

# United States Summary

## SUMMARY OF FINDINGS

The 1960 Census of Housing marks the third decennial census of housing in the United States. Although the first census of housing was not taken until 1940, information on a few housing items is available for earlier years from the decennial censuses of population and agriculture. In recent years, particularly after the considerable housing activity in the 1920's, the depression of the early 1930's, and the housing shortages during and immediately after World War II, there has been increasing need for information not only on the growth of the inventory but also on the utilization and characteristics of the housing supply.

The high rate of residential construction activity shortly after World War II continued almost unabated to the time of the 1960 Census. By 1960, the housing inventory included approximately 16.0 million units which had been built during the 1950's. Demolitions and other losses also occurred, although in smaller volume. On balance, the housing inventory increased by more than 12 million units since the 1950 Census. The addition of a large number of units through new construction and the removal of a sizeable number of units through demolition and other means contributed to modernization of the housing stock.

Homeownership gained impressively. The proportion of homeowners in 1960 was larger than at any other census date for which information on tenure was collected. Quality of housing improved during the decade, as evidenced by the substantial decrease in the

number of units which were in dilapidated condition or lacked plumbing facilities. Furthermore, housing units were less crowded than in 1950. While the average (median) number of persons per household decreased slightly between 1950 and 1960, the average (median) number of rooms per unit increased. More persons were living alone and there was a sharp decline in the number of married couples who were sharing the living quarters of others. Household equipment and facilities such as television sets, radios, clothes washing machines, telephones, and automobiles were found to be fairly widespread in contrast to air conditioning, clothes dryers, and home food freezers.

Vacancy rates for 1960 indicate a lessening of the severe post-war housing shortage evident at the time of the 1950 Census. The supply of available vacant units more than doubled since 1950. In 1960, about 1 in every 30 housing units was vacant and available for sale or for rent.

The mobility of the American public was indicated by the fairly short duration of occupancy reported for homeowners as well as for renters. Over one-fifth of the households moved at least once between January 1959 and the time of the census in April 1960. Migration from farms to metropolitan centers during the decade was accompanied by a large movement which took place from cities to suburbs. The concentration of new construction outside the central cities in metropolitan areas is an indication of this movement.

Table A.—HOUSING UNITS BY REGIONS AND DIVISIONS: 1940 TO 1960

[Occupied and vacant units. Figures for 1960 based partly on sample and essentially in agreement with complete count; figures for 1950 and 1940 based on complete count. "Housing unit" used in 1960, "dwelling unit" in 1950 and 1940]

Region and division	1960		1950		1940		Increase			
	Number	Percent	Number	Percent	Number	Percent	1950 to 1960		1940 to 1950	
							Number	Percent	Number	Percent
<b>United States</b> .....	53,328,357	100.0	46,137,076	100.0	37,438,714	100.0	12,189,281	26.4	8,698,362	23.2
<b>Northeast</b> .....	14,798,360	25.4	12,051,182	26.1	10,312,732	27.5	2,747,178	22.8	1,738,450	16.9
New England.....	3,521,663	6.0	2,879,409	6.2	2,438,329	6.5	642,264	22.3	441,080	18.1
Middle Atlantic.....	11,276,697	19.3	9,171,773	19.9	7,874,403	21.0	2,104,924	28.0	1,297,370	16.5
<b>North Central</b> .....	16,797,894	28.8	13,745,646	29.8	11,897,471	31.0	3,052,158	22.2	2,148,175	18.5
East North Central.....	11,687,510	20.0	9,394,211	20.2	7,081,598	20.5	2,328,209	24.9	1,632,643	21.5
West North Central.....	5,140,294	8.8	4,411,435	9.6	3,916,903	10.5	728,859	16.5	495,532	12.7
<b>South</b> .....	17,172,688	29.4	13,653,785	29.6	10,876,056	29.1	3,518,903	25.8	2,777,729	25.5
South Atlantic.....	8,032,524	13.8	5,995,287	13.0	4,547,316	12.1	2,036,257	34.0	1,448,951	31.9
East South Central.....	3,606,348	6.2	3,195,194	6.9	2,786,525	7.3	411,184	12.9	458,689	16.8
West South Central.....	5,533,816	9.5	4,462,384	9.7	3,992,215	9.6	1,071,462	24.0	870,139	24.2
<b>West</b> .....	9,557,595	16.4	6,686,463	14.5	4,632,455	12.4	2,871,042	42.9	2,034,068	43.7
Mountain.....	2,226,564	3.8	1,608,421	3.5	1,238,588	3.3	618,143	28.4	369,533	29.9
Pacific.....	7,330,941	12.6	5,078,042	11.0	3,413,867	9.1	2,262,899	44.4	1,664,175	48.7
<b>Contiguous United States</b> .....	53,093,658	100.0	45,963,396	100.0	37,328,470	100.0	12,110,260	26.3	8,657,928	23.2
<b>Northeast</b> .....	14,798,360	25.5	12,051,182	26.2	10,312,732	27.8	2,747,178	22.8	1,738,450	16.9
New England.....	3,521,663	6.1	2,879,409	6.3	2,438,329	6.5	642,264	22.3	441,080	18.1
Middle Atlantic.....	11,276,697	19.4	9,171,773	19.9	7,874,403	21.1	2,104,924	23.0	1,297,370	16.5
<b>North Central</b> .....	16,797,894	25.9	13,745,646	25.9	11,897,471	31.1	3,052,158	22.2	2,148,175	18.5
East North Central.....	11,687,510	20.1	9,394,211	20.3	7,081,598	20.6	2,328,209	24.9	1,632,643	21.5
West North Central.....	5,140,294	8.8	4,411,435	9.6	3,916,903	10.5	728,859	16.5	495,532	12.7
<b>South</b> .....	17,172,688	29.6	13,653,785	29.7	10,876,056	29.1	3,518,903	25.8	2,777,729	25.5
South Atlantic.....	8,032,524	13.8	5,995,287	13.0	4,547,316	12.2	2,036,257	34.0	1,448,951	31.9
East South Central.....	3,606,348	6.2	3,195,194	6.9	2,786,525	7.3	411,184	12.9	458,689	16.8
West South Central.....	5,533,816	9.5	4,462,384	9.7	3,992,215	9.6	1,071,462	24.0	870,139	24.2
<b>West</b> .....	9,557,595	16.1	6,532,785	14.2	4,539,211	12.2	2,792,621	42.7	1,993,874	43.9
Mountain.....	2,226,564	3.8	1,608,421	3.5	1,238,588	3.3	618,143	28.4	369,533	29.9
Pacific.....	7,096,242	12.2	4,924,364	10.7	3,300,623	8.8	2,173,878	44.1	1,623,741	49.2

<sup>1</sup> Figures include 120,806 total units for Hawaii and 33,072 total units for Alaska.

<sup>2</sup> Figures include 90,830 total units for Hawaii and 22,414 occupied units for Alaska (vacant units not having been enumerated).

Both the median value of owner-occupied units and the median gross rent of renter-occupied units increased substantially during the 1950's. Relatively, the increase in median gross rent was somewhat larger than the increase in median value.

Overall, results of the 1960 Census of Housing indicate that people were better housed than they were 10 years earlier. Nevertheless, there were a number of families whose living accommodations may be considered inadequate for their well-being.

In the discussion which follows, the term "United States" is used without qualification and refers to the 50 States and the District of Columbia. In a few instances, however, statistics are restricted to conterminous United States (that is, United States exclusive of Alaska and Hawaii). Statistics for conterminous United States are identified in the text tables from which they are quoted.

### HOUSING INVENTORY

Housing units in the United States in April 1960 numbered 58,326,357. This was an increase of approximately 12.2 million units,<sup>1</sup> or 26 percent, over the 1950 inventory. The numerical gain was close to 1½ times the gain for the preceding decade, 1940 to 1950, when the inventory increased by 8.7 million units, or 23 percent (table A).

The net gain in the inventory is the number of units added through new construction, conversion, and other sources, minus the number lost through demolition, merger, and other means. As in previous decades, the major component of the net change was new construction. The high level of residential construction activity that was started in the postwar period of the late 1940's continued at an unprecedented rate, averaging roughly 1½ million units a year during the 1950's.

Both the increase in the number of occupied units (households) and the increase in the number of vacant units are elements of housing growth. For occupied units, the relative gain from 1950 to 1960 was only slightly higher than the gain from 1940 to 1950. For vacant units, however, the percentage gain from 1950 to 1960 was considerably higher than the gain from 1940 to 1950.

Based on occupied units only, the numerical gain in the inventory from 1950 to 1960 was the largest ever recorded. The relative gain, however, was exceeded by the relative gains in the decades prior to 1910.

Regions, divisions.—As in previous decades, the West outstripped the three other regions in the rate of housing growth. Between 1950 and 1960, the West had a 43-percent increase in housing units; whereas the South, Northeast, and North Central Regions had increases of 26 percent, 23 percent, and 22 percent, respectively (table A). Numerically, however, the South had the largest gain for the past decade.

In 1950, as in 1940, the North Central Region had the largest number of units of all the regions. By 1960, the South had the most, with 17.2 million housing units; the North Central Region and the Northeast followed closely, with 16.8 million and 14.8 million units, respectively. The West, despite its rapid growth, had the least in 1960—9.6 million units.

The rates of growth during the 1950's varied from a high of 44 percent in the Pacific Division (comprising Washington, Oregon, California, Hawaii, and Alaska) to a low of 13 percent in the East South Central Division (Kentucky, Tennessee, Alabama, and Mississippi). The Pacific Division grew the most rapidly in the preceding decade also; between 1940 and 1950, its housing inventory increased by 49 percent. For the East South Central Division, the increase for the 1940-to-1950 period was 17 percent.

<sup>1</sup> The unit of enumeration was the "dwelling unit" in 1950 and 1960 and the "housing unit" in 1940. Evidence suggests that the change in concept had relatively little effect on the counts for large areas and for the Nation (see definition of "Housing unit").

For the seven other divisions, the rates of growth from 1950 to 1960 were about the same as or higher than they were from 1940 to 1950.

By 1960, the East North Central Division (comprising Ohio, Indiana, Illinois, Michigan, and Wisconsin) had the largest number of housing units of any division. The division had one-fifth of all the housing units in the Nation. The Middle Atlantic Division (New York, New Jersey, and Pennsylvania) had the second largest number. The Mountain Division (Montana, Idaho, Wyoming, Colorado, New Mexico, Arizona, Utah, and Nevada), with less than 4 percent of the housing units in the Nation, had the smallest number.

Metropolitan-nonmetropolitan housing.—The large influx of households to metropolitan centers during the decade is reflected in the significant increase in the housing inventory inside standard metropolitan statistical areas (SMSA's). Approximately 36.4 million housing units, or 62 percent of the total housing units in

TABLE B.—HOUSING UNITS BY DIVISIONS, INSIDE AND OUTSIDE STANDARD METROPOLITAN STATISTICAL AREAS: 1960 AND 1950

[Occupied and vacant units. Figures for 1960 based partly on sample and essentially in agreement with complete count; figures for 1950 based on complete count. Both 1960 and 1950 figures for SMSA's relate to areas as defined for 1960. The 1960 and 1950 figures for central cities relate to cities designated central cities in 1960 but with limits as defined for the respective censuses; part of the increase "in central cities," and consequent effect on "not in central cities," is due to annexations since 1950. "Housing unit" used in 1960, "dwelling unit" in 1950.]

Division	1960		1950		Increase, 1950 to 1960	
	Number	Percent	Number	Percent	Number	Percent
United States.....	58,326,357	100.0	46,137,076	100.0	12,189,281	26.4
Inside SMSA's.....	36,395,215	62.4	27,111,457	58.8	9,274,758	34.2
In central cities.....	19,622,145	33.6	16,058,400	34.8	3,563,745	22.2
Not in central cities.....	16,764,070	28.7	11,053,057	24.0	5,711,013	51.7
Outside SMSA's.....	21,940,142	37.6	19,025,619	41.2	2,914,523	15.3
<b>New England.....</b>	<b>3,521,663</b>	<b>6.0</b>	<b>2,879,409</b>	<b>6.2</b>	<b>642,254</b>	<b>22.3</b>
Inside SMSA's.....	2,359,780	4.0	1,929,717	4.2	430,063	22.3
In central cities.....	1,089,400	1.9	976,521	2.1	112,879	11.6
Not in central cities.....	1,270,380	2.2	953,196	2.1	317,184	33.3
Outside SMSA's.....	1,161,883	2.0	949,692	2.1	212,191	22.4
<b>Middle Atlantic.....</b>	<b>11,276,697</b>	<b>19.3</b>	<b>9,171,773</b>	<b>19.9</b>	<b>2,104,924</b>	<b>23.0</b>
Inside SMSA's.....	9,082,156	15.6	7,378,229	16.0	1,703,927	23.1
In central cities.....	4,835,102	8.3	4,368,539	9.5	466,563	10.7
Not in central cities.....	4,247,054	7.3	3,009,690	6.5	1,237,364	41.1
Outside SMSA's.....	2,194,541	3.8	1,793,544	3.9	400,997	22.4
<b>East North Central.....</b>	<b>11,657,510</b>	<b>20.0</b>	<b>9,334,211</b>	<b>20.2</b>	<b>2,323,299</b>	<b>24.9</b>
Inside SMSA's.....	7,609,912	13.0	5,868,958	12.7	1,740,954	29.7
In central cities.....	4,180,369	7.2	3,668,546	8.0	511,823	14.0
Not in central cities.....	3,429,543	5.9	2,200,412	4.8	1,229,131	36.9
Outside SMSA's.....	4,047,598	6.9	3,465,253	7.5	582,345	16.8
<b>West North Central.....</b>	<b>5,140,294</b>	<b>8.8</b>	<b>4,411,435</b>	<b>9.6</b>	<b>728,859</b>	<b>16.5</b>
Inside SMSA's.....	2,161,420	3.7	1,664,886	3.6	496,534	29.8
In central cities.....	1,234,184	2.3	1,130,332	2.4	103,852	17.1
Not in central cities.....	927,236	1.4	534,554	1.2	392,732	56.6
Outside SMSA's.....	2,978,874	5.1	2,746,549	6.0	232,325	8.5
<b>South Atlantic.....</b>	<b>8,682,524</b>	<b>13.8</b>	<b>5,996,267</b>	<b>13.0</b>	<b>2,686,257</b>	<b>34.0</b>
Inside SMSA's.....	4,123,786	7.1	2,735,531	5.9	1,388,255	50.7
In central cities.....	2,042,271	3.5	1,527,920	3.3	514,351	33.7
Not in central cities.....	2,081,515	3.6	1,207,611	2.6	873,904	72.4
Outside SMSA's.....	3,908,738	6.7	3,260,736	7.1	648,002	19.9
<b>East South Central.....</b>	<b>3,606,348</b>	<b>6.2</b>	<b>3,195,164</b>	<b>6.9</b>	<b>411,184</b>	<b>12.9</b>
Inside SMSA's.....	1,308,201	2.2	1,020,537	2.2	287,664	28.1
In central cities.....	754,845	1.3	606,171	1.3	148,674	24.6
Not in central cities.....	553,356	0.9	414,366	0.9	138,990	33.4
Outside SMSA's.....	2,298,147	3.9	2,174,627	4.7	123,520	5.7
<b>West South Central.....</b>	<b>5,523,816</b>	<b>9.5</b>	<b>4,462,354</b>	<b>9.7</b>	<b>1,061,462</b>	<b>24.0</b>
Inside SMSA's.....	2,898,628	5.0	2,006,551	4.3	892,077	44.5
In central cities.....	2,089,494	3.6	1,405,511	3.0	683,973	49.2
Not in central cities.....	809,134	1.4	601,040	1.3	208,104	33.5
Outside SMSA's.....	2,625,188	4.5	2,455,803	5.3	179,385	7.3
<b>Mountain.....</b>	<b>2,226,564</b>	<b>3.8</b>	<b>1,606,421</b>	<b>3.5</b>	<b>618,143</b>	<b>38.4</b>
Inside SMSA's.....	1,062,245	1.8	644,277	1.4	417,968	64.9
In central cities.....	678,758	1.2	370,624	0.8	308,134	78.8
Not in central cities.....	383,487	0.7	264,653	0.6	118,834	44.9
Outside SMSA's.....	1,164,319	2.0	964,144	2.1	200,175	20.8
<b>Pacific.....</b>	<b>7,330,941</b>	<b>12.6</b>	<b>5,078,042</b>	<b>11.0</b>	<b>2,252,899</b>	<b>44.4</b>
Inside SMSA's.....	5,780,067	9.9	3,862,471	8.4	1,917,596	49.6
In central cities.....	2,627,782	4.5	1,995,236	4.3	632,546	31.7
Not in central cities.....	3,152,305	5.4	1,867,235	4.0	1,285,070	68.8
Outside SMSA's.....	1,550,874	2.7	1,215,571	2.6	335,303	27.6

the United States, were located inside SMSA's. The 36.4 million represents a gain of 9.3 million units, or 34 percent, over the 1950 figure for comparable areas (the 1950 figures in table B having been compiled for the SMSA's as defined for 1960). The increase outside SMSA's amounted to 2.9 million units, or 15 percent (table B).

The trend toward suburban living is indicated by the sharp difference between the rates of growth for the central cities of SMSA's and for the area outside central cities. Since 1950, the gain in the central cities of the SMSA's was 3.6 million units, or 22 percent, in contrast to 5.7 million units, or 52 percent, in the metropolitan area outside the central cities. The 1950 figures for central cities in table B apply to cities designated "central cities" for the 1960 Census but with limits defined for the 1950 Census; the 1960 figures are for the same cities but with limits defined for the 1960 Census. It is estimated that roughly two-fifths of the 22-percent increase in the number of housing units in the central cities is due to annexations.<sup>2</sup>

In all divisions except the New England and Middle Atlantic, the rates of growth were much higher inside SMSA's than outside SMSA's. In the Middle Atlantic Division, the rate inside SMSA's was only slightly higher than the rate outside SMSA's; and in the New England Division, the rates were virtually the same.

In each division except the West South Central and the Mountain, the rate of growth in the central cities was lower than in the metropolitan area outside the central cities. In both divisions, much of the increase in the central cities is due to annexations.

**Urban-rural and farm-nonfarm housing.**—Urban housing units numbered 40.8 million and rural housing units numbered 17.6 million in 1960 (table C). The urban units were concentrated in the Middle Atlantic and East North Central Divisions, the two divisions having 43 percent of all the urban units in the United States. Rural housing units were more evenly distributed, although the number was relatively small in three of the divisions. The East North Central and South Atlantic Divisions had the largest numbers of rural units, each division having close to 19 percent of all rural units in the United States.

Data from censuses of population illustrate the long-term trend toward urbanization. In 1790, only 1 in 20 inhabitants lived in

urban territory. In every decade thereafter, except in the decade 1810 to 1820, the rate of growth of the urban population exceeded that of the rural population. By 1860, approximately 1 in 5 inhabitants was included in the urban population. The process of urbanization continued, and by 1920 the urban population had exceeded the rural population. In 1960, the urban population amounted to approximately two-thirds of the total population, and was concentrated in only slightly more than 1 percent of the total land area in the United States.

Between 1950 and 1960, urban housing increased at a much greater rate than rural housing. Urban housing in the United States increased 11.1 million units, or 37 percent; whereas rural housing increased only 1.1 million, or 7 percent. As a result, the proportion of urban housing units increased from 64 percent of all units in 1950 to 70 percent in 1960.

There were wide differences in the patterns of urban and rural growth among the geographic divisions. However, in each division, the rate of growth of urban housing exceeded that of rural housing. The East South Central and West South Central Divisions had substantial rates of growth in urban areas and actual decreases in rural areas. The East North Central, West North Central, South Atlantic, Mountain, and Pacific Divisions had increases in both the urban and rural housing; but the urban rates of increase were considerably greater than the rural. In the New England and Middle Atlantic Divisions, the urban rates of growth were below the average for the Nation as a whole and only moderately in excess of the rural rates of growth.

Of the rural units, approximately 14.0 million were classified as nonfarm and 3.6 million as farm housing units. The number of farm housing units has steadily declined during the last two decades, principally because some households have moved off the farm and others have ceased farming operations. The 1960 figures are not directly comparable with the 1950 and 1940 figures because of the change in definition of farm residence. According to other census data, the change in definition resulted in a substantial reduction of housing units in the farm housing inventory. Moreover, no vacant units were included in the 1960 count of rural-farm housing units. (The criteria used to classify farm housing units in 1960 and the impact of the change in definition are discussed in the definition of "Farm-nonfarm residence.")

About five-sixths (84 percent) of all the farm housing units were in the South and North Central Regions. The Northeast had the smallest number of farm housing units, although not much below the number for the West.

<sup>2</sup> Based on unpublished data tabulated for the Components of Inventory Change program.

Table C.—HOUSING UNITS BY DIVISIONS, URBAN AND RURAL: 1960 AND 1950

[Occupied and vacant units. Figures for 1960 urban and total rural units based partly on sample and essentially in agreement with complete count; figures for nonfarm and farm units based on sample. Figures for 1950 based on complete count. "Housing unit" used in 1960, "dwelling unit" in 1950. Minus sign (—) denotes decrease]

Region and division	1960								1950				Increase, 1950 to 1960			
	Urban		Rural						Urban		Rural		Urban		Rural	
	Number	Per-cent	Total		Nonfarm		Farm <sup>1</sup>		Number	Per-cent	Number	Per-cent	Number	Per-cent	Number	Per-cent
			Number	Per-cent	Number	Per-cent	Number	Per-cent								
United States.....	40,763,865	100.0	17,562,492	100.0	13,996,171	100.0	3,566,321	100.0	29,662,832	100.0	16,474,244	100.0	11,101,033	37.4	1,068,248	6.6
<b>Northeast:</b>																
New England.....	2,576,781	6.3	944,882	5.4	897,249	6.4	47,633	1.3	2,080,539	7.0	798,870	4.8	496,242	23.9	146,012	18.3
Middle Atlantic.....	9,075,783	22.3	2,200,914	12.5	2,008,597	14.4	192,317	5.4	7,271,291	24.5	1,900,482	11.5	1,804,493	24.8	300,482	15.8
<b>North Central:</b>																
East North Central.....	8,404,841	20.6	3,282,869	18.5	2,545,033	18.2	707,636	19.8	6,399,303	21.6	2,934,908	17.8	2,005,538	31.3	317,761	10.8
West North Central.....	2,978,527	7.3	2,164,787	12.3	1,360,259	9.9	774,608	21.7	2,274,630	7.7	2,136,805	13.0	700,897	30.8	317,761	1.3
<b>South:</b>																
South Atlantic.....	4,789,464	11.7	3,243,060	18.5	2,681,485	19.2	561,575	16.7	3,116,394	10.5	2,879,873	17.5	1,673,070	53.7	363,187	12.6
East South Central.....	1,810,212	4.4	1,796,136	10.2	1,273,162	9.1	523,974	14.7	1,330,484	4.5	1,864,730	11.3	478,778	36.1	-68,594	-3.7
West South Central.....	3,728,287	9.1	1,810,589	10.3	1,388,174	9.9	421,386	11.8	2,516,479	8.5	1,946,875	11.8	1,206,778	48.0	-136,316	-7.0
<b>West:</b>																
Mountain.....	1,477,560	3.6	749,004	4.3	599,453	4.3	149,551	4.2	884,417	3.0	724,004	4.4	593,143	67.1	26,000	3.5
Pacific.....	5,930,440	14.6	1,400,501	8.0	1,212,789	8.7	187,742	5.3	3,789,345	12.8	1,288,697	7.8	2,141,066	58.5	111,804	8.7

<sup>1</sup> Restricted to occupied units; all vacant units in rural territory are included in the rural-nonfarm inventory.

**State, county, and city growth.**—Between 1950 and 1960, the number of housing units increased by more than 50 percent in five States. Alaska led the States with an increase of 103 percent. Florida was next with 85 percent, followed by Nevada (79 percent), Arizona (72 percent), and California (52 percent). States with increases between 30 and 50 percent were Hawaii; Utah; the southwestern States of Colorado, New Mexico, and Texas; and the smaller east coast States of Maryland, Delaware, New Jersey, and Connecticut (which are adjacent to Washington, D.C., Baltimore, Philadelphia, and New York City). Arkansas (2 percent), Mississippi (3 percent), and West Virginia (5 percent) were the States which had the smallest growth in housing; moreover, these three States lost population during the decade.

In 1960, New York with 5.7 million units had the largest number of housing units of any State; however, it was followed closely by California with 5.5 million housing units. Alaska with 67,000 housing units in 1960 had the smallest number even though the count of units more than doubled during the 1950's.

Rates of growth are illustrated in figure 5 for the decade 1950 to 1960 and in figure 6 for the decade 1940 to 1950. The four States with increases of 50 percent or more from 1940 to 1950 (Florida, Arizona, California, and Nevada) also were among the States with the highest increases from 1950 to 1960. Of the five States with increases under 10 percent for 1940 to 1950 (Mississippi, Montana, North Dakota, South Dakota, and Nebraska), Mississippi was the only State with an increase under 10 percent for 1950 to 1960 also.

In about two-thirds of the States, the increases from 1940 to 1950 were lower than or about the same as the increases from 1950 to 1960. Among the States with the greatest differences in the rates for the two decades were Alaska, Nevada, Florida, and Delaware. The rates of increase for Alaska were 35 percent from 1940 to 1950 and 103 percent from 1950 to 1960; for Nevada, the corresponding percentages were 53 and 79; for Florida, 61 and 86; and for Delaware, 28 and 48.

In the remaining one-third of the States, the percentage gains from 1940 to 1950 were higher than those from 1950 to 1960. Among the States with the greatest differences in the rates for the two decades were Oregon, Washington, and West Virginia. The increases for Oregon were 41 percent from 1940 to 1950 and 18 percent from 1950 to 1960; for Washington, the corresponding percentages were 37 and 24; and for West Virginia, the corresponding percentages were 18 and 5.

In 1960, there were 3,134 counties and county equivalents in the United States. Growth in the housing inventory between 1950 and 1960 in relation to the growth between 1940 and 1950 in each county is illustrated in figure 7. Approximately two-thirds (68 percent) of the counties had increases in the number of units from 1940 to 1950 as well as from 1950 to 1960. In contrast, 13 percent had decreases in both periods. About 12 percent of the counties had decreases from 1940 to 1950 but increases from 1950 to 1960; and the remaining 7 percent had increases from 1940 to 1950 but decreases from 1950 to 1960.

Virtually all the counties in the Northeast had increases in the number of units for both decades, as compared with 71 percent in the North Central Region, 65 percent in the West, and 61 percent in the South. On the other hand, approximately one-third of the counties in the South had decreases in both decades. In the North Central Region and in the West, about one-fifth of the counties had decreases in both decades.

Of the 51 cities with a population of 250,000 or more, the counts of housing units increased during the 1950's in all except St. Louis, where there was a negligible loss (table D). Increases occurred despite population losses in a number of the cities.

The increases in the number of units from 1950 to 1960 exceeded 100 percent in three cities: Phoenix (282 percent), Tampa (134 percent), and El Paso (121 percent). In seven others, the increases were between 50 and 100 percent. Each of the 10 cities

had annexations between 1950 and 1960; for most of them, the annexations accounted for a substantial part of the increase in the housing inventory. (Figures in table D relate to the city limits as defined for the respective censuses.) At the other end of the scale, there were 16 cities with increases under 10 percent—the lowest being Pittsburgh, with 1.2 percent.

In 29 of the 51 cities, the housing inventory grew less rapidly from 1950 to 1960 than in the preceding 10 years. For some cities, the differences in the rates of growth were substantial—Fort Worth, for example, increased 40 percent from 1950 to 1960 in contrast to 64 percent from 1940 to 1950.

The cities in table D are ranked by population size and do not necessarily follow the ranking by number of housing units. For the first five cities, the ranking by population and by the number of housing units is the same. The five cities next in order, when ranked by number of housing units, are Houston, San Francisco, Baltimore, Cleveland, and St. Louis. Among the cities with major differences in the ranking are Kansas City and Miami. Kansas City ranks 27th according to population size but 19th according to the number of housing units, and Miami ranks 44th according to population but 36th according to housing.

TABLE D.—CHANGE IN NUMBER OF HOUSING UNITS AND TOTAL POPULATION, 1940 TO 1960, FOR CITIES OF 250,000 INHABITANTS OR MORE IN 1960

[Ranked by population size. Figures for 1960 housing units based partly on sample and essentially in agreement with complete count; remaining figures based on complete count. Figures relate to city limits as defined for the respective censuses. Percent not shown where less than 0.1]

Rank	City	1960		Percent change in—			
		Total housing units	Total population	Total housing units		Total population	
				1950 to 1960	1940 to 1950	1950 to 1960	1940 to 1950
1	New York, N.Y.	2,758,573	7,781,984	13.4	9.7	-1.4	5.9
2	Chicago, Ill.	1,214,958	3,550,404	9.8	11.8	-1.9	6.6
3	Los Angeles, Calif.	936,265	2,479,015	34.1	31.9	25.8	31.0
4	Philadelphia, Pa.	649,033	2,002,512	8.3	12.4	-3.3	7.3
5	Detroit, Mich.	553,199	1,670,144	5.9	18.3	-9.7	13.9
6	Baltimore, Md.	290,155	939,024	4.4	17.5	-1.1	10.5
7	Houston, Tex.	313,097	938,219	63.3	69.1	67.4	55.0
8	Cleveland, Ohio	282,914	876,050	4.4	8.4	-4.2	4.2
9	Washington, D.C.	262,641	763,956	14.3	24.1	-4.8	21.0
10	St. Louis, Mo.	262,984	760,026	-----	4.5	-12.5	5.0
11	Milwaukee, Wis.	241,593	741,324	27.9	11.2	16.3	8.5
12	San Francisco, Calif.	310,559	740,316	16.9	19.6	-4.5	22.2
13	Boston, Mass.	288,802	697,197	7.5	5.0	-13.0	4.0
14	Dallas, Tex.	281,270	679,684	63.8	57.8	56.4	47.4
15	New Orleans, La.	202,643	627,525	16.7	26.6	10.0	15.3
16	Pittsburgh, Pa.	196,168	604,332	1.2	7.8	-10.7	0.8
17	San Antonio, Tex.	173,070	587,718	47.8	67.9	43.9	60.9
18	San Diego, Calif.	192,269	573,224	74.8	59.4	71.4	64.4
19	Seattle, Wash.	216,981	557,087	34.3	19.3	19.1	27.0
20	Buffalo, N.Y.	177,224	532,759	6.3	5.7	-8.2	0.7
21	Cincinnati, Ohio	171,679	502,550	5.6	12.7	-0.3	10.6
22	Memphis, Tenn.	151,972	497,524	30.5	39.9	25.6	35.2
23	Denver, Colo.	174,124	493,887	30.2	32.2	18.8	29.0
24	Atlanta, Ga.	154,135	487,455	63.1	11.5	47.1	9.6
25	Minneapolis, Minn.	173,155	482,872	6.9	9.7	-7.4	6.0
26	Indianapolis, Ind.	158,740	476,258	17.9	15.5	11.5	10.4
27	Kansas City, Mo.	178,578	475,539	18.1	13.6	4.1	14.4
28	Columbus, Ohio	151,974	471,316	36.0	28.8	25.4	22.8
29	Phoenix, Ariz.	143,676	439,170	282.1	81.0	311.1	63.3
30	Newark, N.J.	134,872	405,220	8.4	6.5	-7.6	2.1
31	Louisville, Ky.	128,280	390,639	15.4	18.0	5.8	15.7
32	Portland, Oreg.	149,041	372,676	8.8	20.8	-0.3	22.3
33	Oakland, Calif.	141,537	367,548	6.2	26.5	-4.4	27.3
34	Fort Worth, Tex.	125,349	354,268	40.2	64.1	27.8	56.9
35	Long Beach, Calif.	133,263	340,587	37.4	45.9	37.2	52.7
36	Birmingham, Ala.	109,153	344,169	14.3	28.6	4.6	21.8
37	Oklahoma City, Okla.	115,067	324,253	38.6	28.6	33.2	19.1
38	Rochester, N.Y.	107,295	318,611	6.0	7.8	-4.2	2.3
39	Toledo, Ohio	106,805	318,003	15.2	11.2	4.7	7.5
40	St. Paul, Minn.	102,310	313,411	9.6	12.1	0.7	8.2
41	Norfolk, Va.	87,560	304,869	56.0	44.8	42.8	47.9
42	Omaha, Nebr.	97,276	301,698	31.9	12.2	20.1	12.2
43	Honolulu, Hawaii	80,758	294,194	35.5	51.1	18.6	38.3
44	Miami, Fla.	120,017	291,683	37.1	58.4	17.0	44.8
45	Akron, Ohio	94,259	290,351	13.8	22.0	5.7	12.2
46	El Paso, Tex.	78,517	276,687	121.1	33.3	112.0	34.8
47	Jersey City, N.J.	91,915	276,101	6.9	1.4	-7.7	-0.7
48	Tampa, Fla.	94,986	274,970	133.8	29.8	120.5	15.0
49	Dayton, Ohio	83,884	262,332	15.2	19.4	7.6	15.7
50	Tulsa, Okla.	98,226	261,685	53.7	37.9	43.2	28.5
51	Wichita, Kans.	88,478	254,698	53.2	58.5	51.4	46.4

Summary of Findings

Figure 5.—PERCENT INCREASE IN TOTAL HOUSING UNITS, FOR STATES: 1950 TO 1960

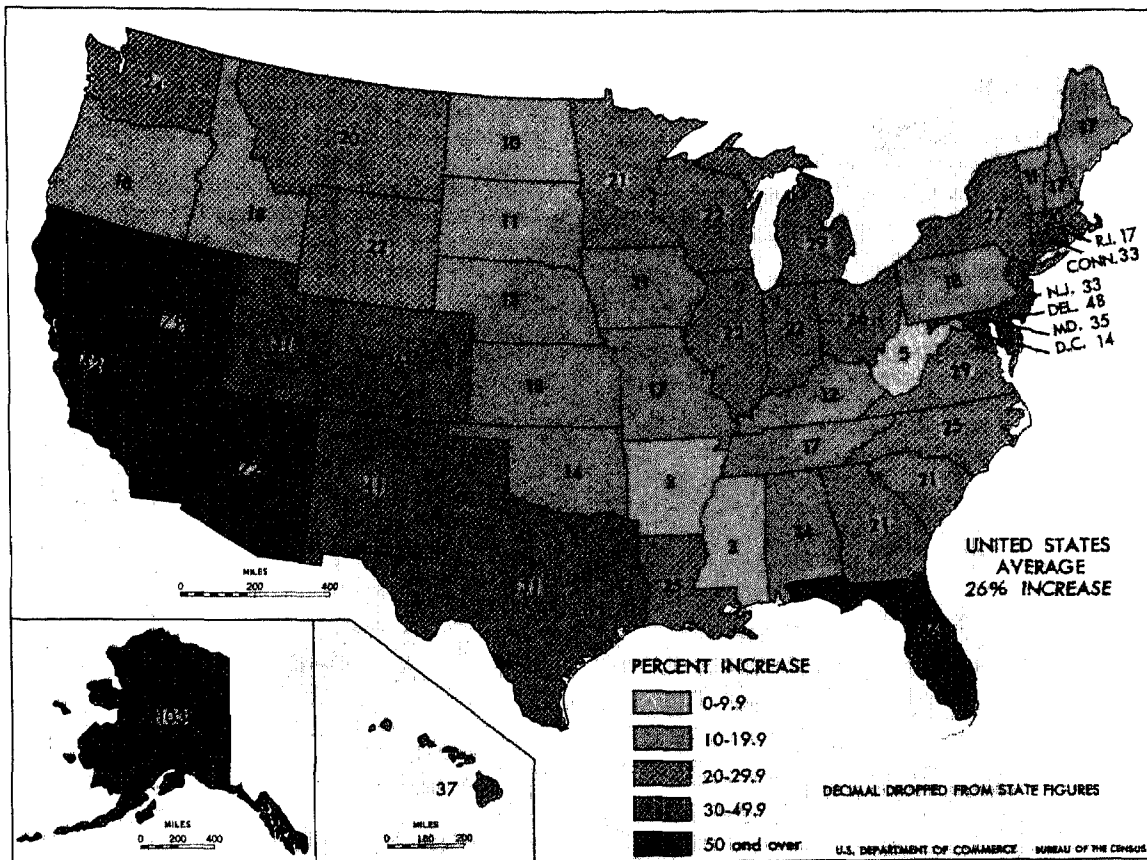


Figure 6.—PERCENT INCREASE IN TOTAL DWELLING UNITS, FOR STATES: 1940 TO 1950

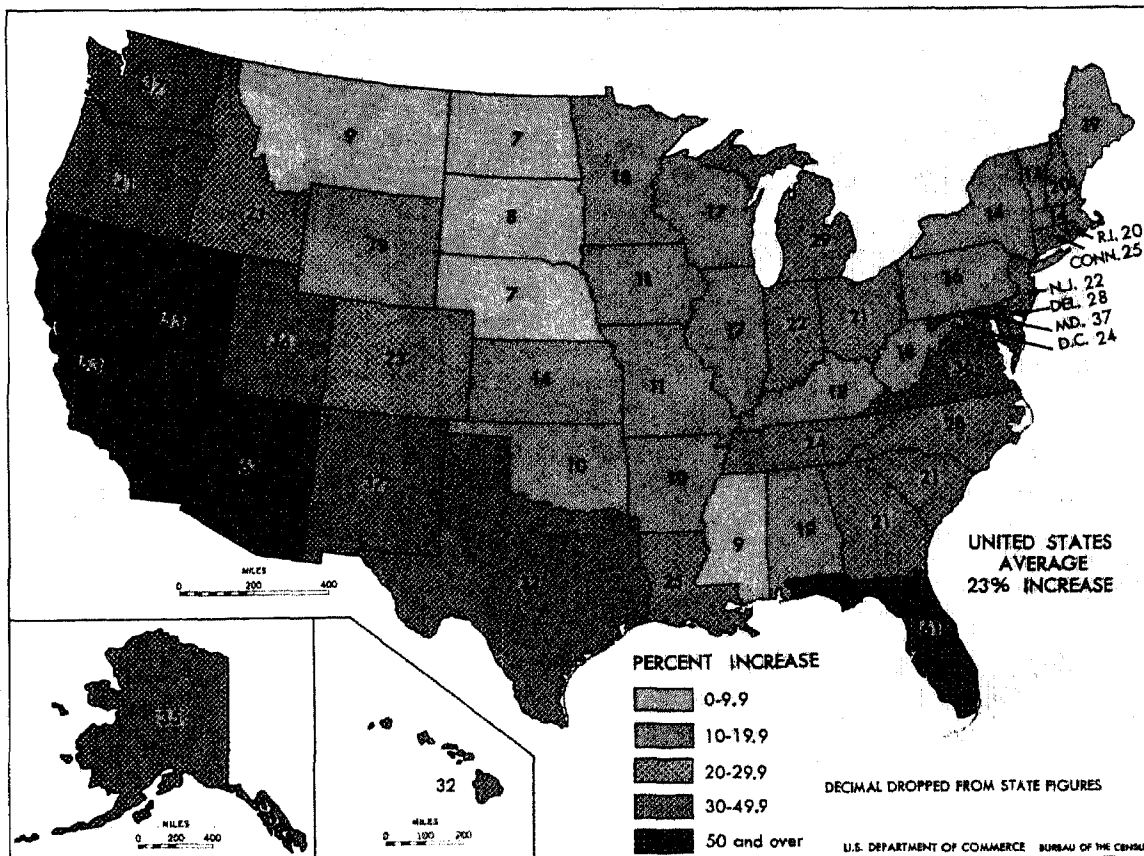
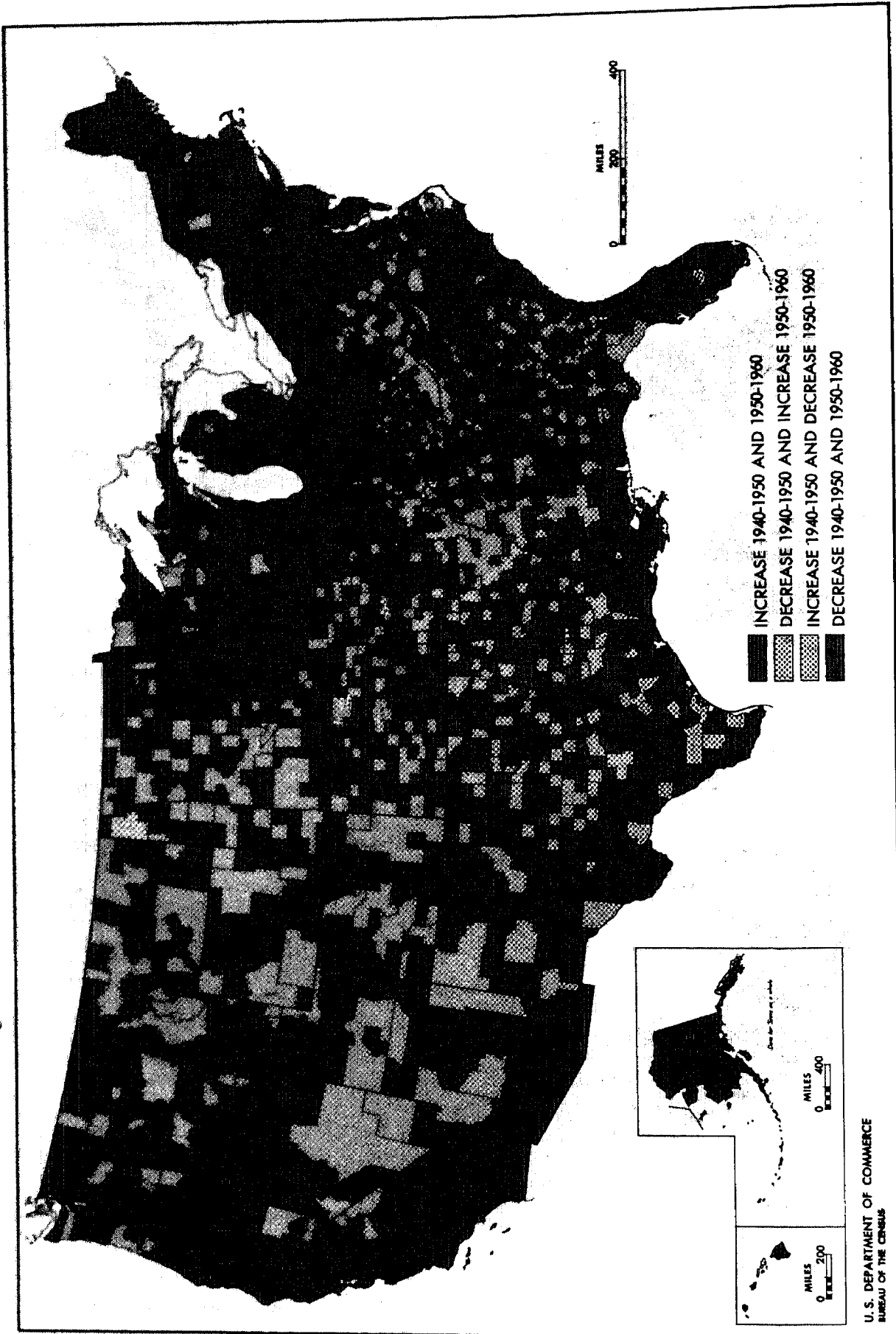


Figure 7.—TREND IN NUMBER OF HOUSING UNITS, FOR COUNTIES: 1940 TO 1960



**Components of inventory change.**—The difference between 1950 and 1960 counts of units represents the net change in the housing inventory for the period. An analysis of the components of change between the two censuses is provided by the December 1959 Components of Inventory Change survey which is part of the 1960 Census of Housing. Results of this survey, which are based on a sample of approximately 180,000 dwelling units, are summarized in table E.

The net gain of 12.3 million dwelling units in the United States from 1950 to 1959 resulted from the addition of about 16.9 million units and the loss of about 4.5 million units. Thus, for roughly every four units added to the inventory, one unit of the existing supply was removed.

TABLE E.—COMPONENTS OF CHANGE IN THE HOUSING INVENTORY, 1950 TO 1959

[Based on sample; see 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A. Figures for SMSA's relate to areas defined as of June 8, 1959]

Component of change	United States	Inside SMSA's			Outside SMSA's
		Total	In central cities	Not in central cities	
Dwelling units, Apr. 1950.....	48,137,000	26,418,000	15,188,000	10,230,000	19,719,000
Net change, 1950 to 1959.....	12,331,000	8,681,000	2,581,000	6,100,000	3,620,000
Units added through—					
Conversion (net gain).....	807,000	541,000	366,000	175,000	266,000
New construction.....	15,008,000	9,827,000	3,420,000	6,408,000	5,178,000
Other sources.....	1,050,000	497,000	274,000	223,000	564,000
Units lost through—					
Merger (net loss).....	815,000	498,000	348,000	150,000	317,000
Demolition.....	1,933,000	1,010,000	758,000	252,000	923,000
Other means.....	1,783,000	676,000	373,000	303,000	1,107,000
Dwelling units, Dec. 1959.....	58,468,000	35,099,000	18,769,000	16,330,000	28,299,000

New construction was the source of the largest number of additions. In the December 1959 inventory, there were approximately 15.0 million dwelling units which had been built between April 1950 (the date of the 1950 Census) and December 1959.<sup>3</sup> The new units amounted to roughly one-fourth of the 1959 inventory. About 1.1 million dwelling units, or 1.8 percent of the 1959 inventory, had been added through "other sources" (units moved to site and units created from nonresidential space, rooming houses, or transient accommodations). A gain of approximately 807,000 units, or 1.4 percent of the 1959 inventory, resulted from conversion, which is the creation of two or more units from fewer units through structural alteration or change in use.

On the other hand, an estimated 1.9 million units of the 1950 inventory had been demolished and approximately 1.8 million were lost through "other means." The latter includes units destroyed by fire or flood; units which had become unfit for human habitation; units changed to nonresidential use, rooming houses, or transient accommodations; and units moved from site. Losses through demolition and "other means" amounted to 8.1 percent of the 1950 inventory. The loss from mergers (the result of combining two or more units into fewer units through structural alteration or change in use) amounted to 815,000 units.

About seven-tenths of the net gain in the housing inventory was inside SMSA's. Approximately 10.9 million units had been added to the inventory inside SMSA's while 2.2 million were lost from the inventory. Most of the losses inside SMSA's occurred in the central cities, while most of the

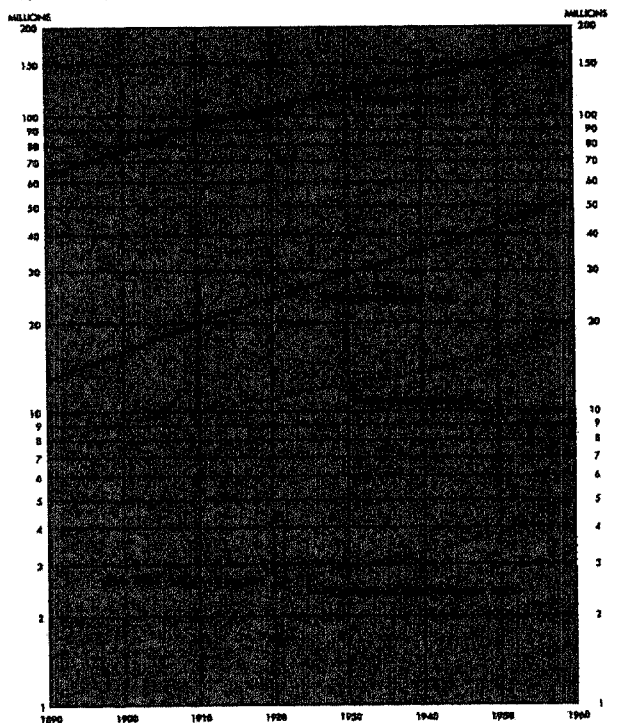
additions occurred outside the central cities. Outside SMSA's, approximately 6.0 million units had been added to the inventory and 2.3 million units lost.

There are several differences between the December 1959 survey and the April 1960 Census. The "dwelling unit" concept was used in December 1959 and the "housing unit" concept in April 1960. New construction in the 1959 survey was identified by direct comparison with the 1950 Census records and the information on year built; new construction was measured from April 1950 through December 1959. New units in the April 1960 Census, identified solely on the basis of year built, consist of those built in the period from January 1950 through March 1960. Other differences between the December 1959 survey and the April 1960 Census include: The use of a sample of land area segments in 1959 in contrast to the 100-percent coverage for some items and a systematic sample of housing units for others in 1960, and the extensive use of self-enumeration in 1960 in contrast to direct interview and the use of the 1950 records in the 1959 survey. Furthermore, there are some differences between 1959 and 1960 in the number of standard metropolitan statistical areas and their boundaries, the SMSA's and central cities for the December 1959 survey having been defined as of June 8, 1959. (More detailed information on the changes between 1950 and 1959 is provided in Volume IV of the 1960 Housing reports, Part 1A.)

OCCUPANCY CHARACTERISTICS

**Occupied units and population.**—Between 1950 and 1960, the number of occupied units (households) increased from 43.0 million to 53.0 million. The increase of approximately 10.0 million units is the largest numerical increase ever recorded between successive censuses (table F). The relative increase, a little over 23 percent, was slightly greater than the increase from 1940 to 1950 and greater than any of the increases for several preceding decades. However, it was smaller than the 27-percent increase between

FIGURE 8.—INCREASE IN OCCUPIED HOUSING UNITS AND POPULATION, TOTAL AND NONWHITE, FOR THE UNITED STATES: 1890 TO 1960



<sup>3</sup> The figure of 15.0 million new dwelling units in the 1959 survey and the figure of 16.0 million new housing units (built January 1950 to March 1960) in the April 1960 Census are within sampling error after allowance is made for differences in time period and unit of enumeration. The 1960 concept of "dwelling unit" was retained for the 1960 survey so that changes since 1960 could be measured on a unit-by-unit basis. The differences are discussed in Volume IV of the 1960 Housing reports, Part 1A.

1900 and 1910 during the peak of the European immigration and smaller than the increases during the latter half of the nineteenth century, when the average was about 35 percent per decade. Statistics on the number of occupied units, although identified as families or private families in the earlier censuses, are essentially comparable for the series.

The number of occupied units increased more rapidly than population, continuing a trend observed for some time. The 23-percent increase in the number of occupied units from 1950 to 1960 exceeded the 19-percent increase in total population for the same period. Differences between the growth in total occupied units and total population were even greater for preceding decades. For nonwhites, however, growth in population exceeded growth in households for the period 1940 to 1950 (table F and figure 8).

The difference in the growth of occupied units and population is reflected in the decline in household size. Population per

**TABLE F.—OCCUPIED HOUSING UNITS AND POPULATION, BY COLOR OF HOUSEHOLD HEAD, 1890 TO 1960, AND BY RESIDENCE, 1960 AND 1950**

[Figures for 1960 occupied units based on sample and essentially in agreement with complete count; remaining figures based on complete count. Both 1950 and 1960 figures for SMSA's relate to areas as defined for 1960.]

Census year, residence, and color of household head	Occupied units <sup>1</sup>		Total population <sup>2</sup>		Population per occupied unit <sup>3</sup>
	Number	Percent increase over preceding census	Number	Percent increase over preceding census	
<b>United States</b>					
<b>Total:</b>					
1960	53,022,875	23.4	179,328,175	18.5	3.4
1950	43,028,650	22.9	151,225,798	14.5	3.5
1940	34,963,991	14.5	123,164,569	7.3	3.5
1930	30,561,523	22.8	121,262,621	16.2	4.1
1920	24,435,499	20.7	106,621,537	15.0	4.3
1910	20,325,353	27.0	92,228,496	21.0	4.5
1900	16,006,911		78,313,168		4.8
<b>Inside SMSA's:</b>					
1960	34,500,644	31.5	112,895,178	20.4	3.3
1950	26,248,879		89,816,963		3.5
<b>Outside SMSA's:</b>					
1960	18,522,231	11.1	66,432,997	7.1	3.5
1950	17,130,821		62,408,835		3.6
<b>Conterminous United States</b>					
<b>Total:</b>					
1960	52,812,561	23.3	178,494,338	18.4	3.4
1950	42,820,361	22.9	150,627,361	14.5	3.5
1940	34,854,332	14.0	121,669,273	7.2	3.5
1930	30,561,523	22.8	121,778,040	16.1	4.1
1920	24,435,479	20.2	105,710,620	14.9	4.3
1910	20,325,523	26.9	91,673,266	21.0	4.5
1900	16,006,955	23.5	75,994,873	20.7	4.8
1890	12,990,182		62,647,714		5.0
<b>Whites:</b>					
1960	47,778,961	22.4	158,454,966	17.4	3.3
1950	39,043,535	23.7	134,942,628	14.1	3.5
1940	31,591,126	17.0	118,214,870	7.2	3.7
1930	26,992,994	23.6	119,268,749	16.8	4.1
1920	21,829,934	(4)	94,820,915	16.0	4.3
1910	18,000,791	(4)	81,721,887	22.3	4.3
1900	14,000,196	25.0	69,600,196	21.2	4.8
1890	11,255,160		55,101,298		4.9
<b>Nonwhites:</b>					
1960	5,244,914	22.1	20,833,839	27.0	4.0
1950	4,282,656	14.9	18,735,233	17.1	4.2
1940	3,722,406	12.7	15,454,495	7.7	4.1
1930	3,221,960	18.7	13,498,395	14.7	4.3
1920	2,721,022	(4)	10,960,795	6.3	4.3
1910	(4)	(4)	9,260,900	11.5	4.3
1900	1,990,174	22.4	8,185,379	17.1	4.8
1890	1,424,268		7,866,455		5.5

<sup>1</sup> Statistics on the number of occupied units are essentially comparable for the series although identified by various terms; the term "occupied housing unit" applies to figures for 1960, "occupied dwelling unit" for 1950 and 1940, and "family" for 1930 and earlier. Counts for 1930 and 1940 represent private families only; counts for 1920, 1910, and 1900 include the small number of quasi-family groups which were counted as families in those years. (See definition of "housing unit" and "occupied housing unit.")

<sup>2</sup> Excludes the population in group quarters or in quasi-family groups.

<sup>3</sup> Total population divided by the number of occupied units. Total population was used in the computation of each of the averages to provide consistency (counts including the population in group quarters or quasi-family groups are not available for each census year).

<sup>4</sup> Tabulated only for the Southern States.

occupied unit decreased steadily from 4.8 persons in 1900 to 3.4 persons in 1960. The decrease is attributable to a number of factors. A major factor was the decline in the birth rate up to 1940. More recently, there has been an increase in the number of individuals who maintain their own households and a decrease in the number of married couples who share the living quarters of others.<sup>4</sup>

**Occupancy by color.**—Between 1950 and 1960, the number of nonwhite households increased at a faster rate than white households. The number of occupied units with nonwhite household heads increased from 3.9 million to 5.1 million, or 33 percent; the number of units with white household heads increased from 39.1 million to 47.9 million, or 22 percent. The increase in nonwhite households was entirely within SMSA's, mostly in the central cities; outside SMSA's, there was a slight decrease. The increase in white households also was concentrated inside SMSA's, but largely outside the central cities (table G).

In 1950, approximately 1 in 11 occupied units in the United States (9.0 percent) was occupied by a household with nonwhite head. In 1960, the ratio was approximately 1 in 10 (9.7 percent). All but a small proportion of these units were occupied by households with Negro heads.

The South continued to have the largest proportion of units with nonwhite households, although the ratio decreased from one-fifth (20 percent) in 1950 to about one-sixth (18 percent) in 1960. The proportions in each of the three other regions increased during the decade—from 4 to 6 percent in the North Central Region and from 5 to 7 percent in the Northeast and in the West.

Of the total number of units with nonwhite households in the United States, about two-thirds (64 percent) were in the South in 1950 and a little over half (54 percent) in 1960. The smallest proportion of the United States total was in the West—8 percent in 1950 and 11 percent in 1960.

Historical data for conterminous United States indicate that the higher rate of increase in nonwhite households during the 1950's, compared with white households, was a reversal of the trend that was evident earlier. For several decades prior to 1950, the rates of increase in the number of nonwhite households lagged far behind the rates of increase in the number of white households (table F). The pattern of population growth was somewhat different. Prior to 1940, the white population grew faster than the nonwhite population. From 1940 to 1960, the situation was reversed—the nonwhite population grew faster than the white population. The lowering of mortality combined with higher birth rates among the nonwhites were paramount among the reasons for the increased growth of the nonwhite population.

Population per occupied unit for both white and nonwhite households decreased steadily since 1890, except for the decade 1940 to 1950 when the average for nonwhite households showed an increase over the preceding decade. Population per occupied unit in conterminous United States decreased from 4.9 in 1890 to 3.3 in 1960 for white households and from 5.5 to 4.0 for nonwhite households. For white and nonwhite households combined, the average decreased from 5.0 in 1890 to 3.4 in 1960. (In table F, total population was used in the computation to provide consistency in the series; in the detailed tables, population in housing units was used in the computation.)

**Homeownership vs. renting.**—Homeownership in 1960 was at the highest level of any census year for the period beginning with 1890, when information on tenure was first collected by the Bureau of the Census. Approximately 32.8 million housing units were occupied by their owners in 1960, representing 62 percent of all occupied units. The numerical gain of 9.2 million over the 23.6 million owner-occupied units in 1950 was the largest for any decade (table H). The relative gain, however, was second to the gain

<sup>4</sup> Data from chapters B and C of 1960 Census of Population, Volume I, Characteristics of the Population.



between 1940 and 1950. The number of owner-occupied units in 1960 was about 1½ times the number in 1950, which in turn was over 1½ times the number in 1940.

The trend in the rate of owner occupancy is illustrated by figure 9. Homeownership was at the high rate of 48 percent back in 1890 but declined slowly to 46 percent in 1920. The rate increased during the 1920's, and by 1930 had regained its 1890 level. Affected by the depression of the 1930's, homeownership dropped to a low of 44 percent in 1940. The rise in the level of income in the 1940's and 1950's, the high rate of new construction, and liberalized home-financing terms were among the factors which contributed to the sharp rise to 55 percent in 1950, then to 62 percent in 1960.

TABLE G.—COLOR OF HOUSEHOLD HEAD AND TENURE OF UNIT: 1960 AND 1950

[Figures for 1960 based on sample and essentially in agreement with complete count; figures for 1950 based on complete count. Both 1960 and 1950 figures for SMSA's relate to areas as defined for 1960. The 1960 and 1950 figures for central cities relate to cities designated central cities in 1960 but with limits as defined for the respective censuses; part of the increase "in central cities," and consequent effect on "not in central cities," is due to annexations since 1950. Minus sign (-) denotes decrease.]

Color of household head and tenure of unit by residence	1960		1950		Increase, 1950 to 1960	
	Number of occupied units	Per cent	Number of occupied units	Per cent	Number of occupied units	Per cent
<b>COLOR AND TENURE</b>						
<b>United States</b> .....	53,023,875	100.0	42,968,900	100.0	10,054,975	23.4
White.....	47,879,816	90.3	39,100,456	91.0	8,779,360	22.5
Nonwhite.....	5,144,059	9.7	3,868,444	9.0	1,275,615	33.0
Owner.....	32,796,720	61.9	23,613,528	55.0	9,183,192	38.9
Renter.....	20,227,155	38.1	19,355,372	45.0	871,783	4.5
<b>Inside SMSA's</b> .....	34,000,044	100.0	23,640,556	100.0	8,359,488	35.3
White.....	30,513,635	89.7	23,640,556	91.5	6,872,979	29.1
Nonwhite.....	3,486,409	10.3	2,207,423	8.5	1,278,986	57.9
Owner.....	20,036,123	58.9	13,261,048	51.3	6,775,075	51.1
Renter.....	13,963,921	41.1	12,587,031	48.7	1,376,890	10.9
<b>In central cities</b> .....	18,505,949	100.0	15,574,624	100.0	2,931,325	18.8
White.....	15,662,232	84.6	13,822,419	88.7	1,839,813	13.3
Nonwhite.....	2,843,717	15.4	1,752,205	11.3	1,091,512	62.3
Owner.....	8,776,798	47.4	6,629,122	42.6	2,147,676	32.4
Renter.....	9,729,151	52.6	8,945,502	57.4	783,649	8.8
<b>Not in central cities</b> .....	15,494,095	100.0	10,273,455	100.0	5,220,640	50.8
White.....	14,851,403	95.9	9,818,237	95.6	5,033,166	51.3
Nonwhite.....	642,692	4.1	455,218	4.4	187,474	41.2
Owner.....	11,259,325	72.7	6,631,926	64.6	4,627,399	69.8
Renter.....	4,234,770	27.3	3,641,529	35.4	593,241	16.3
<b>Outside SMSA's</b> .....	19,023,831	100.0	17,120,821	100.0	1,903,010	11.1
White.....	17,366,181	91.3	15,459,800	90.3	1,906,381	12.3
Nonwhite.....	1,657,650	8.7	1,661,021	9.7	-3,371	-0.2
Owner.....	12,760,597	67.1	10,352,480	60.5	2,408,117	28.3
Renter.....	6,263,234	32.9	6,768,341	39.5	-505,107	-7.5
<b>COLOR BY TENURE</b>						
<b>United States:</b>						
White.....	47,879,816	100.0	39,100,456	100.0	8,779,360	22.5
Owner.....	30,823,194	64.4	22,363,337	56.9	8,559,857	38.4
Nonwhite.....	5,144,059	100.0	3,868,444	100.0	1,275,615	33.0
Owner.....	1,973,526	38.4	1,350,141	34.9	623,385	46.2
<b>Inside SMSA's:</b>						
White.....	30,513,635	100.0	23,640,556	100.0	6,872,979	29.1
Owner.....	18,811,685	61.7	(1)			
Nonwhite.....	3,486,409	100.0	2,207,423	100.0	1,278,986	57.9
Owner.....	1,224,458	35.1	(1)			
<b>In central cities:</b>						
White.....	15,662,232	100.0	13,822,419	100.0	1,839,813	13.3
Owner.....	7,884,906	60.3	(1)			
Nonwhite.....	2,843,717	100.0	1,752,205	100.0	1,091,512	62.3
Owner.....	891,892	31.4	(1)			
<b>Not in central cities:</b>						
White.....	14,851,403	100.0	9,818,237	100.0	5,033,166	51.3
Owner.....	10,926,759	73.6	(1)			
Nonwhite.....	642,692	100.0	455,218	100.0	187,474	41.2
Owner.....	332,566	51.7	(1)			
<b>Outside SMSA's:</b>						
White.....	17,366,181	100.0	15,459,800	100.0	1,906,381	12.3
Owner.....	12,011,529	69.2	(1)			
Nonwhite.....	1,657,650	100.0	1,661,021	100.0	-3,371	-0.2
Owner.....	749,068	45.2	(1)			

<sup>1</sup> Not available for all SMSA's.

The rates for renter occupancy produced the reverse pattern. The proportion of renter-occupied units rose slowly from 52 percent in 1890 to 54 percent in 1920, dropped to 52 percent in 1930, and increased to its highest level in 1940. This was followed by a sharp decrease in the last two decades, with the renter occupancy rate reaching a low of 38 percent in 1960.

Compared with the gain in owner-occupied units between 1950 and 1960, the increase of 872,000 renter-occupied units was relatively small. Numerically, it was the smallest gain recorded for any decade—not counting the period 1940 to 1950, when there was a slight decrease in the number of renter-occupied units.

The North Central Region, with 67 percent, had the highest rate of owner occupancy in 1960; and the Northeast, with 56 percent, had the lowest of the four regions (table 1). The rate for the South was 62 percent and for the West, 61 percent. The North Central Region had the highest and the Northeast had the lowest rates in 1950 and 1940 also.

In only three States—Hawaii, New York, and Alaska—and in the District of Columbia, were there more renters than homeowners. The owner occupancy rates were 41 percent, 45 percent, and 48 percent for the respective States and 30 percent for the District of Columbia (table 3). States with the highest owner occupancy rates were: Michigan (74 percent), Minnesota (72

FIGURE 9.—PERCENT OWNER-OCCUPIED AND RENTER-OCCUPIED HOUSING UNITS, FOR THE UNITED STATES: 1890 TO 1960

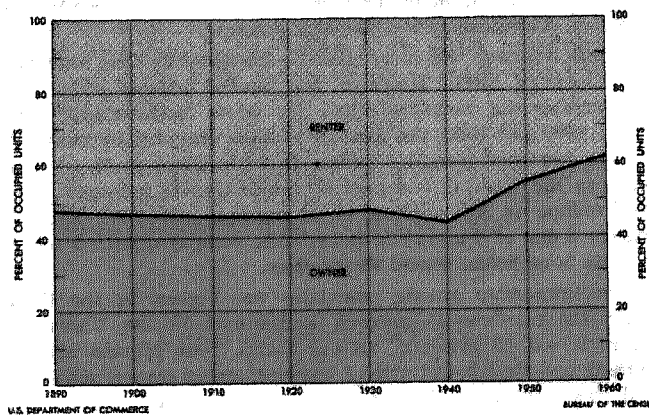


TABLE H.—OWNER OCCUPANCY AND NONWHITE OCCUPANCY: 1890 TO 1960

[Figures for 1960 based on sample and essentially in agreement with complete count; figures for 1950 and earlier based on complete count.]

Census year	Total		Nonwhite				
	All occupied units <sup>1</sup>	Owner occupied	Occupied units <sup>2</sup>		Owner occupied		
			Number	Per cent of all occupied	Number	Per cent of nonwhite occupied	
<b>United States:</b>							
1890.....	53,023,875	32,796,720	61.9	5,144,059	9.7	1,973,526	38.4
1950.....	42,968,900	23,613,528	55.0	3,868,444	9.0	1,350,141	34.9
1960.....	34,963,801	15,230,950	43.6	3,363,429	9.6	796,971	23.7
<b>Continental United States:</b>							
1890.....	52,812,561	32,706,104	61.9	5,096,600	9.5	1,922,806	38.2
1950.....	42,826,281	23,559,966	55.0	3,782,686	8.8	1,318,996	34.9
1960.....	34,854,532	15,195,763	43.6	3,293,406	9.4	777,671	23.6
1890.....	29,904,663	14,280,365	47.8	2,921,669	9.8	786,856	25.2
1920.....	24,351,678	11,113,922	45.6	2,526,622	10.4	603,293	23.9
1930.....	20,255,555	9,301,348	45.9	(?)	(?)	(?)	(?)
1940.....	15,963,965	7,455,042	46.7	1,900,174	11.9	447,852	23.6
1950.....	12,690,152	6,056,417	47.8	1,434,983	11.3	272,757	19.0

<sup>1</sup> See table F, footnote 1.

<sup>2</sup> Tabulated only for the Southern States.

percent), Utah (72 percent), Indiana (71 percent), and Idaho (71 percent). California, with 2.9 million units occupied by their owners, led all the States in the number of owner-occupied units. New York, with 2.9 million units occupied by renters, led the States in the number of renter-occupied units.

Homeownership was more prevalent outside SMSA's than inside SMSA's. Approximately 2 out of 3 occupied units (67 percent) outside SMSA's and 3 out of 5 (59 percent) inside SMSA's were occupied by their owners. Inside SMSA's, the rate in the area outside central cities (73 percent) was substantially higher than the rate inside central cities (47 percent); it was also higher than the rate outside SMSA's. The pattern was the same in 1950—the lowest rate of owner occupancy was in the central cities and the highest was in the metropolitan territory outside central cities (table G).

During the 1950's, homeownership grew most rapidly in the portion of SMSA's outside the central cities. The growth was consistent with the large amount of new construction in these areas. Owner-occupied units increased 4.6 million, or 70 percent, in the portion of SMSA's outside central cities; 2.1 million, or 32 percent, in central cities; and 2.4 million, or 23 percent, outside SMSA's.

The number of renter-occupied units inside SMSA's also increased since 1950, although they represented a smaller proportion of the occupied units in 1960 than in 1950. In central cities, the number increased 784,000, or 9 percent; in the portion of SMSA's outside central cities, the number increased 593,000, or 16 percent. The number of renter-occupied units outside SMSA's, however, decreased by 505,000, or 7 percent.

Homeownership was more common among white than nonwhite households in 1960. However, the rate of increase since 1950 was greater for nonwhite than for white homeowners. Between 1950 and 1960, the number of units occupied by nonwhite owners increased from 1.4 million to 2.0 million, or 46 percent; whereas the number occupied by white owners increased from 22.3 million to 30.8 million, or 38 percent. By 1960, approximately 3 out of 8 nonwhite households, compared with 5 out of 8 white households, owned their homes.

Homeownership among nonwhites was highest in the West, where the rate was 45 percent, and lowest in the Northeast, where it was 27 percent. Of the States, New Mexico with 67 percent had the highest rate of homeownership among nonwhites and New York with 17 percent had the lowest (table 22).

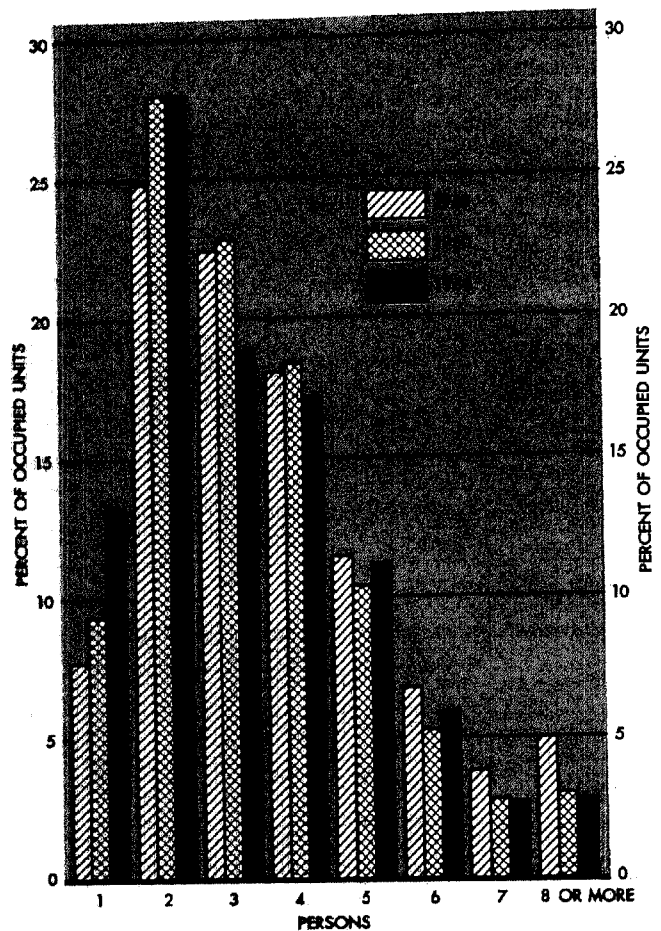
There was a greater increase in the number of units occupied by nonwhite renters than in the number occupied by white renters. During the 1950's, the increase in the number of nonwhite renter households was about 26 percent; in contrast, the increase in white renter households was only a little more than 1 percent.

The large number of units built between 1950 and 1960 was an important source of increase for both owner-occupied and renter-occupied inventories. Another part of the increase resulted from changes in occupancy during the decade—for example, from renter to owner and from white to nonwhite occupancy. Conversions, mergers, demolitions, and other additions and losses also contributed to the net increase in owner-occupied and renter-occupied units.<sup>5</sup>

**Persons and persons per room.**—On the average, households have become smaller; however, there are indications of a slowing down of the trend in this direction. The median number of persons in occupied housing units was 3.0 in 1960, as compared with 3.1 in 1950 and 3.3 in 1940.

From 1940 to 1950, there was a distinct upward trend in the number of units with 1, 2, 3, and 4 persons and a downward trend in the number of units with 5, 6, 7, and 8 or more persons (as indicated by the percentage distributions in figure 10). In com-

FIGURE 10.—NUMBER OF PERSONS IN THE UNIT, FOR THE UNITED STATES: 1940 TO 1960



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parison with 1950, there were relatively more units in 1960 with 1, 5, and 6 persons; relatively fewer units with 3, 4, and 8 or more persons; and the same proportions with 2 and 7 persons. In all three census years, 2-person households were the most common; however, 1-person households showed the sharpest growth over the 20-year period.

In 1960, there were 7.1 million units (13 percent) occupied by 1-person households and 14.9 million (28 percent) occupied by 2-person households (table J). According to data in Volume VII of the 1960 Housing reports, over half (53 percent) of the 1-person households were persons 60 years old or over. Furthermore, nearly half (47 percent) of the 2-person households were households in which one or both persons were 60 or over.

Households were smaller inside SMSA's than outside SMSA's; the medians were 2.9 and 3.0 persons, respectively. Within SMSA's, the median household size was 2.6 persons in the central cities and 3.2 persons outside central cities (table 2).

The South, with a median of 3.1 persons, had the largest households of the regions; whereas the West, with a median of 2.8 persons, had the smallest households. For the Northeast and North Central Regions, the medians were the same—2.9 persons (table 2).

For the Nation as a whole, owner households were appreciably larger than renter households; the medians were 3.1 and 2.6 persons, respectively. In comparison with 1950, there was a greater decrease in the size of renter households than owner households (table J).

Data on persons per room provide a rough measure of the utilization of space in the housing unit. The ratio assumes an

<sup>5</sup> Additional data on changes in tenure are provided in Volume IV of the 1960 Housing reports, Part 1A.

TABLE J.—NUMBER OF PERSONS AND PERSONS PER ROOM: 1940 TO 1960

[Data for 1960 based on sample; data for 1950 and 1940 based on complete count]

Subject	1960			1950, United States	1940, con-terminous United States <sup>1</sup>
	United States	Inside SMSA's	Outside SMSA's		
<b>Persons</b>					
<b>Occupied housing units</b>					
53,023,875	34,000,044	19,023,831	42,968,900	34,854,532	
1 person	7,074,971	4,787,779	2,287,192	4,010,467	2,677,281
2 persons	14,858,746	9,488,111	5,370,635	12,060,669	8,680,461
3 persons	10,007,178	6,486,507	3,520,671	9,787,942	7,796,168
4 persons	9,130,447	5,964,542	3,165,905	7,902,597	6,324,525
5 persons	5,878,067	3,743,774	2,194,298	4,484,078	4,012,525
6 persons	3,129,244	1,910,857	1,218,387	2,269,820	2,356,887
7 persons	1,437,359	835,224	602,135	1,186,925	1,340,555
8 persons or more	1,507,863	783,260	724,618	1,296,402	1,713,160
<b>Median:</b>					
All occupied units	3.0	2.9	3.0	3.1	3.3
Owner	3.1	3.2	3.0	3.2	3.3
Renter	2.6	2.4	3.1	2.9	3.2
<b>Percent</b>					
100.0	100.0	100.0	100.0	100.0	100.0
1 person	13.3	14.1	12.0	9.3	7.7
2 persons	28.0	27.9	28.2	28.0	24.8
3 persons	18.9	19.1	18.5	22.8	22.4
4 persons	17.2	17.5	16.6	18.4	18.1
5 persons	11.1	11.0	11.2	10.4	11.5
6 persons	5.9	5.6	6.4	5.3	6.8
7 persons	2.7	2.5	3.2	2.7	3.8
8 persons or more	2.8	2.3	3.8	3.0	4.9
<b>Persons Per Room</b>					
<b>Occupied housing units</b>					
53,023,875	34,000,044	19,023,831	42,968,900	34,854,532	
0.75 or less	34,646,529	22,280,669	12,368,889	28,817,729	19,133,236
0.76 to 1.00	12,263,878	8,198,164	4,065,709	10,372,905	8,674,009
1.01 to 1.50	4,210,550	2,542,223	1,668,327	4,108,783	3,924,859
1.51 or more	1,902,923	978,997	923,926	2,669,483	3,122,428
<b>Percent</b>					
100.0	100.0	100.0	100.0	100.0	100.0
0.75 or less	65.3	65.5	68.0	60.1	54.9
0.76 to 1.00	23.1	24.1	21.4	24.1	24.9
1.01 to 1.50	7.9	7.5	8.8	9.6	11.3
1.51 or more	3.6	2.9	4.9	6.2	9.0

<sup>1</sup> Exclusion of Alaska and Hawaii amounts to about 109,000 occupied units.

equal distribution of persons and rooms without regard for the size and type of rooms or the age, sex, and relationship of the occupants. On the basis of persons per room, housing units on the average were less crowded in 1960 than they were in 1950 or in 1940. About 12 percent of the occupied units in 1960 had 1.01 or more persons per room, compared with 16 percent in 1950 and 20 percent in 1940 (table J). Inside SMSA's, 10 percent of the occupied units averaged more than one person to a room in 1960; outside SMSA's, the proportion was 14 percent.

On the average, there was less crowding in owner-occupied units than in renter-occupied units. Roughly 1 in 12 owner-occupied units, compared with 1 in 6 renter-occupied units, had more than one person per room (table 6).

**Year moved into unit.**—At the time of the census in 1960, more than one-fifth (22 percent) of the households had moved into their present units during the preceding 1 1/4 years (January 1959 to March 1960). Approximately half (48 percent) the households had moved into their units during the period from January 1950 through December 1958. Thus, about seven-tenths of the households in 1960 had been living in their present units for less than 10 1/4 years. About one-sixth (17 percent) of the households had lived in their present units from 10 to 20 years and one-eighth (13 percent) had occupied the same units for more than 20 years (table K).

There were marked differences among the regions in the length of time households had been occupying their present units. Approximately 30 percent of the households in the West in 1960 had been living in their present units for 1 1/4 years or less (table 6). In contrast, 16 percent of the households in the Northeast, 20 percent in the North Central Region, and 25 percent in the South in 1960 had been living in their units for only a short period. On

TABLE K.—YEAR HOUSEHOLD HEAD MOVED INTO UNIT: 1960

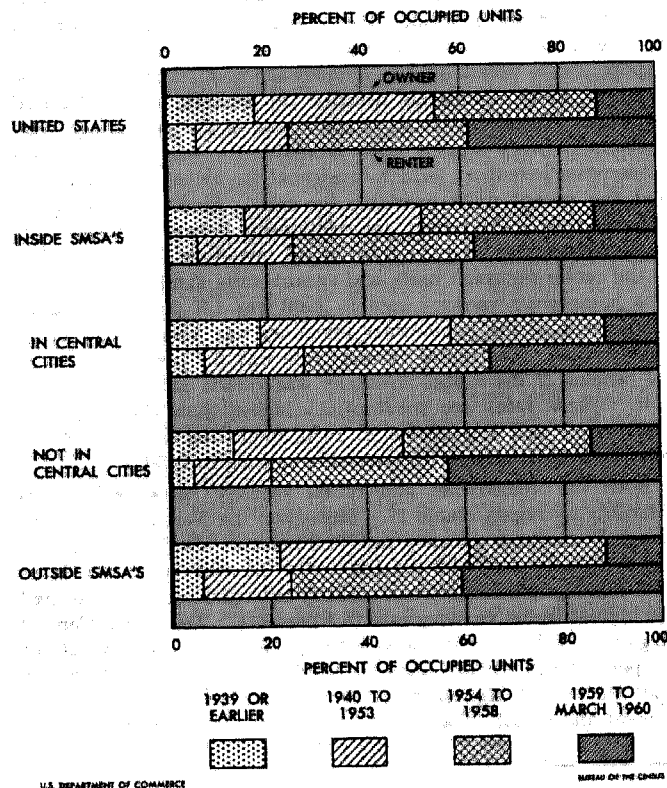
[Based on sample]

Year household head moved into unit	United States	Inside SMSA's			Outside SMSA's
		Total	In central cities	Not in central cities	
<b>Occupied housing units</b>					
53,023,875	34,000,044	19,023,831	15,595,949	15,494,895	19,023,831
1959 to March 1960	11,785,926	7,791,736	4,348,844	3,442,892	3,994,190
1957 or 1958	9,240,673	6,199,170	3,323,069	2,877,101	3,041,503
1954 to 1956	8,861,540	6,063,781	3,093,505	2,964,276	2,797,759
1950 to 1953	7,203,394	4,753,948	2,494,502	2,266,446	2,446,446
1940 to 1949	5,822,064	3,293,595	2,974,415	2,295,190	3,552,469
1939 or earlier	7,110,278	3,821,814	2,296,614	1,525,200	3,188,464
<b>Percent</b>					
100.0	100.0	100.0	100.0	100.0	100.0
1959 to March 1960	22.2	22.9	23.5	22.3	21.0
1957 or 1958	17.4	18.2	18.0	18.6	16.0
1954 to 1956	16.7	17.8	16.7	19.1	14.7
1950 to 1953	13.6	14.0	13.3	14.8	12.9
1940 to 1949	10.8	15.5	16.1	14.8	18.7
1939 or earlier	13.4	11.5	12.4	10.5	16.8

the other hand, only 8 percent of the households in the West in 1960 had been living in their present units for more than 20 years; corresponding proportions for the other regions were 17 percent for the Northeast, 15 percent for the North Central Region, and 12 percent for the South.

Owner households remained in their present units for a longer period than renter households. As indicated in figure 11, about 18 percent of the owner households, in contrast to 6 percent of the renter households, had lived in the same units for over 20 years. On the other hand, only 12 percent of the owner households, but 38 percent of the renter households, had lived in their units for 1 1/4 years or less.

FIGURE 11.—YEAR HOUSEHOLD HEAD MOVED INTO UNIT BY TENURE, FOR THE UNITED STATES, INSIDE AND OUTSIDE STANDARD METROPOLITAN STATISTICAL AREAS: 1960



The proportion of owner households that occupied their present quarters for over 20 years was larger outside SMSA's than inside SMSA's; in turn, the proportion of such households was higher in central cities than in the metropolitan area outside central cities. For renter households, the proportion that had lived in the same units for at least 20 years was higher in central cities of SMSA's than it was outside central cities or in the territory outside SMSA's.

The proportion of owner households that had recently moved into their units (during the 1 1/4 years preceding the census) was higher in the metropolitan areas outside the central cities than in the central cities or outside SMSA's. The same pattern applies to renter households.

The statistics on the year the household moved into the unit are based on the date the head moved into the unit. They roughly reflect turnover of occupancy for households living in an area in 1960; they do not indicate, for example, the proportion that moved into or out of an area.<sup>4</sup>

**Vacancy situation.**—An important element of the housing inventory is the stock of vacant housing units. In 1960, there were 5.3 million vacant units of all types, representing 9.1 percent of the total housing units in the United States. Of these vacancies, about 522,000, or 9.9 percent of the total inventory, were available for sale only and about 1.5 million, or 2.5 percent of the total inventory, were available for rent. (Available vacant units are units for year-round occupancy, are in sound or deteriorating condition, and are offered for sale or for rent.) The remaining 3.3 million vacant units include units intended for seasonal occupancy, units in dilapidated condition, and units held off the market for other reasons (table L).

Compared with 1950, the number of vacant units has increased substantially, particularly the supply of available vacancies. In 1950, there were approximately 3.2 million vacant units of all types, amounting to 6.9 percent of the total housing inventory. About 216,000 vacant units, or 0.5 percent of the total inventory, were available for sale only and about 520,000, or 1.1 percent of the total inventory, were available for rent.

Available vacant units constitute the supply of vacant units on the sale or rental market. The for-sale and for-rent rates based on the total inventory indicate the level of the total available supply; rates based on the homeowner and rental inventories, however, more adequately describe the separate sale and rental markets. The homeowner vacancy rate is the percentage relationship between vacant units available for sale and the total homeowner inventory (which consists of the owner-occupied units and the vacant units available for sale). Similarly, the rental vacancy rate is the percentage relationship between vacant units available for rent and the total rental inventory (which consists of the renter-occupied units and vacant units available for rent). The homeowner vacancy rate in 1960 was 1.6 percent; that is, 1.6 percent of the homeowner inventory was vacant and available for sale. The rental vacancy rate was 6.7 percent; that is, 6.7 percent of the rental inventory was vacant and available for rent. These rates are substantially higher than the respective rates of 0.9 and 2.6 percent in 1950, indicating an easing of the relatively tight supply of available housing in 1960.

Both the homeowner and rental vacancy rates varied considerably by region (table 1). Moreover, the Northeast with the lowest homeowner vacancy rate (1.2 percent) also had the lowest rental vacancy rate (4.2 percent). On the other hand, the West with the highest homeowner vacancy rate (2.0 percent) also had the highest rental vacancy rate (8.8 percent). The North Central Region had the second lowest rates (homeowner vacancy rate of 1.3 percent and rental vacancy rate of 6.7 percent) and the South had the second highest rates (homeowner vacancy rate of 1.8 percent and rental vacancy rate of 8.0 percent).

<sup>4</sup> Statistics on previous residence of recent movers are provided in Volume IV of the 1960 Housing reports, Part 1B.

TABLE L.—VACANT HOUSING UNITS, BY CONDITION AND STATUS: 1960 AND 1950

[Figures for 1960 occupied units based on sample and essentially in agreement with complete count; 1960 figures for vacant units and all 1950 figures based on complete count]

Condition and status	United States	1960			1950, United States <sup>1</sup>
		Total	In central cities	Outside SMSA's	
All housing units.....	53,326,357	36,386,215	19,622,145	21,940,142	46,137,076
Year-round vacant.....	3,580,017	1,949,618	1,029,316	1,610,399	2,068,021
Sound or deteriorating.....	3,089,666	1,776,911	938,717	1,281,754	1,528,356
Available.....	1,974,826	1,111,233	774,044	663,593	785,582
For sale only.....	821,780	351,878	134,485	170,402	215,874
For rent.....	1,453,046	959,855	640,450	493,191	519,708
Rented or sold, awaiting occupancy.....	234,578	150,754	50,468	83,824	787,774
Held for occasional use.....	281,916	96,202	17,684	185,714	
Held for other reasons.....	567,345	218,722	95,621	348,623	
Dilapidated.....	501,352	172,707	90,599	328,645	534,665
Seasonal vacant.....	1,742,465	436,653	86,880	1,305,612	1,110,155
Occupied.....	53,023,875	34,000,044	18,505,949	19,023,831	42,968,900
Percent.....	100.0	100.0	100.0	100.0	100.0
Year-round vacant.....	6.1	5.4	5.2	7.3	4.5
Sound or deteriorating.....	5.2	4.9	4.8	5.8	3.3
Available.....	3.4	3.6	3.9	3.0	1.8
For sale only.....	0.9	1.0	0.7	0.8	0.5
For rent.....	2.5	2.6	3.3	2.2	1.1
Rented or sold, awaiting occupancy.....	0.4	0.4	0.3	0.4	1.7
Held for occasional use.....	0.5	0.3	0.1	0.8	
Held for other reasons.....	1.0	0.6	0.5	1.6	
Dilapidated.....	0.9	0.5	0.5	1.5	1.2
Seasonal vacant.....	3.0	1.2	0.4	6.0	2.4
Occupied.....	90.9	93.4	94.3	89.7	93.1
<b>Vacancy Rates</b>					
Homeowner vacancy rate.....	1.6	1.7	1.5	1.3	0.9
Rental vacancy rate.....	6.7	6.4	6.2	7.3	2.6

<sup>1</sup> Units in the category "nonresident" (those temporarily occupied by persons with usual residence elsewhere) were distributed among seasonal units, dilapidated units, and units held off the market.

The homeowner vacancy rate was higher inside SMSA's of the United States than outside SMSA's. The rental vacancy rate, however, was lower inside than outside SMSA's (table L). Inside SMSA's, both the homeowner and rental rates were lower in the central cities than in the portion outside the central cities.

Rates for individual SMSA's varied considerably. The homeowner and rental vacancy rates for the 24 SMSA's with a population of 1,000,000 or more in 1960, and their respective central cities, are illustrated in figure 12. In all 24 SMSA's, the homeowner rate for the central city (or cities) was about the same as or lower than the rate for the entire SMSA. A different pattern emerges for the rental vacancy rates, however; for half the areas, the rate for the central city (cities) was higher than the rate for the entire SMSA. The San Diego SMSA had the highest homeowner vacancy rate (4.0 percent) and the Paterson-Clifton-Passaic SMSA had the lowest (0.8 percent). The Houston SMSA had the highest rental vacancy rate (14.1 percent) and the New York SMSA had the lowest (2.4 percent).

In 7 of the 24 SMSA's (San Diego, Houston, Dallas, Atlanta, Kansas City, Washington, D.C.-Md.-Va., and Baltimore) the homeowner vacancy rate exceeded the average of 1.7 percent for all SMSA's in the United States. In 8 SMSA's (Houston, San Diego, Seattle, Detroit, Dallas, Kansas City, Los Angeles-Long Beach, and San Francisco-Oakland), the rental vacancy rate exceeded the average of 6.4 percent for all SMSA's in the United States.

The homeowner and rental vacancy rates describe the market conditions of vacancies available for sale or rent. In the analysis of the total vacancy situation, consideration should be given to vacant units not on the available market. These include units intended for seasonal occupancy, dilapidated units, units already rented or sold and awaiting occupancy, and units held for occa-

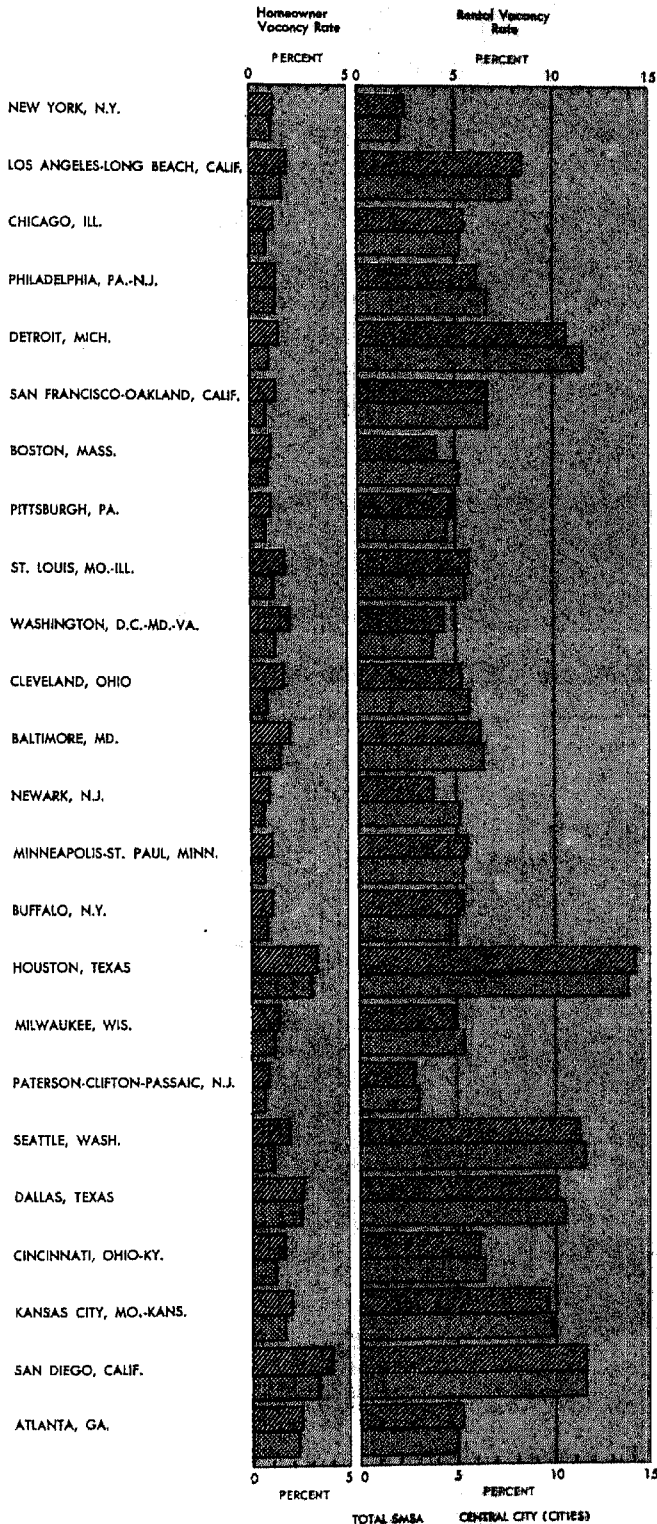
5,302,482 = 9.1%  
 30% 3,580,017 = 9.1%

6.9

sional use or other reasons. The combined total of vacant units not on the available sale or rental market in the United States was 3.3 million units, which represented 5.7 percent of the total inventory.

FIGURE 12.—HOMEBOWNER AND RENTAL VACANCY RATES, FOR STANDARD METROPOLITAN STATISTICAL AREAS OF 1,000,000 INHABITANTS OR MORE AND CENTRAL CITIES: 1960

(Ranked by population size)



Seasonal units constituted the major portion of vacant units not on the market for sale or for rent. Most of the seasonal vacancies were vacation homes used for summer or winter recreation; others were cabins and houses reserved for loggers, herders, or migratory farmworkers who would occupy the quarters during the periods of employment. In 1960, there were 1.7 million vacant units (3.0 percent of the total inventory) intended for seasonal occupancy. Approximately three-fourths of these units were located outside SMSA's, and about three-eighths were in the Northeast. In 1950, the number of seasonal vacancies was about 1.1 million.

Dilapidated vacancies in 1960 amounted to 501,000 units (0.9 percent of the total inventory). Two-thirds of the dilapidated vacant units were located outside SMSA's. Dilapidated vacant units were included in the housing inventory provided they were still usable as living quarters; they were excluded if they were unfit for human habitation. In comparison with 1950, there was a slight decrease in the number of dilapidated vacancies.

About 1.1 million vacant units (1.9 percent of the total inventory) were for year-round occupancy and were not dilapidated, but were held off the sale or rental market. Of this group, approximately 235,000 units had been rented or sold but not yet occupied. About two-fifths of the vacancies that had been rented or sold were located inside SMSA's but outside the central cities. Although these units were not part of the available market, they reflect that part of the supply which had been "spoken for." About 282,000 vacant units, two-thirds of which were outside SMSA's, were being held for occasional use. These were units reserved by their owners for weekend or other occasional use during the year. Units of this type are sometimes referred to as "second homes." It is possible that some units held for occasional use were included with the seasonal group because of the difficulty of distinguishing between the two categories. The remaining 567,000 vacant units were held off the market for personal reasons of the owner, settlement of estate, use by a caretaker or janitor, and other reasons.

STRUCTURAL CHARACTERISTICS

Age of structure.—One of the significant factors affecting the distribution of housing units by age of structure has been the amount of new construction in recent years. The high rate of residential construction in the postwar period of the late 1940's continued through the 1950's. By 1960, the proportion of the housing inventory that was less than 10 years old was substantial. Approximately 16.0 million housing units in the United States, amounting to over one-fourth (28 percent) of the 1960 inventory, were in structures built in the last 10 years (table M). In 1950, about one-fifth (21 percent) of the units had been built during the 10 years prior to the census. The proportion of new units in 1940 was close to one-sixth (16 percent), reflecting in part the relatively low building level during the depression of the early 1930's.

Despite the large number of new units in 1960, almost half the housing units in the inventory (47 percent) were more than 30 years old. This represents about the same proportion of older units as in 1950 (46 percent) but an increase since 1940 (when the proportion was 41 percent).

Consistent with the trend to metropolitan living, approximately two-thirds of the new units (10.8 million of the 16.0 million) were inside SMSA's; in turn, approximately two-thirds of the new units inside SMSA's were located outside the central cities (table 11). About 70 percent of all the new units in 1960 were occupied by their owners, about 20 percent were occupied by renters, and the remainder were vacant.

The figure of 16.0 million for new units existing in 1960 is not the accumulated number of units built during the 1950's; it represents the number of units constructed during the 1950's, plus the number created by conversion minus the number lost in structures originally built during the 1950's. Estimates based on

\* Table 3 in Volume II of the 1960 Housing reports.

Figure 13.—HOUSING UNITS IN STRUCTURES BUILT IN 1950 OR LATER, FOR DIVISIONS: 1960

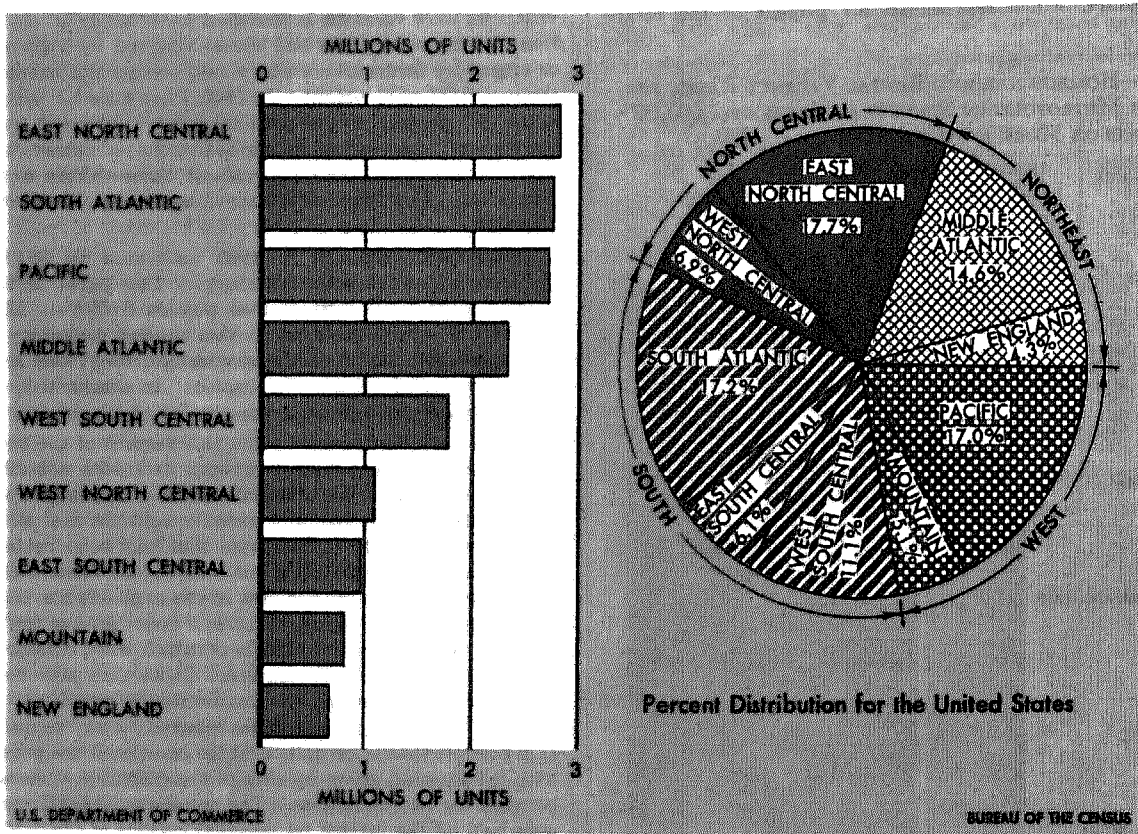


Figure 14.—HOUSING UNITS IN STRUCTURES BUILT IN 1950 OR LATER, FOR STATES: 1960

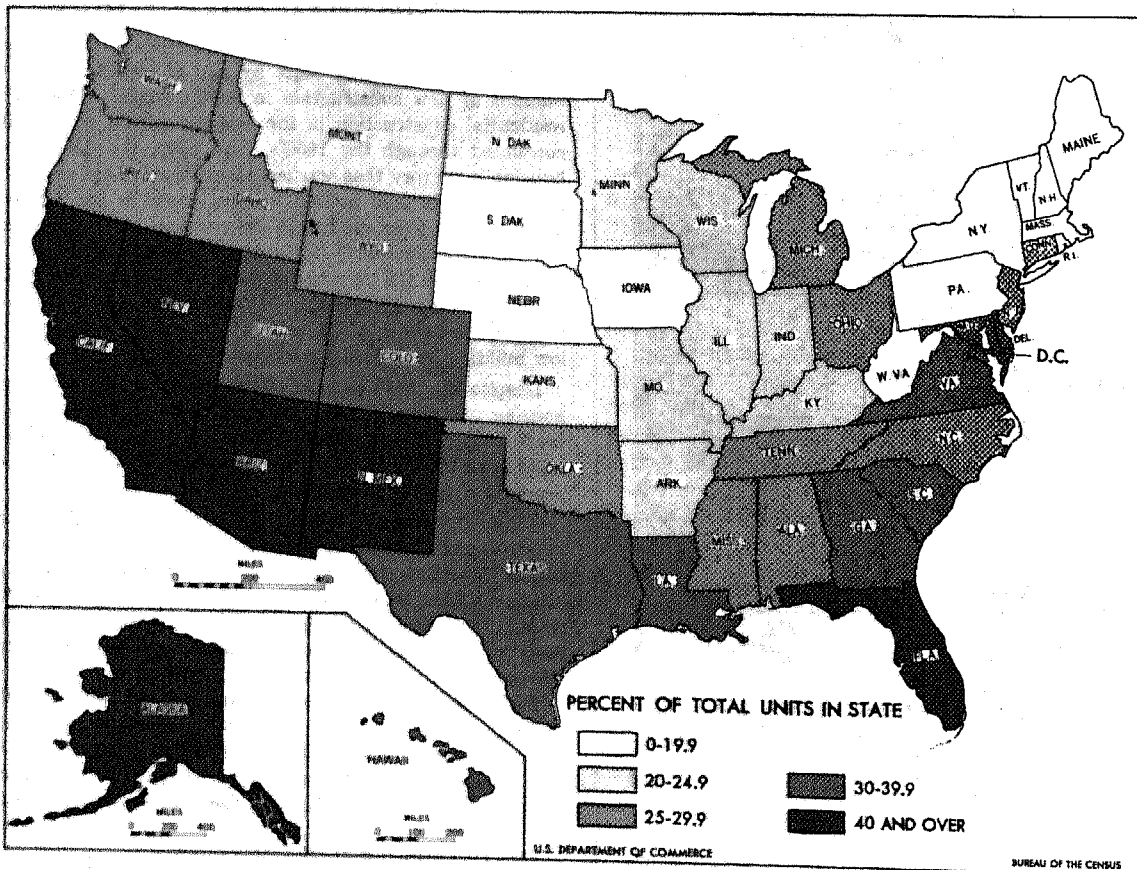
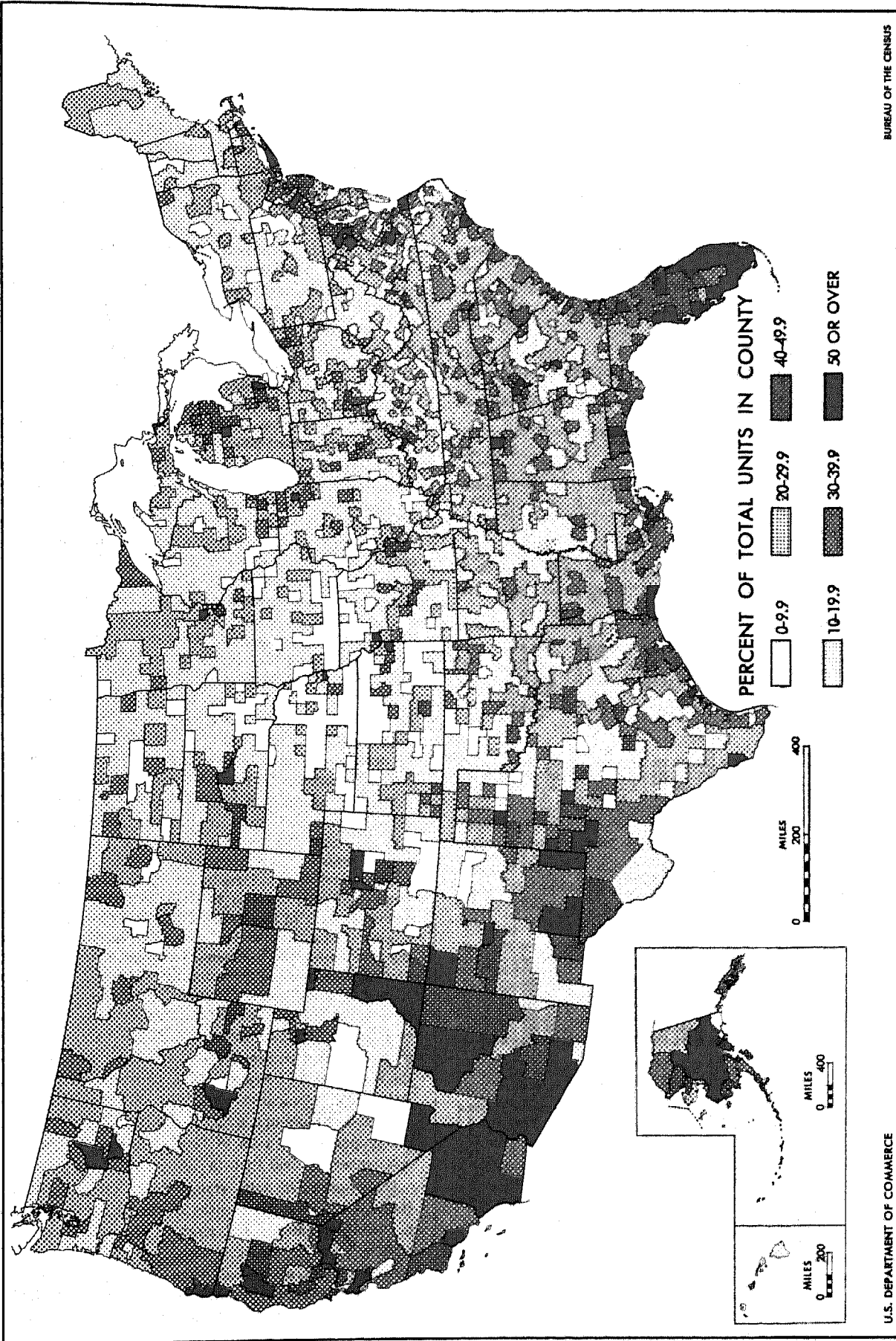


Figure 15.—HOUSING UNITS IN STRUCTURES BUILT IN 1950 OR LATER, FOR COUNTIES: 1960



other census data indicate that the number of conversions and losses among new units is relatively very small.<sup>8</sup> The 16.0 million figure is not the same as the net increase between 1950 and 1960, which amounted to 12.2 million units. The 3.8 million difference (with some allowance for units built in the period January to March 1950) represents the net loss of units in structures built prior to 1950; that is, there were roughly 3.8 million more units lost to the supply than were gained through conversion or other means. (See also section on "Components of Inventory Change.")

The distribution of new housing by geographic divisions is illustrated by figure 13. The bar chart shows the number of new units in each division, and the circle chart shows the division's proportionate share of new housing in the entire Nation. Three divisions account for more than half of all the new housing. They are the East North Central, the South Atlantic, and the Pacific Divisions—each with approximately 2¼ million new units. Two

other divisions, the Middle Atlantic and the West South Central, account for about one-fourth of all the new units, and the four remaining divisions account for the balance.

A different kind of distribution for the divisions is obtained when the new units are related to the total housing units in the respective divisions. The Pacific and Mountain Divisions rank first, with about 37 percent of their housing units having been built during the 1950's. The three divisions in the South had the next highest proportions of new units, followed by the two divisions constituting the North Central Region. The New England and Middle Atlantic Divisions, each with about 20 percent, had the lowest proportions of new units (table 1).

For individual States, the percentage of new units varied widely (figure 14). Six States had proportions of 40 percent or more; Alaska (55 percent), Florida (52 percent), Arizona (51 percent), Nevada (48 percent), New Mexico (43 percent), and California (40 percent). There were 10 States with proportions ranging from 30 to 39 percent, and 23 States with proportions from 20 to 29 percent. In the remaining States (New York, South Dakota, Pennsylvania, Nebraska, Massachusetts, Rhode Island, New Hampshire, West Virginia, Iowa, Maine, and Vermont) and in the District of Columbia, the proportions of new units were below 20 percent—the lowest being 14 percent in Vermont.

Another aspect of the amount of new housing, not revealed by percentage figures, concerns the large numbers of new units in States which already had large housing inventories. For example, New York State had 1.1 million new units, although the proportion amounted to only one-fifth of the 5.7 million housing units in the State. Other States with large numbers of new units but which fall below the 30-percent level of new housing units are Ohio with approximately 0.8 million and Illinois, Michigan, and Pennsylvania each with approximately 0.7 million new units. The numbers of new units were large also in California, Texas, and Florida, but they represented relatively high percentages of the total housing units in these States (table 5).

Data for individual counties, on the proportion of new units to the total units in the county, are shown in figure 15. For approximately 1 in 5 counties, the proportion of new units was 30 percent or more. On the other hand, only 1 in 100 counties had a proportion of 5 percent or less.

Units in structure, basement, elevator in structure.—The stock of 1-unit detached structures increased much faster between 1950 and 1960 than the inventory as a whole. While the total inventory of housing units increased about 26 percent, the number of 1-unit detached structures increased 39 percent, bringing the total number of such units to 40.9 million (table M). Thus, about 7 out of 10 units in the United States in 1960 were 1-unit detached houses. An additional 6 percent were 1-unit attached structures—the row houses and semidetached houses found in some localities. The aggregate of 1-unit structures, therefore, represented 76 percent of the total housing units in 1960, indicating a strong preference on the part of the American household to live in a single-unit structure. About 8 percent of all housing units were in structures with 2 units, 5 percent were in structures with 3 or 4 units, and the remaining 11 percent were in structures with 5 or more units (table 11). Compared with 1950 and 1940, the proportion of units in 5-or-more-unit structures in 1960 was practically the same; the proportion of units in 1-unit detached structures, however, was higher in 1960 than in 1950 or 1940 (table M).

Owner-occupied units were predominantly in 1-unit structures (table 11). Over nine-tenths of the owner-occupied units were in 1-unit structures and most of the remainder (exclusive of trailers) were in structures with only 2 units. Of the renter-occupied units, about half were in 1-unit structures and one-fourth were in structures with 5 or more units. Units in multiunit structures, both owner occupied and renter occupied, were found primarily in urban areas.

TABLE M.—AGE OF STRUCTURE, NUMBER OF UNITS IN STRUCTURE, AND NUMBER OF ROOMS: 1940 TO 1960

[Data for 1960 based on sample; same data for 1950 based on sample; remainder based on complete count]

Subject	1960			1950, United States	1940, complete census, United States <sup>1</sup>
	United States	Inside SMBA's	Outside SMBA's		
<b>Age of Structure</b>					
All housing units	38,318,297	36,377,973	21,940,324	46,137,076	37,325,479
10 years 3 months or less	16,646,604	16,845,614	8,190,390	9,591,165	8,952,480
10 years 4 months to 20 years 3 months	8,433,900	5,282,262	3,357,707	6,162,228	9,168,968
20 years 4 months to 30 years 3 months	6,511,530	3,939,449	2,572,101	9,278,590	6,946,260
30 years 4 months or more	27,126,894	16,308,708	10,811,126	21,104,084	15,263,732
Percent	100.0	100.0	100.0	100.0	100.0
10 years 3 months or less	43.5	46.4	37.4	20.8	23.9
10 years 4 months to 20 years 3 months	22.2	14.0	15.3	13.4	24.6
20 years 4 months to 30 years 3 months	17.0	10.8	11.7	20.1	18.6
30 years 4 months or more	71.3	48.8	49.3	45.7	40.9
<b>Units in Structure</b>					
All housing units	38,318,297	36,377,973	21,940,324	46,137,076	37,325,479
1 unit detached	49,369,911	21,839,362	13,639,719	29,499,997	23,897,612
1 unit other and 2 to 4 units	11,267,075	8,879,887	2,836,258	11,543,841	9,496,590
2 to 4 units	3,684,219	2,796,972	853,838	(?)	(?)
5 units or more	7,551,895	6,671,435	1,489,430	(?)	(?)
Percent	100.0	100.0	100.0	100.0	100.0
1 unit detached	79.1	60.0	61.9	63.9	64.0
1 unit other and 2 to 4 units	19.2	24.4	12.6	25.0	25.5
2 to 4 units	9.6	18.4	6.7	(?)	(?)
5 units or more	18.7	18.7	18.8	11.0	10.5
<b>Rooms</b>					
All housing units	38,318,297	36,377,973	21,940,324	46,137,076	37,325,479
1 room	1,798,597	1,193,769	514,798	1,338,448	1,324,833
2 rooms	2,793,795	1,790,707	980,998	3,493,170	3,268,496
3 rooms	6,969,795	4,634,838	2,354,998	6,856,296	5,462,976
4 rooms	12,435,096	7,437,963	4,997,133	13,093,872	6,994,236
5 rooms	14,333,122	9,127,721	5,195,401	9,793,263	7,399,848
6 rooms	11,341,463	7,194,947	4,096,516	7,762,439	6,406,294
7 rooms	4,974,079	2,943,832	2,030,827	3,495,265	2,907,139
8 rooms or more	4,663,519	2,174,476	1,871,063	3,413,263	3,641,581
Median:					
All units	4.9	4.8	4.9	4.6	4.7
Owner occupied	4.5	4.5	4.4	4.3	4.6
Renter occupied	3.9	3.8	4.2	3.8	4.1
Percent	100.0	100.0	100.0	100.0	100.0
1 room	4.7	3.3	2.3	2.9	3.5
2 rooms	7.3	4.9	4.4	7.5	8.7
3 rooms	18.2	12.7	10.7	14.9	14.5
4 rooms	32.4	20.4	22.8	21.0	19.7
5 rooms	37.4	25.1	23.7	21.2	19.8
6 rooms	37.4	25.1	23.7	16.8	17.2
7 rooms	12.9	6.1	9.3	7.4	7.8
8 rooms or more	12.1	6.0	8.5	7.4	9.8

<sup>1</sup> Exclusion of Alaska and Hawaii amounts to approximately 113,000 units (see table A, footnote 2).

<sup>2</sup> 1960 and 1950 figures include occupied trailers; 1940 figure includes "other dwelling places."

<sup>3</sup> Category not comparable with 1960 category.

<sup>8</sup> Estimates based on data in Volume IV of the 1960 Housing reports, Part 2.



TABLE N.—BASEMENT IN STRUCTURE AND NUMBER OF BEDROOMS: 1960

(Based on sample)

Subject	United States		Inside SMSA's		Outside SMSA's	
	Number	Per-cent	Number	Per-cent	Number	Per-cent
<b>Basement</b>						
All housing units.	58,314,784	100.0	36,374,700	100.0	21,940,084	100.0
Basement.....	31,480,027	54.0	22,469,441	61.8	9,010,586	41.1
Concrete slab.....	7,409,250	12.7	4,901,802	13.7	2,417,388	11.0
Other.....	19,425,507	33.3	8,913,397	24.5	10,512,110	47.9
<b>Bedrooms</b>						
All housing units.	58,228,794	100.0	36,294,211	100.0	21,934,583	100.0
None.....	2,448,792	4.2	1,786,816	4.9	661,976	3.0
1 bedroom.....	10,106,726	17.4	6,794,984	18.7	3,311,742	15.1
2 bedrooms.....	21,047,787	36.1	12,657,412	34.9	8,390,375	38.3
3 bedrooms.....	18,239,719	31.3	11,579,696	31.9	6,660,023	30.4
4 bedrooms or more..	6,385,770	11.0	3,475,303	9.6	2,910,467	13.3

Approximately 767,000 trailers occupied as housing units were included in the housing inventory in 1960 (table 11). Mobile trailers were included, as well as trailers on permanent foundations. Most of the trailers in 1960 (about nine-tenths) were occupied by their owners. There were roughly the same number of trailers in urban as in rural areas, and about the same number inside as outside SMSA's. However, there were very few trailers in the central cities of SMSA's.

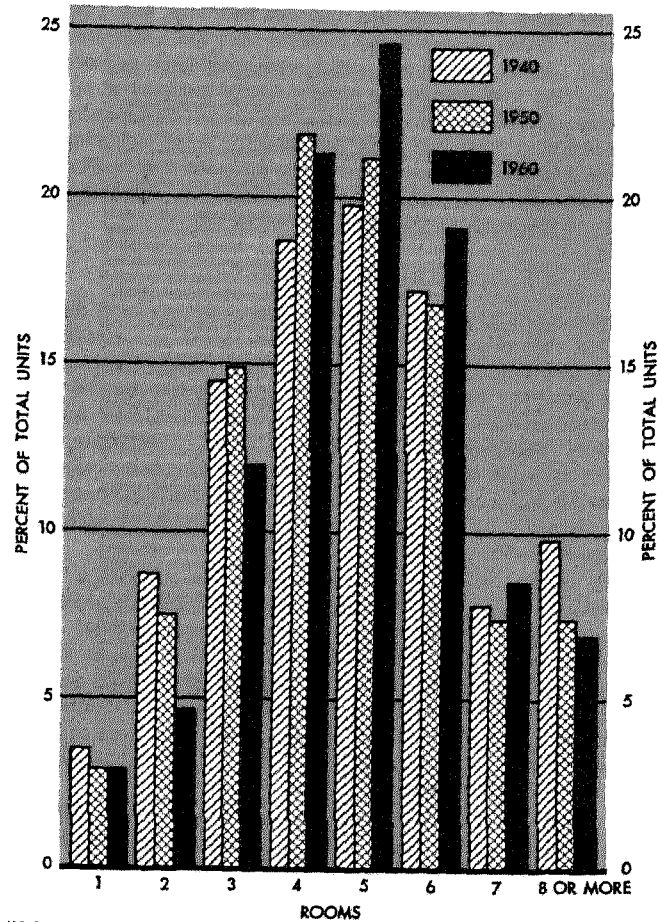
More than half of all housing units in 1960, 54 percent, were in structures with a basement (table N). A small proportion, 13 percent, were in structures built on a concrete slab. The remaining 33 percent, classified as "other," were in structures built on foundations with only crawl space or in structures resting on supports or directly on the ground. In urban centers (central cities of SMSA's), approximately two-thirds of the units were in structures with a basement. The figures in the category "basement" do not represent the number of basements in residential structures, inasmuch as some structures have more than one housing unit but only one basement.

Regional differences in the type of construction are striking. In the Northeast, 89 percent of the units were in structures with a basement; in the North Central Region, this proportion was 74 percent. In the South, most of the units, 62 percent, were in the "other" category and only 19 percent were in structures with a basement. In the West, about half the units were in the "other" category and 27 percent were in structures with a basement. Of the four regions, the West had the highest proportion of units in structures built on a concrete slab—24 percent (table 5).

Information on elevator in structure (as well as information on basements, discussed above) was first collected in a housing census in 1960. The description of the structure as walkup or elevator type, however, was limited to housing units in large cities and further limited to housing units in structures with four floors or more (table 21). New York City, with its preponderance of rental units, clearly had the highest proportion of units (56 percent) in structures with four floors or more; roughly half of these units were in structures with elevators and half were in walkup structures. Several additional cities in the East had more than a fourth of their housing units in structures with four floors or more, many of which were "walkup" structures.

**Rooms and bedrooms.**—Measured by number of rooms, housing units on the whole were larger than they were in 1950 or in 1940. The median for all units in the United States in 1960 was 4.9 rooms. This compares with a median of 4.6 in 1950 and 4.7 in 1940. The increase from 1950 to 1960 is attributable to the upward trend in the proportion of units with 5, 6, and 7 rooms; each of these categories in 1960 represented a larger percentage of the total housing inventory than in 1950 or 1940, as indicated in figure

FIGURE 16.—NUMBER OF ROOMS IN THE UNIT, FOR THE UNITED STATES: 1940 TO 1960



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16. Each of the remaining categories except the 2-room group represented the same or a smaller proportion of the inventory in 1960, although the number of units in each category increased; for the 2-room group, there was a decrease in both the number and percentage since 1950 (table M).

Units with 5 rooms constituted the largest single group in 1960 and units with 4 rooms constituted the next largest group. Together they amounted to almost half (46 percent) of the total housing units. Only 3 percent were 1-room units, and 7 percent were units with 8 rooms or more (table M). On the whole, owner-occupied units were much larger than renter-occupied units, as indicated by the median of 5.5 rooms for owner-occupied units and 3.9 rooms for renter-occupied units.

Housing units were about the same size inside SMSA's as outside SMSA's—the medians being 4.8 and 4.9 rooms, respectively. Within SMSA's, however, they were somewhat smaller in central cities than outside central cities—the medians being 4.6 and 5.1 rooms, respectively (table 10).

Housing units were larger in the Northeast and North Central Regions than in the South and West. The medians were 5.1 and 5.0 rooms in the Northeast and North Central Regions and 4.7 and 4.6 rooms in the South and West, respectively (table 1). In all four regions, the medians were higher than in 1950. By States, the medians in 1960 were largest in Vermont with 5.7 rooms, Delaware and Pennsylvania each with 5.6 rooms, and Maryland with 5.5 rooms. The smallest were in Alaska with 3.5 and Nevada with 4.1 rooms. The District of Columbia, viewed for some purposes as a State, had a median of 3.9 rooms.

Number of bedrooms in the unit was a new item for the 1960 Census. Results show that most units (67 percent) had either two or three bedrooms and 11 percent had four or more (table N). On the other hand, 17 percent had only one bedroom, and 4 percent had none. Other census data<sup>9</sup> indicate that the latter consisted largely of 1-room apartments, which were considered as having no bedroom. As with rooms, the distribution of units by number of bedrooms differed significantly by tenure. About 57 percent of the owner-occupied units had three bedrooms or more in contrast to 22 percent of the renter-occupied units; and only 7 percent of the owner-occupied units had one or no bedroom in contrast to 40 percent of the renter-occupied units (table 10).

### HOUSING QUALITY

**Condition and plumbing facilities.**—The combination of data on condition and plumbing facilities is considered one measure of housing quality. It takes account of the physical characteristics of the unit—the structural condition and the presence of basic plumbing facilities (water supply, toilet facilities, and bathing facilities). Although such factors as light, ventilation, and neighborhood also reflect quality, particularly in urban areas, it is not feasible to measure them in a large scale census enumeration. These elements, however, often are closely associated with condition and plumbing facilities.

Data on the two subjects in combination provide a more comprehensive measure of housing quality than data on plumbing facilities alone. In rural areas, because a comparatively large proportion of housing units lack plumbing facilities, it is not practical to use plumbing as a sole indicator of housing quality. In urban areas, although plumbing facilities are an important element in the determination of housing quality, the mere presence of facilities does not preclude the possibility of serious housing deficiencies in other respects.

In 1960, a three-way classification (sound, deteriorating, dilapidated) was used to measure condition, compared with a two-way classification (not dilapidated, dilapidated) in 1950. Although the 1950 concept of "dilapidated" was retained for 1960, it is possible that the change from the two-way to the three-way classification introduced an element of difference in the statistics. Furthermore, even with detailed instructions and visual aids in training the enumerators in both 1960 and 1950, it was not possible to achieve uniform results; thus, the data for some areas may have a wider margin of relative error than for others.

Measured by condition and plumbing facilities, the quality of housing improved since 1950. Approximately 43.1 million units (74 percent of all housing units) in 1960 were reported in sound condition and as having all plumbing facilities—piped hot water and private flush toilet and bathtub (or shower) inside the structure (table O). An additional 4.6 million units (8 percent) had all plumbing facilities but they were in deteriorating condition, that is, they were not dilapidated but needed more repair than would be provided in the course of regular maintenance. Thus, the combined group of housing units which were in sound or deteriorating condition and had all plumbing facilities amounted to 47.7 million units, or 83 percent of the housing inventory. Compared with the 29.1 million units (63 percent) in 1950 that were "not dilapidated, with private toilet and bath, and hot running water," this represents an increase of 18.6 million units. In part, the improvement was due to the large amount of new construction during the 1950's. Also, through plumbing improvements and structural repairs, some of the existing units shifted from "lacking plumbing facilities" to having "all facilities" and from "dilapidated" to "sound or deteriorating." (See Volume IV of the 1960 Housing reports, Part 1A, for data on the changes in condition and plumbing between 1950 and 1959 on a unit-by-unit basis.)

TABLE O.—WATER SUPPLY AND CONDITION AND PLUMBING FACILITIES: 1960 AND 1950

[Data for 1960 based on sample; data for 1950 based on complete count]

Subject	1960			1950, United States
	United States	Inside SMSA's	Outside SMSA's	
<b>Water Supply</b>				
<b>All housing units</b> .....	58,318,297	36,377,973	21,940,324	46,137,076
Hot and cold piped water inside structure.....	50,809,876	34,485,105	16,384,771	32,343,766
Only cold piped water inside struc.	3,320,754	1,296,301	2,024,453	5,874,967
No piped water inside structure....	4,127,667	596,567	3,531,100	7,918,343
<b>Percent</b> .....	100.0	100.0	100.0	100.0
Hot and cold piped water inside structure.....	87.2	94.8	74.7	70.1
Only cold piped water inside struc.	5.7	3.6	9.2	12.7
No piped water inside structure....	7.1	1.6	16.1	17.2
<b>Condition and Plumbing Facilities</b>				
<b>All housing units</b> .....	58,318,297	36,377,973	21,940,324	46,137,076
Sound or deteriorating:				
Sound, with all plumbing facil.	43,149,521	29,780,099	13,369,422	29,124,449
Deter., with all plumbing facil.	4,577,584	2,755,185	1,822,399	
Sound, lacking only hot water.....	492,198	216,236	275,982	1,496,571
Deter., lacking only hot water.....	341,976	170,739	171,235	
Sound, lacking other plumb. facil.	3,709,037	1,337,488	2,371,549	11,010,523
Deter., lacking other plumb. facil.	3,156,117	939,920	2,216,197	4,505,533
Dilapidated.....	2,891,865	1,178,306	1,713,559	
<b>Percent</b> .....	100.0	100.0	100.0	100.0
Sound or deteriorating:				
With all plumbing facilities.....	81.8	89.4	69.2	63.1
Lacking only hot water.....	1.4	1.1	2.0	3.2
Lacking other plumbing facil.	11.8	6.3	20.9	23.9
Dilapidated.....	5.0	3.2	7.8	9.8

In the remaining categories tabulated for condition and plumbing facilities, there were decreases since 1950 in both the numbers and percentages. Units which were dilapidated or lacked one or more plumbing facilities amounted to 10.6 million (18 percent of the total inventory) in 1960 as compared with 17.0 million (37 percent of the inventory) in 1950. The decrease in the number of units dilapidated or lacking plumbing facilities was due partly to the removal of a large number of such units from the inventory through slum clearance, urban renewal, highway construction, and the like, and partly to the upgrading of existing units through the installation of plumbing facilities and renovation of the physical structure.

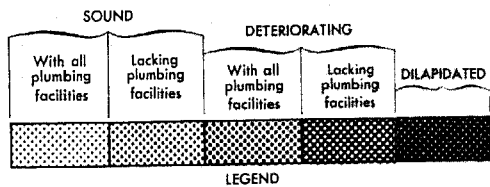
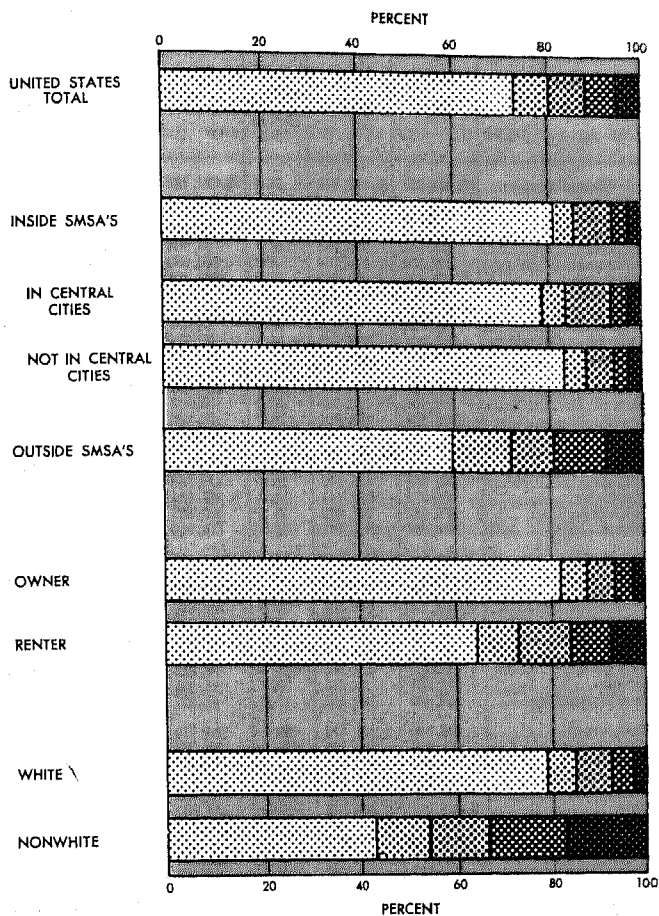
Housing units that were dilapidated or lacked plumbing facilities were distributed somewhat unevenly by regions. The South, with about three-tenths of all the housing units in the United States, had close to half (5.0 million) of all the units that were dilapidated or lacked plumbing facilities; the North Central Region, also with about three-tenths of all the housing units in the United States, had about three-tenths (3.0 million) of the total units that were dilapidated or lacked plumbing facilities (table 3).

In figure 17, five levels of quality are compared by residence and tenure of the unit and by color of household head. As shown by the chart, the proportion of units reported in sound condition and as having all plumbing facilities in 1960 was higher for units inside SMSA's than for units outside SMSA's, higher for owner-occupied units than for renter-occupied units, and higher for units with white household heads than for units with nonwhite household heads. With respect to dilapidated units, the comparisons are reversed—the percentage dilapidated was lower inside than outside SMSA's, lower for owner-occupied than for renter-occupied units, and lower for units with white than with nonwhite household heads.

By States, the proportions of units in either sound or deteriorating condition and having all plumbing facilities ranged from about 51 percent in Mississippi to 93 percent in California (figure 18). In every State, both the number and percentage of units in this category increased since 1950. At the same time, the number of units that were dilapidated or lacked plumbing facilities de-

<sup>9</sup> Table 5 in Volume II of the 1960 Housing reports.

FIGURE 17.—CONDITION AND PLUMBING FACILITIES OF HOUSING UNITS, BY TENURE AND COLOR, AND BY INSIDE AND OUTSIDE STANDARD METROPOLITAN STATISTICAL AREAS, FOR THE UNITED STATES: 1960



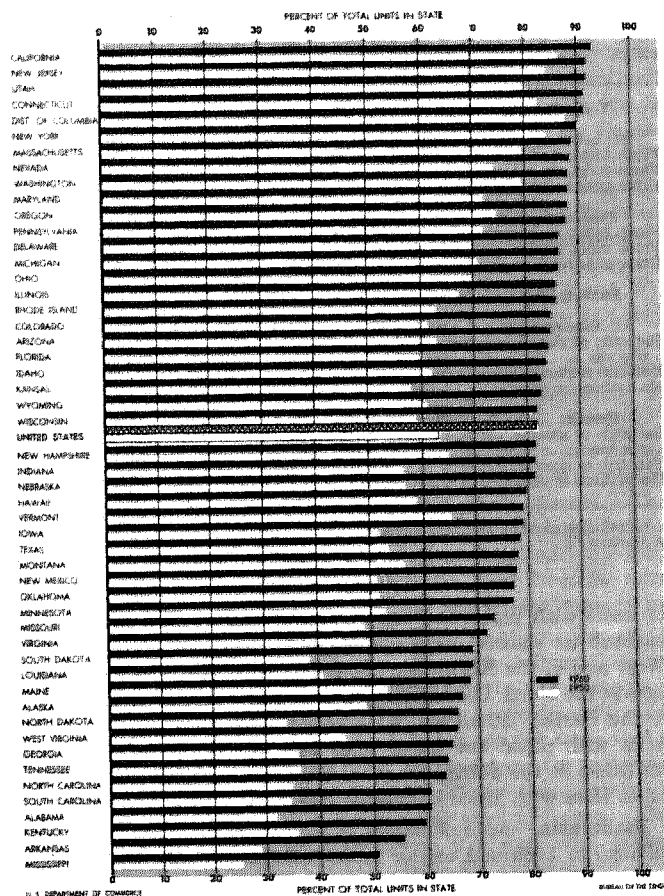
U. S. DEPARTMENT OF COMMERCE

BUREAU OF THE CENSUS

creased between 1950 and 1960 in every State except Alaska; the decreases ranged from about one-fifth in some States to a little more than one-half in others (table R). Alaska, which more than doubled its housing inventory since 1950, had an increase in the number of units that were dilapidated or lacked plumbing facilities (although this group represented a smaller proportion of the total inventory in 1960).

**Water supply, toilet and bathing facilities.**—Piped hot and cold water has become a common facility in the American home. In 1960, about 87 percent of the housing units had hot and cold piped water; in 1950, the proportion was 70 percent (table O). Piped water inside the structure, but cold only, was the type of water supply for about 6 percent of the housing units in 1960, as compared with 13 percent in 1950. Presumably, some of the units in the "cold water" group in 1950 had acquired facilities for piped

FIGURE 18.—HOUSING UNITS IN SOUND OR DETERIORATING CONDITION AND WITH ALL PLUMBING FACILITIES, FOR STATES: 1960 AND 1950



U. S. DEPARTMENT OF COMMERCE

PERCENT OF TOTAL UNITS IN STATE

BUREAU OF THE CENSUS

hot water by 1960. The remaining 7 percent of the 1960 units (4.1 million) had no piped water inside the structure. A small proportion of these units had piped water outside the structure; but, for the most part, they consisted of units for which the only source of water was a hand pump, open well, spring, or the like. In 1950, units with no piped water inside the structure amounted to 17 percent of the total inventory. In both 1950 and 1960, no piped water inside the structure was primarily a rural characteristic.

Improvements were indicated also by the data on toilet and bathing facilities. The proportion of units with a flush toilet inside the structure for the exclusive use of the occupants increased from 60 percent in 1940 to 71 percent in 1950, then to 87 percent in 1960 (table P). Similarly, the proportion of units with a private bathtub (or shower) increased from 56 percent in 1940 to 69 percent in 1950, then to 85 percent in 1960. Corresponding decreases occurred both in the proportion of units with no flush toilet or bathtub (or shower) and in the proportion of units with shared facilities. By 1960, the proportion with no flush toilet was 10 percent (6.0 million units) and the proportion with no bathtub (or shower) was 12 percent (6.9 million units). Sharing facilities was relatively uncommon in all three census years; in 1960, the proportion was 3 percent for toilet facilities and 3 percent for bathing facilities. Units with shared facilities were found largely in urban areas; on the other hand, units with no flush toilet or bathtub (or shower) were found primarily in rural areas.

Regional patterns for the separate plumbing facilities are similar to those for plumbing combined with condition. The proportions



radiant gas heaters without flues, portable heaters (electric, kerosene, or gas), electric or gas steam radiators, and other devices not connected to flues.

In general, the type of heating equipment used in an area depended on the climate. Steam or hot water was more prevalent in northern States, whereas "other means without flue" was concentrated largely in southern States (table 5). Steam or hot water equipment was prevalent also where there were large numbers of multiunit structures.

**Air conditioning, washer, dryer, freezer.**—Air conditioning was one of several household equipment items for which information was collected for the first time in a housing census in 1960. Although regarded as a luxury item not many years ago, air conditioning was reported in 1960 for approximately 6.5 million occupied housing units (1 in 8). The great majority of these units had one or more room units rather than a central air-conditioning system (table S). By definition, air conditioning is restricted to installations which cool the air by refrigerating apparatus as distinguished from evaporative coolers, fans, and blowers.

Inside SMSA's, the proportion of units with air conditioning was 14 percent and outside SMSA's, 10 percent. For regions, the proportions with air conditioning were 18 percent in the South, 9 percent in the West, 10 percent in the Northeast, and 11 percent in the North Central Region. By States, the range was substantial—from less than 2 percent in Maine, Alaska, and Hawaii to 30 percent in Kansas, Oklahoma, and Texas (table 7).

Clothes washing machines, clothes dryers, and home food freezers also were included for the first time in a census of housing. Equipment not owned by members of the household, such as a washer or dryer provided by the management of an apartment building, was not to be reported.

Approximately 39.1 million households (3 out of 4) had a clothes washing machine. The percentage was lower in urban areas than in rural areas, attributable partly to the greater availability of commercial and self-service laundries and laundry rooms equipped with washing machines in apartment buildings. Nationally, automatic and semiautomatic machines (including washer-dryer combinations) outnumbered the wringer or spinner type by more than 4 million. Washer-dryer combinations, relatively new and more expensive than the washing machines without the drying feature, were reported by only a small proportion of the households—about 2 percent.

Modern home clothes dryers, in which heated air dries the laundry in a rotating drum, are a fairly recent product. Even so, clothes dryers were reported in 9.1 million occupied units (roughly 1 in 6). The proportions were practically the same inside and outside SMSA's and in urban and rural areas (tables S and W). For the Nation as a whole, there were more than twice as many units with electrically heated dryers as with gas heated dryers. There were fairly large differences by States, however. In several States, practically all the dryers were heated by electricity; in two States, the proportion was less than one-half.

Home food freezers also are among the relatively new home equipment items. Nevertheless, there were about 9.8 million occupied units (18 percent) with home food freezers. The proportion was much higher in rural than in urban areas, particularly for farm units; over half the rural-farm units had home food freezers in 1960. For the count of home food freezers, only appliances which were separate from the refrigerator were to be reported.

**Telephone, automobiles available.**—In 1960, information on telephones and automobiles was collected for the first time in a census of housing. Results indicate that approximately 41.6 million households (4 out of 5) had a telephone in the sense that a telephone was available in the unit or elsewhere for receiving incoming calls. The statistics do not indicate the number of subscribers or the number of telephones installed in homes. The proportion of households with telephone was somewhat higher inside SMSA's than outside SMSA's (table S), and was higher in urban areas than in rural areas (table W).

Statistics on the number of automobiles available pertain to the number of housing units with passenger automobiles owned or regularly used by the occupants and ordinarily kept at home. The statistics do not indicate the number of households that own an automobile or the number of automobiles that are privately owned. Approximately 30.2 million households had one automobile and 11.4 million had two or more, making a total of 41.6 million households (4 out of 5) with at least one automobile. The proportion inside SMSA's (78 percent) was about the same as the proportion outside SMSA's (81 percent). In urban areas, the proportion was lower than in rural areas—76 percent and 85 percent, respectively. In the central cities of SMSA's, the proportion was still lower—67 percent—despite the higher level of money income.

The Northeast had the lowest percentage of households with one or more automobiles (72 percent) and the West had the highest (85 percent). The North Central Region, however, had the largest number of households with one or more automobiles (table 7).

**Radio and television.**—About 46.3 million households, or 87 percent of the occupied units in the United States, had one or more television sets in 1960 and about 48.5 million households, or 92 percent, had one or more radios (table T). For television sets, this represents a sharp increase from the 12 percent in 1950. With respect to radio sets, the number of households with one or more sets increased since 1950 although the proportion dropped from 96 percent to 92 percent. About one-eighth of the households having television in 1960 had two or more sets, and about three-eighths of those having radio had two or more sets (table 7).

TABLE S.—SELECTED HOUSEHOLD EQUIPMENT: 1960

[Based on sample]

Subject	United States		Inside SMSA's		Outside SMSA's	
	Number	Percent	Number	Percent	Number	Percent
<b>All housing units</b>						
Heating equipment <sup>1</sup> .....	58,318,297	100.0	36,377,973	100.0	21,940,324	100.0
Steam or hot water.....	12,093,083	21.8	10,726,674	29.5	1,967,009	9.0
Warm-air furnaces.....	18,355,163	31.5	12,658,306	34.8	5,696,847	25.9
Floor, wall, or pipeless furnace.....	6,527,944	11.2	4,359,293	12.0	2,168,651	9.8
Built-in electric units.....	745,075	1.3	403,819	1.1	341,256	1.6
Other means with flue.....	13,151,585	22.6	4,626,770	12.7	8,524,815	38.9
Other means without flue.....	5,824,985	10.0	3,011,177	8.3	2,813,818	12.8
None.....	1,019,862	1.7	681,934	1.6	437,928	2.0
<b>Occupied housing units</b>						
Air conditioning.....	53,022,057	100.0	33,998,395	100.0	19,023,662	100.0
Room units.....	5,587,631	10.5	4,029,843	11.9	1,547,788	8.1
Central system.....	995,874	1.9	725,397	2.1	270,477	1.4
None.....	46,438,552	87.6	29,233,155	86.0	17,205,397	90.4
Automobiles available.....	53,022,121	100.0	33,998,465	100.0	19,023,653	100.0
1.....	30,159,103	56.9	18,843,911	55.4	11,345,192	59.6
2 or more.....	11,416,183	21.5	7,333,696	21.6	4,082,487	21.5
None.....	11,416,835	21.5	7,820,861	23.0	3,595,974	18.9
Clothes dryer.....	53,022,057	100.0	33,998,395	100.0	19,023,662	100.0
Gas or electrically heated.....	9,084,990	17.1	5,944,628	17.5	3,140,362	16.5
None.....	43,937,067	82.9	28,053,767	82.5	15,883,300	83.5
Clothes washing machine.....	53,022,057	100.0	33,998,395	100.0	19,023,662	100.0
Automatic or semiautomatic; washer-dryer combination.....	21,624,256	40.8	15,305,203	45.0	6,319,053	33.2
Wringer or spinner.....	17,434,813	32.9	8,736,353	25.7	8,698,290	45.7
None.....	13,963,188	26.3	9,956,839	29.3	4,006,349	21.1
Home food freezer.....	53,022,057	100.0	33,998,395	100.0	19,023,662	100.0
1 or more.....	9,757,004	18.4	4,702,288	13.8	5,054,716	26.6
None.....	43,265,053	81.6	29,296,107	86.2	13,968,946	73.4
Telephone available.....	53,023,875	100.0	34,000,044	100.0	19,023,831	100.0
Yes.....	41,618,040	78.5	28,377,928	83.5	13,240,112	69.6
No.....	11,405,835	21.5	5,622,116	16.5	5,783,719	30.4

<sup>1</sup> Data on heating equipment of occupied units available from the 1950 and 1940 Censuses of Housing.

TABLE T.—RADIO SETS, 1930 TO 1960, AND TELEVISION SETS, 1960 AND 1950

[Data for 1960 and 1950 based on samples; data for earlier years based on complete count]

Census year	Total occupied units	Units with—			
		Radio		Television	
		Number	Percent	Number	Percent
<b>United States, 1960</b>	<b>53,022,067</b>	<b>48,564,429</b>	<b>91.5</b>	<b>46,312,320</b>	<b>87.3</b>
Inside SMSA's	23,996,395	31,494,714	92.6	29,779,309	99.5
Outside SMSA's	29,025,672	17,069,715	58.4	15,533,010	51.7
<b>Conterminous United States:</b>					
1960	52,911,795	48,211,513	91.5	46,137,500	87.4
1950	42,826,281	40,977,947	95.7	5,125,094	12.0
1940	34,854,532	28,946,080	82.8		
1930	29,964,663	12,046,782	40.3		

For both radio and television sets, those in working order and those being repaired were to be included in the count; automobile radios, crystal sets, and sending-receiving sets were to be excluded from the count of radios.

Both radio and television sets were more prevalent inside SMSA's than outside SMSA's (table T) and more common in urban areas than in rural areas (table W). Of the four regions, the South had the lowest percentage of units with radio and television sets.

Cooking, heating, and water heating fuels.—Utility gas was the leading fuel used for cooking in 1960, as it was in 1950 and in 1940 (table U). For one-half the occupied units in 1960, utility gas was the principal fuel used for cooking. Although the number of users increased during the decade, the proportion in 1960 was the same as in 1950 and a little higher than in 1940. In urban areas, the proportion of households using utility gas was approximately two-thirds, or 65 percent; in rural areas, however, the proportion was only 14 percent (table W).

Electricity as the principal cooking fuel had by far the largest increase over the past two decades—from 5 percent of all occupied

units in 1940 to 15 percent in 1950 and to 31 percent in 1960. Although electricity was second in importance for the United States as a whole, it was first in importance in rural areas. Bottled, tank, or LP (liquefied petroleum) gas, which was used in 12 percent of all occupied units in the United States, was third among the cooking fuels; for rural housing, it was second only to electricity as the principal fuel used for cooking.

The other cooking fuels had become relatively unimportant. Wood, which was the principal fuel for 24 percent of the occupied units in the United States in 1940, dropped to about 10 percent in 1950 and to 3 percent in 1960. Users of wood for cooking were found largely in rural areas. Coal and the liquid fuel group (including kerosene), each important in the past, had few users in 1960 even in rural areas.

For house heating, there was a shift from solid fuels to gas and oil. The shift was even greater in the decade 1950 to 1960 than in the preceding decade. Utility gas became the most commonly used fuel, having increased from 27 percent of the occupied units in 1950 to 43 percent in 1960. The liquid fuels, of which the principal ones are fuel oils, moved from third in importance in 1950 to second in 1960; they were reported for about 32 percent of the occupied units in 1960. There was a substantial decrease in the number and proportion of households using solid fuels for heating. Coal (or coke) was the leading heating fuel in 1940 and again in 1950, but dropped to third place by 1960. It was the principal fuel for 55 percent of all occupied units in 1940, 35 percent in 1950, and only 12 percent in 1960. Wood followed the same trend—23 percent in 1940, about 10 percent in 1950 and only 4 percent in 1960. Users of wood for heating were found primarily in rural areas.

In rural areas, fuel oil was used more than any other fuel for heating; coal and utility gas were the next most commonly used heating fuels. In urban areas, utility gas had by far the most users. Fuel oil had the next highest number, followed by coal.

In 1960, information on fuel used for heating water was collected for the first time in a census of housing. The principal fuel used for piped hot water was to be reported; units with no piped hot water constitute the "none" category. For the Nation as a whole, utility gas was used most. In about one-half the occupied units

Table U.—COOKING AND HEATING FUELS, 1940 TO 1960, AND WATER HEATING FUEL, 1960

[Data for 1960 and 1950 based on samples; data for 1940 based on complete count]

Subject	United States: 1960						Conterminous United States					
	Total		Inside SMSA's		Outside SMSA's		1960		1950		1940	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<b>Occupied housing units</b>	<b>53,022,067</b>	<b>100.0</b>	<b>23,996,395</b>	<b>100.0</b>	<b>19,025,672</b>	<b>100.0</b>	<b>52,911,795</b>	<b>100.0</b>	<b>42,826,281</b>	<b>100.0</b>	<b>34,854,532</b>	<b>100.0</b>
<b>Cooking fuel:</b>												
Utility gas	27,296,618	51.5	23,111,341	95.0	5,184,677	27.3	27,258,411	51.6	22,084,978	51.6	17,026,295	48.8
Bottled, tank, or LP gas	6,461,306	12.2	2,333,772	9.8	4,127,534	21.9	6,471,465	12.3	3,417,498	8.0		
Electricity	19,350,638	36.5	8,703,469	36.3	7,647,189	40.3	16,227,826	30.7	6,408,760	15.0	1,864,910	5.4
Wood	1,421,941	2.7	269,467	1.1	1,226,474	6.5	1,427,424	2.7	4,221,545	9.9	8,222,447	23.6
Coal or coke	558,479	1.0	204,727	0.8	351,752	1.8	555,429	1.1	3,351,890	7.8	4,020,637	11.5
Fuel oil, kerosene, other fuel	615,693	1.2	342,634	1.4	273,059	1.4	695,698	1.3	3,222,917	7.5	3,575,205	10.3
None	279,962	0.5	206,585	0.8	70,377	0.4	276,232	0.5	128,713	0.3	145,038	0.4
<b>Heating fuel:</b>												
Utility gas	22,851,216	43.1	17,144,556	71.4	5,706,650	30.0	22,851,061	43.2	11,387,917	26.6	3,947,854	11.3
Bottled, tank, or LP gas	2,695,770	5.1	919,791	3.8	1,775,979	9.3	2,685,612	5.1	998,769	2.3		
Fuel oil, kerosene, etc.	17,138,491	32.4	11,344,028	47.3	5,814,373	30.6	17,117,064	32.4	9,989,576	23.6	3,491,646	10.0
Coal or coke	6,423,595	12.2	3,298,781	13.8	3,124,814	16.4	6,445,594	12.2	14,829,893	34.6	19,056,001	54.7
Wood	2,299,868	4.3	263,538	1.1	1,971,333	10.4	2,290,734	4.3	4,271,456	10.0	7,955,954	22.8
Electricity, other fuel	1,186,638	2.2	661,917	2.7	494,121	2.6	1,163,647	2.2	1,070,644	2.5	131,909	0.4
None	478,261	0.9	363,779	1.5	114,482	0.6	328,693	0.6	580,667	1.4	270,168	0.8
<b>Water heating fuel:</b>												
Utility gas	25,299,442	47.6	19,826,022	82.6	5,473,420	28.5	25,299,267	47.7	(1)	(1)	(1)	(1)
Bottled, tank, or LP gas	3,146,369	5.9	1,249,764	5.2	1,896,605	10.0	3,138,576	5.9	(1)	(1)	(1)	(1)
Electricity	19,799,639	37.2	4,833,151	20.2	5,961,479	31.4	10,699,110	20.3	(1)	(1)	(1)	(1)
Fuel oil, kerosene, etc.	6,182,320	11.7	979,375	4.1	6,174,377	32.1	6,174,377	11.7	(1)	(1)	(1)	(1)
Coal or coke	1,553,267	2.9	1,231,184	5.1	344,083	1.8	1,546,810	2.9	(1)	(1)	(1)	(1)
Wood, other fuel	263,676	0.5	144,363	0.6	148,714	0.8	286,796	0.5	(1)	(1)	(1)	(1)
None	3,268,969	6.2	1,525,904	6.3	4,266,066	22.4	5,789,859	10.9	(1)	(1)	(1)	(1)

\* Subject not included in the 1950 and 1940 Censuses.

(48 percent), water was heated by utility gas. Electricity was used for about 20 percent of the occupied units, followed by fuel oil for 12 percent of the units. Other fuels were used to a lesser extent. Most of the units in which water was heated by bottled, tank, or LP gas were found in rural areas; most of the units in which water was heated by fuel oil or coal were found in urban areas (table 13). The latter suggests that these fuels were probably used in furnaces and boilers with water heating coils or heat exchangers, or in boilers used only for heating water in apartment buildings.

The proportion of households using a particular fuel for cooking, house heating, and water heating varied considerably by States. There were apparent patterns in the types of fuel used, however. In approximately two-fifths of the States, utility gas was the fuel used most for all three purposes; in another one-fifth, electricity was the leading fuel for cooking and for water heating, and fuel oil was the leading fuel for house heating.

FINANCIAL CHARACTERISTICS

Changes in the price of housing over the past few decades are indicated by the data on value and rent. Medians for the years 1930 to 1960 are shown in table V and full distributions for 1960 are provided in the detailed tables; the figures are expressed in current dollars (the dollar value at the time of the respective censuses). The data indicate the value and rent levels for the various years and do not reflect changes for identical units. To the extent that there have been additions and losses, and shifts in tenure and farm-nonfarm classification among existing units, the value and rent data for the four census years apply to different groups of units. (For changes in value and rent of "same" units, 1950 to 1959, see Volume IV of the 1960 Housing reports, Part 1B.)

**Value.**—The median value of owner-occupied nonfarm homes in the United States in 1960 was \$11,900. This is more than 1½ times the median of \$7,400 in 1950 and approximately 4 times the median of \$3,000 in 1940. The median of \$3,000 in 1940, compared with the median of \$4,800 in 1930, reflects the deflated values following the depression of the 1930's.

Value is the owner's estimate of how much the property would sell for on the current market. For the most part, the data are restricted to nonfarm units in 1-unit properties without business. (For description of units covered by the data, see definition of "value.")

TABLE V.—MEDIAN VALUE AND MEDIAN MONTHLY RENT OF NONFARM UNITS: 1930 TO 1960

[Data for 1960 based on sample; data for earlier years based on complete count]

Census year	Median value of owner-occupied nonfarm units	Renter-occupied nonfarm units	
		Median contract rent	Median gross rent
United States, 1960.....	\$11,900	\$58	\$71
Inside SMSA's.....	13,500	63	75
In central cities.....	12,300	62	72
Not in central cities.....	14,400	67	81
Outside SMSA's.....	8,600	42	58
Continous United States:			
1960.....	11,900	58	70
1950.....	7,400	36	42
1940.....	3,000	21	27
1930.....	4,800	27	.....

NOTE.—1960 and 1950 data on value are for 1-unit structures without business and with only 1 unit in property (see definition of value for other exclusions); 1940 data are for 1-family structures without business; and 1930 data are for both 1-family and multifamily homes. Furthermore, the definition of nonfarm units is not comparable for all years. Although the types of units for which value and rent data were reported are not the same for the four censuses, the differences are not great enough to invalidate comparison of the medians.

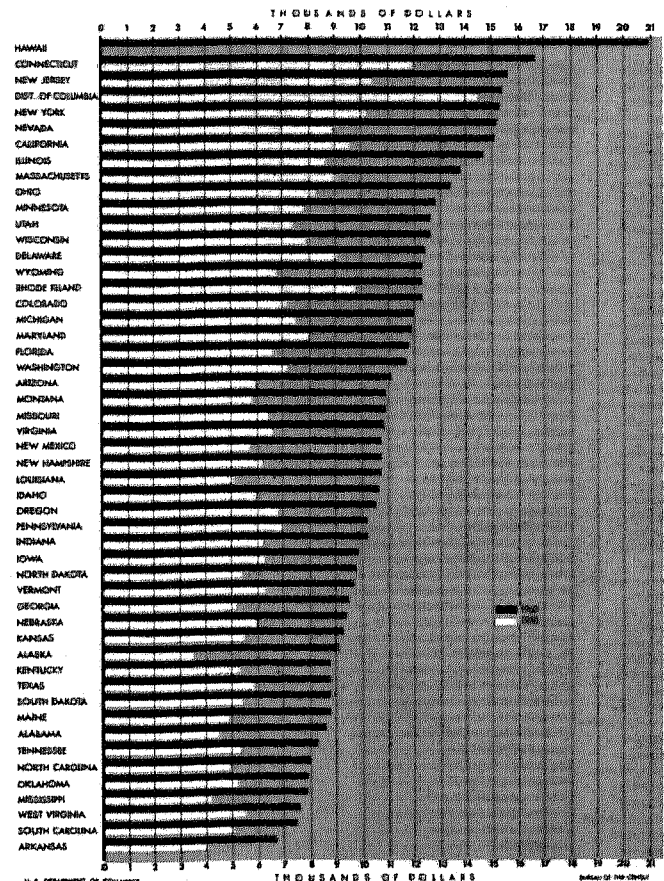
Values inside SMSA's in 1960 were significantly higher than those outside SMSA's, as indicated by the respective medians of \$13,500 and \$8,600. The median value of owner-occupied homes in the portion of SMSA's outside central cities was \$14,400—roughly \$2,000 more than the \$12,300 median for homes in the central cities.

Close to one-half the owner-occupied nonfarm units in the United States in 1960 were valued at between \$10,000 and \$20,000 (table 8). Almost two-fifths were valued at less than \$10,000 and the remainder at \$20,000 or more. By regions, the largest proportions of homes valued at \$20,000 or more were found in the West and in the Northeast, each having about one-fifth in this category. The median value was \$13,700 in the West and \$13,300 in the Northeast. On the other hand, the South had the highest proportion (a little more than one-fifth) valued under \$5,000. The median for the South was \$9,500; the median for the North Central Region was \$12,100.

Median values for individual States are shown in figure 19. In 1960, the medians ranged from \$6,700 in Arkansas to \$20,900 in Hawaii. Connecticut was second highest with a median of \$16,700. Other States for which the median value exceeded \$15,000 were New Jersey, New York, Nevada, and California. The District of Columbia, viewed for some purposes as a State, also had a relatively high median. At the low end of the value scale with median values of \$3,000 or less were North Carolina, Oklahoma, Mississippi, West Virginia, South Carolina, and Arkansas.

FIGURE 19.—MEDIAN VALUE OF OWNER-OCCUPIED NONFARM UNITS, FOR STATES: 1960 AND 1950

[Restricted to 1-unit properties without business]

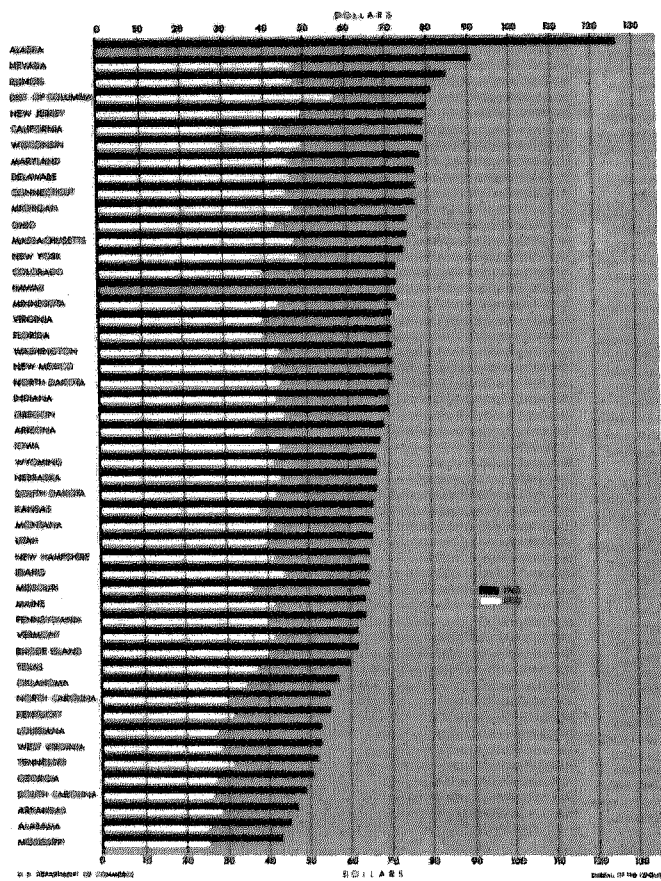


All States had increases in median values from 1950 to 1960. Except for the District of Columbia, which had a relatively small increase, the increases ranged from about 26 percent in Rhode Island to 110 percent in Louisiana and 160 percent in Alaska. In two-thirds of the States, the increases were between 50 and 80 percent.

**Contract rent, gross rent.**—Rents tended to follow the same general trend as home values since 1930. The median monthly contract rent of renter-occupied nonfarm units in the United States decreased from \$27 in 1930 to \$21 in 1940, then increased substantially to \$36 in 1950 and to \$58 by 1960 (table V). The 1960 median is roughly 1.6 times the 1950 median and 2.8 times the 1940 median. Changes reflected by the census data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The latter reflects changes in rent for essentially similar units with comparable services and facilities.

Changes in median gross rents were relatively of the same magnitude as for contract rent. The median gross rent for the United States was \$71 in 1960, which was approximately 1.7 times the \$42 median in 1950 and 2.6 times the \$27 median in 1940. Gross rent is the contract rent plus the monthly average of any additional costs that are paid by the renter for utilities and fuel; whereas contract rent is the monthly rent agreed upon regardless of any utilities, services, or furnishings that are included. Gross rent, therefore, eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. Data on gross rent, as for contract rent, exclude rents for farm units.

FIGURE 20.—MEDIAN GROSS RENT OF RENTER-OCCUPIED NONFARM UNITS, FOR STATES: 1960 AND 1950



For renter-occupied units inside SMSA's, the median gross rent was \$75. In the central cities of SMSA's, the median was \$72 as compared with \$81 in the portion of SMSA's outside central cities. The rents inside SMSA's were higher than outside SMSA's, where the median was \$58.

Approximately 1.4 million nonfarm renter-occupied units were occupied on a "no cash rent" basis. Among these were units provided by relatives not living in the unit and occupied without rental payment and units provided in exchange for services rendered. Nearly half the no-cash-rent units were in the South (table 8).

Of the units reporting cash rent, gross rents for close to one-fifth of the units in the United States were \$100 or more, and gross rents for one-third of the units ranged from \$70 to \$99. These proportions applied also to the Northeast, the West, and the North Central Regions. In the South, however, the proportions in the respective two groups were lower; about one-tenth of the units had gross rents of \$100 or more and one-fourth had gross rents between \$70 and \$99. The medians, which are based on the number reporting cash rent, were \$59 for the South and \$76, \$75, and \$72 for the West, North Central, and Northeast Regions, respectively.

For States, median monthly gross rents in 1960 ranged from \$43 in Mississippi to \$126 in Alaska (figure 20). Second highest was Nevada with \$91, followed by Illinois with \$85 and New Jersey with \$80. The District of Columbia also had a relatively high median—\$81. Median gross rents amounted to less than \$50 in South Carolina, Arkansas, Alabama, and Mississippi.

Gross rent levels of all States were higher in 1960 than in 1950. On the basis of the medians, increases ranged from 48 percent in Idaho to 96 percent in Louisiana. The increase for the District of Columbia was about 42 percent.

SELECTED SUMMARY CHARACTERISTICS

**Urban and rural units.**—In 1960, rural housing constituted 30 percent of the total housing inventory, with about one-fifth of the rural units on farms. The four-fifths of rural housing units identified as nonfarm include homes in the open country, as well as those in rural villages and in the rural territory outside urbanized areas. Urban housing, which constituted 70 percent of all housing in 1960, comprises units in all places of 2,500 inhabitants or more and in the urban fringes of urbanized areas.

A comparison of rural and urban housing characteristics shows homeownership more common in rural areas, with 71 percent owner occupancy in contrast to 58 percent in urban areas (table W). Rural housing units, particularly those on farms, were larger than urban units; but rural units had more persons in the household. Almost one-seventh of the rural units, compared with one-tenth of the urban units, had 1.01 or more persons per room.

Measured by condition and plumbing facilities, rural housing was below urban housing in quality. Approximately one-third of the rural units, in contrast to one-tenth of the urban units, were dilapidated or lacked one or more plumbing facilities.

The proportion of new units (built in the 1950's) and the proportion of old units (more than 30 years old) were roughly the same in rural and urban areas. On farms, however, there were relatively fewer new units and more old ones.

The median value of owner-occupied urban homes was about 1½ times the median for rural-nonfarm homes. The median monthly gross rent of renter-occupied urban units was about 1½ times that of rural-nonfarm units.

Nearly one-fourth (23 percent) of the households living in urban areas in 1960 had moved into their homes during the preceding 1½ years (January 1959 through March 1960); the proportion for rural households was a little lower (20 percent). Only one-tenth of the farm households had moved into their homes in the 1½-year period.





SMSA's, predominantly in the central cities. Over half the total nonwhite households in the United States were in the South (table 23).

Compared with all occupied units, those occupied by nonwhites had fewer rooms but larger households (tables X, M, and J). The median number of rooms for units occupied by nonwhites was 4.2 and the median number of persons in the household was 3.2; for all occupied units (white and nonwhite), the medians were 4.9 rooms and 3.0 persons. About 28 percent of the units occupied by nonwhites had 1.01 or more persons per room, compared with 12 percent for all occupied units. Among nonwhites inside SMSA's, owner-occupied units had more rooms and larger households than renter-occupied units; outside SMSA's, owner-occupied units had more rooms but smaller households than renter-occupied units.

Over half the units (56 percent) occupied by nonwhites were "sound or deteriorating, with all plumbing facilities," compared with 82 percent of all housing in this category. In 1950, only 27 percent of the housing occupied by nonwhites were in this top category, compared with 63 percent for all housing (table O). The highest proportion of the better quality housing occupied by nonwhites in 1960 was in the central cities of SMSA's (75 percent), and the lowest (23 percent) was outside SMSA's.

The proportion of nonwhite households in 1960 that had moved into their present units during the preceding 1 1/4 years (January 1959 through March 1960) was 23 percent. The proportion for all households was about the same—22 percent (table K).

Only 38 percent of the nonwhite households owned their homes, compared with 62 percent of all households. The relative increase from 1950 to 1960, however, was higher for nonwhite than for white households (table G).

The median value of nonfarm properties occupied by nonwhite owners was \$6,700, and the median monthly gross rent of nonfarm units occupied by nonwhite renters was \$58. The medians were somewhat higher inside SMSA's than outside SMSA's. On the whole, the medians for units occupied by nonwhites were considerably lower than the medians for all units (table V).

The proportions of nonwhite households having the household equipment items included in the census were lower than the averages for all households (tables S and T). For example, only 2 percent of the nonwhite households had a clothes dryer, compared with 17 percent for all households. Similarly, 49 percent of the nonwhite households had at least one automobile, whereas the percentage for all households was 78.

**Available vacant units.**—In 1960, there were slightly more than 1/2 million housing units vacant and available for sale and almost 1 1/2 million vacant and available for rent. These were vacant units in sound or deteriorating condition and intended for year-round occupancy. On the average, vacant units for sale were larger than vacant units for rent (a median of 5.3 rooms compared with 3.5 rooms) and a larger percentage had all plumbing facilities (89 percent compared with 74 percent). Almost a third of the for-sale units and a fourth of the for-rent units had been vacant for 6 months or longer (table Y).

Compared with the inventory of owner-occupied units, vacant units available for sale were smaller; the median for vacant units available for sale was 5.3 rooms and the median for owner-occupied units was 5.5 rooms (table M). About the same proportion of the sound and deteriorating units had all plumbing facilities—89 percent for available vacant units for sale and 91 percent for owner-occupied units (table 3). The price asked for vacant units was

substantially higher than the value of owner-occupied units, with a median of \$13,500 for vacant units and \$11,900 for owner-occupied units (table V). The higher proportion of new units among the for-sale vacancies accounts partly for the higher median. According to data in Volume II of the 1960 Housing reports, approximately three-fifths of the for-sale vacancies were new (built in the 1950's); about one-third of the owner-occupied units were new. Furthermore, the median for vacant units represents the asking price at the time of enumeration and may differ substantially from the final sale price.

Compared with the inventory of renter-occupied units, vacant units available for rent were smaller; the median for vacant units available for rent was 3.5 rooms and the median for renter-occupied units was 3.9 rooms (table M). About 74 percent of the vacant units for rent had all plumbing facilities, whereas 82 percent of the renter-occupied units that were in sound or deteriorating condition had all plumbing facilities (table 3). The median rent asked for vacant units available for rent, \$57, was approximately the same as the median contract rent for renter-occupied units, which was \$58 (table V). According to data in Volume II of the 1960 Housing reports, units built in the 1950's accounted for about one-fifth of the vacancies available for rent and about one-sixth of the renter-occupied inventory.

TABLE Y.—SELECTED CHARACTERISTICS OF AVAILABLE VACANT UNITS: 1960

[Data on plumbing facilities and number of rooms based on complete count; remaining data based on sample]

Subject	United States	Inside SMSA's			Outside SMSA's
		Total	In central cities	Not in central cities	
<b>Vacant Available for Sale</b>					
Plumbing facilities.....	521,780	351,378	134,485	216,893	170,402
With all plumbing facilities.....	465,918	330,503	129,330	206,673	129,415
Percent.....	89.3	95.8	96.5	95.3	75.9
Lacking some or all facilities.....	55,862	14,875	4,655	10,220	40,987
Duration of vacancy.....	524,406	356,861	135,714	221,147	167,545
Less than 4 months.....	294,360	224,284	90,106	134,178	70,076
Percent.....	56.1	62.8	66.4	60.7	41.8
4 up to 6 months.....	63,520	42,459	15,793	26,666	21,061
6 months or more.....	166,526	90,118	29,815	60,303	76,408
Percent.....	31.8	25.3	22.0	27.3	45.6
<b>Median:</b>					
Number of rooms.....	5.3	5.3	5.3	5.3	5.1
Price asked <sup>1</sup> .....dollars..	13,500	14,900	13,900	15,900	9,600
<b>Vacant Available for Rent</b>					
Plumbing facilities.....	1,453,046	959,855	640,459	319,396	493,191
With all plumbing facilities.....	1,078,502	763,047	490,474	272,573	316,455
Percent.....	74.2	79.5	76.6	85.3	64.0
Lacking some or all facilities.....	374,544	196,808	149,985	46,823	177,736
Units in structure.....	1,426,455	952,417	642,086	310,331	474,038
1 unit.....	603,272	294,720	148,700	146,020	308,552
Percent.....	42.3	30.9	23.2	47.1	65.1
2 to 4 units.....	378,261	277,294	198,848	78,446	100,967
5 to 9 units.....	154,140	123,143	89,992	33,181	30,997
10 units or more.....	290,782	257,260	204,576	52,684	33,522
Duration of vacancy.....	1,428,393	953,455	642,510	310,945	474,938
Less than 1 month.....	385,617	289,221	197,654	91,567	96,396
Percent.....	27.0	30.3	30.8	29.4	20.3
1 up to 4 months.....	582,877	431,947	306,379	125,568	150,930
4 up to 6 months.....	133,840	77,617	49,131	28,386	56,323
6 months or more.....	326,059	154,770	89,346	65,424	171,289
Percent.....	22.8	16.2	13.9	21.0	36.1
<b>Median:</b>					
Number of rooms.....	3.5	3.3	3.2	3.6	3.7
Rent asked <sup>1</sup> .....dollars..	57	64	61	69	44

<sup>1</sup> Value data are restricted to 1-unit properties without business. In rural territory, both the rent and value data exclude vacant units on places of 10 or more acres (see definitions of value and rent).