monthly amount charged for the unit during the portion of the year it is generally occupied; in resort areas the average rent may be comparatively high for this reason.

The statistics obtained for farm homes are probably somewhat less satisfactory than those for nonfarm homes because of the obvious difficulty of trying to determine what fraction the farm dwelling unit represents of the total farm value, which latter may be estimated on the basis of current market value. Although the estimated monthly rental value was not included in the returns made for owner-occupied farm homes, an estimate based on 1 percent of their reported value (less 50 cents to adjust to rental intervals), is presented for the rural-farm area of the State.

Gross rent.—Gross monthly rent, computed for tenant-occupied nonfarm dwelling units only, is contract rent plus the reported average monthly cost of water, electricity, gas, and other fuel paid for by the tenant. If furniture is included in the contract rent, the reported estimated rent of the dwelling unit without furniture is used for the computation instead of the contract rent. Rent differentials which result from varying practices with respect to the inclusion of heat, utilities, and furniture as a part of the contract rent, are thus eliminated from the gross rent figures.

Residential structure.—A residential structure is a building which contains one or more dwelling units. Each single-family or two-family house, apartment house, or other residential building constitutes a separate structure. Each house in a block of three or more "row" houses is counted as a separate structure, although a building which contains only two attached dwelling units constitutes one two-family structure. A building designed for business or other nonresidential use was not enumerated unless it contained one or more dwelling units.

Type of structure.—Statistics are presented both for residential structures by type and for dwelling units classified according to the type of structure in which they are located. A "one-family detached" structure has open space on all four sides and contains only one dwelling unit. A "one-family attached" structure has one or both sides built directly against an adjoining structure or structures, and contains only one dwelling unit extending from ground to roof. Each dwelling unit in a group of three or more row houses is a "one-family attached" structure, but two attached dwelling units by themselves constitute a "two-family side-by-side" structure. Dwelling units in one- to four-family structures with business are shown as a separate group, but dwelling units in five-family or larger structures with business are not separated in the tabulations from those without business. "Other dwelling places," such as trailers, tourist cabins, boats, etc., were enumerated only when occupied by persons having no other place of residence.

Exterior material.—The classification by exterior material is presented for residential structures but not for dwelling units. Combination finishes, such as brick and stone, or wood and brick, are classified according to the material that covers the greater part of the exterior wall area. Brick veneer is classified as "brick." "Other" includes such materials as stone, concrete, cinder block, tile, metal, adobe, and composition shingles.

Year built.—Dwelling units are classified according to the calendar year in which the building was completed. This refers to the original construction, not to any later remodeling, additions, reconstruction, or conversion.

Conversion.—Dwelling units are classified according

to the conversion status of the structure in which they are located. "Nonconverted structures" are those originally built for residential purposes which contain the same number of dwelling units as when first built; a structure with space for business purposes is included in this category if the number of dwelling units has remained unchanged. "Structures converted to a different number of units" are those originally built for residential purposes which contain either more or fewer dwelling units than when first built. These are chiefly structures that were designed for one household and later subdivided to provide living quarters for two or more households. "Structures converted from nonresidential to residential" are buildings designed for nonresidential purposes, such as a factory, garage, barn, or storage shed, which are used as the living quarters of one or more households. The classification is made on the basis of the use of the structure on the census date; the change from the original use may or may not have involved structural alterations.

State of repair.—Instructions to enumerators specified that a structure was to be reported as "needing major repairs" when parts of the structure such as floors, roof, plaster, walls, or foundations required repairs or replacements, the continued neglect of which would impair the soundness of the structure and create a hazard to its safety as a place of residence. The data on state of repair are presented in this bulletin in combination with data for selected types of plumbing equipment and are therefore limited to dwelling units for which all of the various items in the combination were reported.

Water supply.—The statistics for water supply relate to the principal source of water supply available for household purposes (not necessarily drinking water). "Running water" may be piped from either a pressure or a gravity system. "Other" may include any source of water supply except running water.

Toilet facilities.—A flush toilet (with running water) located in the structure and for the exclusive use of one household is differentiated in the tabulations from one that is shared with one or more other households.

Bathtub or shower.—A dwelling unit is reported as having a bathtub or shower if either type of equipment, supplied with running water (not necessarily hot water), is available in the structure for the use of the household. Bathing equipment for the exclusive use of one household and equipment that is shared with one or more other households are reported separately.

Number of rooms.—All rooms that are used or available for use as living quarters for the household are counted in determining the number of rooms in each dwelling unit. Bathrooms, closets, pantries, halls, screened porches, and unfinished rooms in the basement or attic are not counted as rooms. A kitchen is a separate room if it is partitioned off from floor to ceiling; a kitchenette and a dinette separated only

by shelves or cabinets are counted as one room. Rooms used for office purposes by a person, such as a doctor or a lawyer, who lives in the dwelling unit are included, but rooms used as a store or shop for business are excluded.

Lighting equipment.—"Electric lighting" includes lights that are wired to a power line or a home plant, even though service may be temporarily suspended. "Gas" includes equipment for gas lighting connected to a gas main or tank.

Size of household.—All persons enumerated in the Population census as members of the household (including lodgers, servants, and other unrelated persons having no other usual place of residence) are counted in determining the number of persons who occupy each dwelling unit. Students away from home at school or college and other members temporarily absent are included as members of the household. The statistics on size of household, as presented in this report, should be distinguished from the 1930 statistics on size of family, because only related persons were included in the 1930 tabulation of families by size.

Persons per room.—The number of persons per room, used as an index of crowding, was obtained by dividing the number of persons in the household by the number of rooms in the dwelling unit. This figure was computed for each occupied dwelling unit.

Radio.—A dwelling unit was enumerated as having a radio if it contained a usable radio set or one only temporarily out of repair.

Refrigeration equipment.—Occupied dwelling units are classified according to the principal equipment available for the refrigeration of food for the household during the summer months. "Mechanical" refrigeration includes any type of mechanical refrigerator operated by electricity, gas, or kerosene, or by a gasoline engine or other source of power. "Ice" refrigeration includes a refrigerator, box, or chest cooled by ice. "Other" refrigeration includes devices such as a well cooler, or an evaporative cooler consisting of a framework covered with cloth which is kept wet by the application of water. The category "none" includes dwelling units that have no device for keeping food cool or only a box in which food is placed on a window ledge.

Cooking fuel.—The data reported for cooking fuel are based on the principal type of cooking fuel used in each occupied dwelling unit.

Heating equipment and fuel.—A "pipeless warm air furnace" is a furnace located in the basement or utility room, with no warm air outlet other than one grille directly above or adjacent to the furnace. The category "heating stove" includes regular heating stoves, circulator heaters with flues, and nonportable electric or gas heaters. Dwelling units that have no heating equipment other than portable heaters, fireplaces, or kitchen stoves are included in the category "other or none."

The statistics for heating fuel are presented separately for dwelling units with and without central heating equipment. Steam or hot water systems, piped warm air systems, and pipeless warm air furnaces are included as central heating equipment.

Mortgage status.—The mortgage data presented relate to owner-occupied nonfarm dwelling units in structures without business and containing not more than four dwelling units. Such a dwelling unit is classified as mortgaged if there is an indebtedness in the form of a mortgage, a deed of trust, or a land contract that is secured by it or by the property of which it is a part. Statistics relating to mortgaged farm properties are presented in publications of the Census of Agriculture.

Inclusion of furniture in rent.—A tenant-occupied nonfarm dwelling unit is reported as having furniture included in contract rent if the monthly payment includes the rental of important pieces of furniture, such as tables, chairs, and beds.

Medians.—The median value of the dwelling units in a given area is the value of the dwelling unit which would stand in the middle of the series if the units reporting value were arranged in order according to value; in other words, it is the value which divides the series into two equal parts, one having values higher than the median and the other having values lower than the median. The median monthly rental may be defined in a similar manner. All medians were computed on the basis of the tabulation groups in full detail, as shown in the tables for larger areas. In rare instances where the median is located in the highest tabulation group, the median rent is indicated as

\$100+ or \$200+ (whichever is the highest group segregated in the tabulation), and the median value is indicated as \$20,000+.

Values were reported to the nearest dollar, both in 1940 and 1930; and in computing the median values the class intervals shown in the tables were used.

Rents, as reported for 1940, were rounded to the nearest dollar; and in computing the 1940 medians the limits of the class intervals were assumed to stand at the midpoint of the 1-dollar interval between the end of one of the rent groups and the beginning of the next. For example, the limits of the interval designated, in round dollars, \$10 to \$14, were assumed to be \$9.50 to \$14.49.

Rents were reported in 1930 in dollars and cents and the cents were taken into account in assigning individual units to the tabulated classes. In computing the medians for 1930, therefore, the limits of the intervals were assumed to stand at the lower limits of the intervals shown in the table. For example, the limits of the \$10 to \$14 interval were assumed to be \$10 to \$14.99.

Since the definition of intervals used in the computation of median values and rents conforms with the manner in which the data were reported in the respective censuses, the medians are, of course, statistically comparable.

In computing the median size of household, it is necessary to assume a continuous distribution within each size group. For example, when the median is in the three-person group, the lower and upper limits of the group are assumed to be two and one-half and three and one-half, respectively. A similar method was used in computing the median number of rooms.