

Components of Inventory Change

1957 TO 1959 COMPONENTS

GENERAL

This report presents statistics on the counts and characteristics of the components of change in the housing inventory, 1957 to 1959. The statistics relate to such components as new construction and other additions, conversions, mergers, demolitions and other losses, and dwelling units that were the same for the 1957-1959 period. Data are based on information for a sample of dwelling units enumerated in the December 1959 Components of Inventory Change survey as part of the 1960 Census of Housing. The survey was designed to measure changes since the 1956 National Housing Inventory, taken in December 1956. The period covered in this report is referred to as 1957 to 1959. Because changes since 1956 were measured on a unit-by-unit basis, the dwelling unit as defined in the 1956 survey (and the 1950 Census) was used as the reporting unit.

This report presents simple distributions of the basic 1959 and 1956 characteristics for the total inventory and for the components of change. The 1959 characteristics for the total inventory are presented in this report to show the relation of the characteristics of individual components to the total. (See 1960 Census of Housing, Volume I, States and Small Areas, United States Summary for detailed characteristics of the total inventory, based on the April 1960 enumeration.) For units classified as "same," the 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure and color, condition and plumbing facilities, value, and gross rent. For units classified as "new construction," number of rooms, value, and gross rent are cross-tabulated by selected items.

In this report, separate statistics are published for conterminous United States (that is, United States exclusive of Alaska and Hawaii) and each of the four regions, by inside and outside standard metropolitan statistical areas. In addition, statistics for "inside standard metropolitan statistical areas" for the United States are shown separately for dwelling units "in central cities" and "not in central cities." Both the 1959 and 1956 data relate to the boundaries of the standard metropolitan statistical areas and central cities designated for the 1956 National Housing Inventory which were the boundaries defined for the 1950 Census. In the individual reports for the nine selected areas (listed on page VII), the data similarly relate to the 1956 boundaries which were the same as the 1950 boundaries except for the Atlanta SMSA (Clayton County was added to the area for 1956).

Data on components of change for the 1950-1959 period and statistics on housing occupied by households that moved in 1958 or 1959 (recent movers) were also obtained in the 1959 survey and are provided in 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A--1950-1959 Components, and Part 1B--Inventory Characteristics. Part 1A presents statistics on the counts and characteristics of the 1950 to 1959 components of change. Part 1B presents data on the characteristics of units occupied by recent movers, additional characteristics of selected 1950 to 1959 components of change, and characteristics of available vacant units. Separate statistics are presented for the United States, by regions, and for each of 17 selected metropolitan areas listed on page III. In the reports for the United States (Parts 1A-1 and 1B-1), the data relate to the United States including Alaska and Hawaii, and to

the standard metropolitan statistical areas and central cities defined as of June 8, 1959. In the reports for the 17 selected metropolitan areas, the data for the 15 standard metropolitan statistical areas relate to the boundaries as of June 8, 1959; for the 2 standard consolidated areas, the data pertain to the boundaries as of December 1959.

DESCRIPTION OF TABLES

The 1959 data in table 1 and both the 1959 and 1956 data in tables 2 to 10 are presented for the United States by inside standard metropolitan statistical areas (separately for "in central cities" and "not in central cities") and outside standard metropolitan statistical areas. Data for each of the four regions are shown by inside and outside standard metropolitan statistical areas. The 1956 data in table 1 are shown only for total United States and each region, with no detail by inside and outside standard metropolitan statistical areas.

Except for the data from the 1956 National Housing Inventory report (presented in table 1) which are based on the sample enumerated for the 1956 survey, all the data in this report are based on a sample of dwelling units enumerated for the 1959 survey. Data on the counts of the components of change are based on a larger sample than data for the characteristics (see "Sample design").

Tables A to G in the "Summary of Findings" present the 1957 to 1959 components of change and summary characteristics for selected components. Table A shows the source of the 1959 housing inventory whereas table B presents the disposition of the 1956 inventory. Table C summarizes the net changes in the housing inventory for the 1957-1959 period. The figures for the 1956 inventory in tables B and C are based on the December 1959 sample and may differ, therefore, from the corresponding 1956 totals in table 1 obtained from the results of the 1956 National Housing Inventory. Table D presents summary characteristics for "same" units, "new construction" units, and "demolitions." Table E provides selected characteristics for "new construction" units by number of rooms. The figures in tables A to E have been rounded to the nearest thousand; hence, the detail may not add to the totals. Tables F and G summarize changes in rents and values for "same" units by consolidated class intervals.

Table 1 presents 1959 data for the total inventory and "new construction" units (units built during the period 1957 to 1959). The table also presents 1956 data for the total inventory. Table 1 contains the greatest amount of detail in terms of the number of categories shown for an item.

The 1956 data in table 1 were transcribed from the 1956 National Housing Inventory reports. To permit a direct comparison between the 1959 and 1956 statistics, units in the "not reported" category for a characteristic in 1956 were distributed in the same proportion as the reporting units. The 1956 medians for rent and value in table 1 were computed on the basis of more detailed tabulation groups than are shown.

The 1959 statistics for the total inventory in table 1 of this report may be different from the 1959 data in Parts 1A and 1B of Volume IV although the same definitions and concepts were used to provide both the 1957-1959 components and the 1950-1959

components. The differences may be attributed to sampling variability and changes in boundaries that may have occurred since 1956. (See section on "Area classifications" and sections relating to survey techniques and sample design in this report and in Part IA-1 of Volume IV.)

Table 2 presents 1959 data for units created since 1956 and for units classified as "same." The components for which the data are presented in table 2 are: Units added through new construction, units added through other sources, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1959 figures reflect the number of units resulting from the conversion or merger.

Table 3 presents 1956 data for units removed from the inventory since 1956 and for "same" units. The components for which the data are shown in table 3 are: Units lost through demolition, units lost through other means, units changed by conversion, units changed by merger, and "same" units. For units changed by conversion or merger, the 1956 figures reflect the number of units that existed prior to the conversion or merger.

The 1956 data in table 3 are based on units in the sample for the December 1959 survey. The 1956 information was transcribed from the 1956 survey record for the unit in the 1959 sample and tabulated by the component of change. Because it was not possible to identify some of the units in the 1956 records, data on characteristics in table 3 are restricted to units for which information from the 1956 records was available. For this reason, and because the data in table 3 are based on the sample used in the 1959 survey and the 1956 data in table 1 are the results of the sample used in the 1956 National Housing Inventory, the sum of the figures in the five columns in table 3 may differ from the corresponding 1956 figure in table 1. For example, the number of units with "7 rooms or more" obtained by adding the entries for the five components in table 3 may differ from the 1956 figure for number of units with "7 rooms or more" in table 1.

For "same" units, the distribution in table 3 represents the characteristics in 1956, and the distribution in table 2 represents the characteristics in 1959.

Tables 4, 5, 6, and 7 are cross-tabulations of 1959 and 1956 characteristics for units classified as "same" in 1956 and 1959. The data in these tables are restricted to "same" units for which the 1956 records were available. The 1959 characteristic is cross-tabulated by the 1956 characteristic for tenure, color, and vacancy status in table 4, condition and plumbing facilities in table 5, value in table 6, and gross rent in table 7.

The upper portions of tables 4 to 7 present data for "same units, 1956 and 1959." This group comprises all units that were reported as "same" for the 1957-1959 period and for which 1956 characteristics were available--the identical group for which the 1956 characteristics are shown in table 3. Included are "same" units, 1957 to 1959, which were reported in the 1956 National Housing Inventory as "same," 1950 to 1956, as well as "same" units, 1957 to 1959, which were reported as new construction, added through other sources, conversion, or merger for the 1950-1956 period. The lower portions of tables 4 to 7 present 1956 and 1959 characteristics for "same units, 1950, 1956, and 1959." The lower sections are restricted to those units which were reported as "same" for both the 1957-1959 and 1950-1956 periods and for which 1956 survey as well as 1950 Census characteristics were available. Thus, units built during 1950 to 1956 which were reported as "same" for the period 1957 to 1959 are included in the figures in the upper portions of the tables but excluded from the data shown in the lower sections. On the other hand, units classified as "same" for the 1950-1956 period which remained "same" 1957 to 1959 are presented separately in the lower portions. These units are also tabulated with all other "same" units, 1957 to 1959, in the upper portions of tables 4 to 7. Both the upper and lower sections of the tables present cross-tabulations of the 1959 characteristic by the 1956 characteristic.

Tables 8, 9, and 10 are cross-tabulations of 1959 characteristics for "new construction" units. In table 8, number of rooms is tabulated by condition and plumbing facilities, bathrooms, persons, and household composition. In table 9, value of owner-occupied units is tabulated by rooms, persons, and household composition. Gross rent of renter-occupied units is tabulated by the same three items in table 10.

Cross-tabulations of data (tables 4 to 10) are not shown when the table is based on fewer than 25 sample cases. With respect to simple distributions (tables 1 to 3), the absolute numbers are presented when the base is less than 25 sample cases so that consolidations may be made; the percentages and medians, however, are not shown for such distributions.

Percentages are not shown if they are less than 0.1 percent. Leaders (...) in a data column indicate that either there are no cases in the category or the data are suppressed for the reasons described above. Leaders are also used where data are inapplicable or not available.

A plus (+) or a minus (-) sign after a median indicates that the median is above or below that number. For example, a median of "\$5,000-" for value of property indicates that the median fell in the interval "less than \$5,000" and was not computed from the data as tabulated.

MAPS

Included in this report is a map of the United States showing the four regions and a map showing the location of the standard metropolitan statistical areas. The metropolitan areas are the same in concept, number of areas, and boundaries as the 168 standard metropolitan areas which were designated for the 1956 National Housing Inventory and defined as of the 1950 Census. (See section on "Area classifications" for discussion of the differences between the metropolitan areas presented in this report and those defined for Parts IA-1 and IB-1 of Volume IV.)

RELATION TO APRIL 1960 CENSUS OF HOUSING

The December 1959 Components of Inventory Change survey is part of the 1960 decennial census program. Although the concepts of components of change are unique to this portion of the census program, the definitions for many of the characteristics that were enumerated in 1959 are the same as those used in the April enumeration of the 1960 Census (see "Definitions and explanations"). Differences between the December 1959 survey and the April 1960 Census include: The use of the "dwelling unit" concept in 1959 in contrast with the "housing unit" concept in 1960; 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 use of the 1956 survey (and 1950 Census) records in the 1959 survey. In addition, with respect to standard metropolitan statistical areas, there are differences in the number of areas, their boundaries, and in the designation and boundaries of the central cities. Further, the data in this report relate to conterminous United States (that is, United States exclusive of Alaska and Hawaii) whereas the April 1960 data for the Nation relate to the United States including Alaska and Hawaii. As indicated earlier, the December 1959 survey provides data on characteristics of the components of change, whereas the April 1960 Census provides detailed data on characteristics of the total inventory. (See 1960 Census of Housing, Volume I, States and Small Areas, United States Summary, for more complete discussion of the April 1960 Census.)

Although information for the April 1960 Census was collected as of April 1960, information for the Components of Inventory Change survey was collected as of the date of enumeration. For the latter, the bulk of the enumeration was completed by December 1959, and the statistics may be regarded as referring to that date.

RELATION TO 1956 NATIONAL HOUSING INVENTORY

Data on components of change were collected for the first time in the National Housing Inventory survey in 1956. The 1959 program used essentially the same concepts and both programs used the "dwelling unit" as the reporting unit. The 1956 program provided separate statistics for conterminous United States (that is, United States exclusive of Alaska and Hawaii) and regions, inside and outside standard metropolitan statistical areas (with further detail by "in central cities" and "not in central cities" for the United States). In addition, the program provided statistics for each of nine metropolitan areas--Atlanta, Boston, Chicago, Dallas, Detroit, Los Angeles, New York-Northeastern New Jersey, Philadelphia, and Seattle.

Among the subjects covered in the 1956 survey which are also presented in this report are: Tenure, color, and vacancy status; persons, and sex and age of head (household composition); rooms, units in structure, and year structure built; condition and plumbing facilities; and value, gross rent, and contract rent. The concepts are essentially the same as those used in the 1959 survey (see 1956 National Housing Inventory, United States and Regions, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory). Where there are differences in concepts for the characteristics presented in this report, they are discussed in the section on "Definitions and explanations." The 1959 procedures made use of some of the information obtained in the earlier survey (see "Collection and processing of data"). With respect to the boundaries of the geographic areas presented in this report, they are the same as those defined for the 1956 survey (see section on "Area classifications").

The 1959 and 1956 characteristics of the total inventory (table 1) may be compared, taking into account relevant estimates of sampling variability. Comparison of counts and characteristics for individual components, however, should be made with care. Addition of the 1950-1956 results and the 1957-1959 results for a component does not necessarily produce component-of-change data for the period 1950 to 1959. A unit can change from one component in 1956 to another component by 1959; for example, a unit can shift from "same" in 1956 to "conversion" by 1959. A unit lost from the inventory between 1950 and 1956 can shift to another type of loss by 1959; for example, a 1950 unit which was changed to nonresidential use in 1954 and demolished in 1958 was recorded as "changed to nonresidential use" for 1950 to 1956 and "demolished" for 1950 to 1959 (the unit is not accounted for in the 1957-1959 period because it did not exist as a dwelling unit for that period). In other cases, a 1950 unit can be lost from the inventory by 1956 and restored to its 1950 dwelling-unit use by 1959. Differences in procedures for collecting, editing, and tabulating the data also affect the relation between the 1950-1956 results and the 1957-1959 results.

COMPARABILITY WITH 1950 CENSUS OF HOUSING

Essentially the same definitions, including the "dwelling unit" concept, were used in the December 1959 survey as were used in the 1950 Census of Housing. Similarly, the definitions used in the 1956 National Housing Inventory were essentially the same as those used in the 1950 Census.

COMPARABILITY WITH DATA FROM OTHER SOURCES

In the sections below, data in this report are discussed in relation to statistics from the housing starts series and from current surveys of households and vacancies. Comparability with the April 1960 Census of Housing is discussed under "Relation to April 1960 Census of Housing," and discussion of the differences between the dwelling unit concept in the December 1959 survey and the housing unit concept in the April 1960 Census is given in the definition of "Dwelling unit." The

Components of Inventory Change survey provides data on the characteristics of the components of change in the housing inventory, the April 1960 Census provides data on the detailed characteristics of the total inventory, and the housing starts series and current surveys provide current data which are useful in analyzing trends.

Housing starts series.--Counts of "new construction" units differ in several respects from statistics on residential construction from other sources. Statistics on housing starts were compiled by the Bureau of Labor Statistics, Department of Labor, until July 1959 and by the Bureau of the Census since that time. Statistics on housing starts are not entirely comparable with estimates from the December 1959 Components of Inventory Change survey. In particular, there are differences in coverage and definitions, as well as differences in timing of starts in relation to completions.

Estimates of housing starts compiled by the Bureau of Labor Statistics, and continued on the same basis through 1959 by the Bureau of the Census, are referred to as the "old" series. The series is described as covering only housing designed and constructed as permanent nonfarm housekeeping units in structures intended primarily for residential use.

According to the results of Part 2 of the Components of Inventory Change program, the estimated number of all units added by new construction from January 1957 to December 1959 is approximately 4,540,000. This number includes all types of dwelling units; it covers some types not included in the housing starts series--specifically farm housing, trailers that have structural additions or are mounted on foundations, mobile trailers that are occupied and are considered the usual place of residence of the occupants, quarters that qualify as dwelling units in hotels, and dwelling units in structures that are primarily nonresidential. Furthermore, the Components of Inventory Change survey counted units constructed during 1957-1959 and still in existence at the time of the survey, and counted them in terms of the number of units they comprised in 1959. Thus, the count reflects additions due to conversion, and losses due to merger, demolition, or other cause. Dwelling units created from newly-built nonresidential space would be counted as new construction. Quasi-units and vacant mobile trailers are excluded.

The estimate of housing starts for the same period, based on the old series, is roughly 3,630,000 nonfarm units. Adjusting for a lag between the start and completion of a unit, this estimate becomes 3,503,000 completed nonfarm units. Further adjustments can be made for units included in the Components of Inventory Change survey but not covered in the old series of housing starts. An upward revision of about 3 percent to cover new construction of farm housing would bring the total up to 3,621,000. Rough estimates for other types of units covered in the Components of Inventory Change survey but not in the series of housing starts (trailers mounted on foundations, occupied mobile trailers, quarters classified as dwelling units in hotels, dwelling units in structures which are primarily nonresidential, and the additional units resulting from conversion of newly constructed residential buildings or created from newly constructed nonresidential space) would raise the starts to 3,850,000, which is 15 percent below the 4,540,000 new construction units estimated from the Components of Inventory Change survey for the 1957-1959 period. The 15-percent figure, although not precise, reasonably approximates the level of undercoverage in the old housing starts series subject to the accuracy of the adjustments described above. The figures on new construction units from 1950 to 1956 as derived from the National Housing Inventory conducted at the end of 1956 differed by a slightly higher percentage from the housing starts data for that period (see "Comparability with data from other sources" in Volume I, 1956 National Housing Inventory, United States and Regions).

Part of the remaining 15-percent difference between the Components of Inventory Change estimate of new construction

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units and the estimate based on housing starts could be due to sampling variability. The discrepancy still remaining reflects differences in the degree of coverage and accuracy of enumeration and reporting. Beginning with 1959, the Bureau of the Census broadened the scope of the old housing starts series and improved its coverage through changes in the survey methods for the "new" series of housing starts. The new series includes substantially all types of accommodations designed as family living quarters and constructed in new buildings intended primarily as housekeeping residential buildings for nontransient occupancy.

Experience with the new series from 1959 to 1961, indicates that it is well above the level of the old one, largely because the new series has more complete coverage in areas that do not require building permits, and because it includes an allowance for construction which takes place without a building permit in areas where permits are required. (Some part of the increase is also due to the inclusion in the new series of some seasonal units, low-value units, and temporary units that formerly were omitted. Precise calculations of the effect of these additions are not available but the effect is believed to be small.) It is not possible, at this time, to produce exact figures on the amount of increase resulting from the improved coverage in the new series. The increase does not appear to be as great as 15 percent; however, it is close enough to the 15 percent so that sampling variability could account for the difference still remaining.

Current surveys of households and vacancies.--Estimates of occupied and vacant units in this report may be compared with estimates from current surveys conducted by the Bureau of the Census. Annual estimates of the number of households, which are equivalent by definition to occupied dwelling units, have been published for March of each year in Current Population Reports, Series P-20, through estimates derived from the Current Population Survey (CPS). Quarterly statistics on residential vacant units, based on information from the Housing Vacancy Survey (HVS) which is conducted in conjunction with the CPS, are published in Current Housing Reports, Series H-111.

As indicated in Part 1A-1 of Volume IV, differences between the current surveys and the Components of Change survey in the estimated number of households (occupied dwelling units) and in the available for rent and available for sale vacancy rates for December 1959 are within sampling variability. Some of the differences may also be attributable to such factors as survey techniques, methods used in weighting the sample figures, and the experience and training of the enumerators. (See also section on "Current surveys of households and vacancies" in Part 1A-1 of Volume IV.)

1960 PUBLICATION PROGRAM

Final housing reports.--Results of the 1960 Census of Housing are published in Volumes I to VII and in a joint housing and population series consisting of reports for census tracts. A series of special reports for local housing authorities constitutes the remainder of the final reports. Volumes I to IV

and the census tract reports are issued as series of individual reports, with Volumes I and II issued also as bound volumes. Volumes V to VII are issued only as bound volumes.

The source of Volumes I, II, III, VI, and VII and the housing data in the census tract reports is the April enumeration of the 1960 Census of Housing. The special reports for local housing authorities are based on results of the April enumeration and, for most areas, on data collected at a later date for nonsample households.

Data for Volumes IV and V are based largely on the enumeration of units in a sample of land area segments, started in late 1959 and completed in 1960. Separate data are published for the United States and 17 selected metropolitan areas (15 standard metropolitan statistical areas and 2 standard consolidated areas). The areas for which separate data are provided in Parts 1A and 1B of Volume IV and in Part 1 of Volume V consist of the New York-Northeastern New Jersey and the Chicago-Northwestern Indiana Standard Consolidated Areas and the following standard metropolitan statistical areas: Atlanta, Boston, Dallas, Detroit, Los Angeles-Long Beach, Philadelphia, Seattle, Baltimore, Buffalo, Cleveland, Minneapolis-St. Paul, Pittsburgh, St. Louis, San Francisco-Oakland, and Washington, D.C.-Md.-Va. The first nine areas named (the two consolidated areas and seven standard metropolitan statistical areas) are the areas for which separate data are provided in Part 2 of Volume IV.

The titles and contents of the reports are described on page IV. For the most part, the reports are comparable with those published from the 1950 Census of Housing. The 1960 Volumes I, II, and VI are similar to 1950 Volumes I, II, and III, respectively. Volume III of 1960 corresponds to the series of reports on block statistics which constituted 1950 Volume V. Volume IV of 1960 has no 1950 counterpart but corresponds to Volumes I and III of the 1956 National Housing Inventory. Volume V of 1960 corresponds to Volume IV of 1950 and, in part, to Volume II of the 1956 National Housing Inventory. In 1950, census tract reports were published as Volume III of the 1950 Census of Population. Special reports for local housing authorities were published for 219 areas in 1950 Census of Housing, Series HC-6, Special Tabulations for Local Housing Authorities. The type of data presented in 1960 Volume VII has not been published in previous census reports.

Preliminary and advance reports.--Statistics for many of the subjects covered in the census were released in several series of preliminary and advance reports. The figures in the preliminary and advance reports are superseded by the data in the final reports.

AVAILABILITY OF UNPUBLISHED DATA

During the processing of the data for publication of Volume IV, more data were tabulated than it was possible to print in the final reports. A limited amount of unpublished data is available and photocopies can be provided at cost. Also, certain special tabulations can be prepared on a reimbursable basis. Requests for photocopies or for additional information should be addressed to Chief, Housing Division, Bureau of the Census, Washington 25, D.C.

DEFINITIONS AND EXPLANATIONS

The concepts of components of change, that pertain uniquely to components of inventory change programs, are essentially unchanged from those used in the first such survey conducted in 1956. Comparison with the 1956 survey can be made only for selected characteristics (see "Relation to 1956 National Housing Inventory").

In the definitions and explanations of the characteristics of the housing inventory, which are given below, comparison is made with the definitions used in the April enumeration of the

1960 Census and in the 1956 survey. References to the April 1960 Census pertain to data in 1960 Census of Housing, Volume I, States and Small Areas, except as otherwise noted. References to the 1956 survey pertain to data in 1956 National Housing Inventory, Volume I, Components of Change, 1950 to 1956, and Volume III, Characteristics of the 1956 Inventory. For purposes of measuring unit-by-unit change since 1956, the 1956 (and 1950) concept of "dwelling unit" was retained. Definitions of characteristics, for the most part, are comparable with those used

in the April 1960 Census, as well as in the 1956 survey. In the April 1960 Census reports, data are available for the total housing inventory, but not for components of change.

Comparability is affected by differences in procedure as well as differences in definition and description of categories. Information for this report was obtained by direct interview except for a few items which were reported by the enumerator on the basis of his observation, and by a combination of direct interview and comparison with the 1956 survey (and 1950 Census) records for purposes of determining the component of change. In the 1956 survey, information was obtained by direct interview and observation, and in the April 1960 Census by a combination of self-enumeration, direct interview, and observation by the enumerator.

The definitions which follow conform to those provided to the enumerator and reflect the intended meaning of the question asked. As in all surveys, there were some failures to execute the instructions exactly, and some erroneous interpretations have undoubtedly gone undetected.

AREA CLASSIFICATIONS

The "standard metropolitan statistical areas" (SMSA's) presented in this report are the same in terms of concept, number of areas, and boundaries as the "standard metropolitan areas" (SMA's) presented in the 1956 National Housing Inventory and 1950 Census reports. Thus, the data in this report for inside and outside SMSA's relate to the 168 SMA's established and delineated at the time of the 1950 Census. Similarly the data for "in central cities" are for the central cities defined as of the 1950 Census. The 168 SMSA's (SMA's), identified by their 1950 titles, are outlined on the map on page IX.

Standard metropolitan statistical area (SMSA).--To permit all Federal statistical agencies to utilize the same areas for the publication of general-purpose statistics, the Bureau of the Budget has established "standard metropolitan statistical areas" (SMSA's). Each such area is defined by the Bureau of the Budget with the advice of the Federal Committee on Standard Metropolitan Statistical Areas, a committee composed of representatives of the major statistical agencies of the Federal Government.

Except in New England, an SMSA is a county or group of contiguous counties which contains at least one city of 50,000 inhabitants or more.¹ In addition to the county, or counties, containing such a city or cities, contiguous counties are included in an SMSA if, according to certain criteria, they are essentially metropolitan in character and are socially and economically integrated with the central city. In New England, SMSA's consist of towns and cities rather than counties.

The titles of the SMSA's (SMA's) shown on the map on page IX identify the central city or cities with the exception that for the New York-Northeastern New Jersey area, the central cities are New York City, Jersey City, and Newark. The largest city of an SMSA is a central city. Any other city of 25,000 or more within an SMSA having a population amounting to one-third or more of the population of the largest city is also a central city. However, no more than three cities are defined as central cities of any SMSA.

As indicated above, both the 1956 and 1959 data in this report for inside and outside SMSA's relate to the 168 SMSA's (SMA's) presented in the 1950 Census reports for conterminous United States (that is, United States exclusive of Alaska and Hawaii). For the 1950 to 1959 data in Parts 1A and 1B of Volume IV, 189 SMSA's were designated for the United States (including Alaska and Hawaii) with boundaries as of June 8, 1959. For the April 1960 Census reports, a total of 212 SMSA's were designated in the United States (including Alaska and

Hawaii). Units in the areas designated SMSA's for the April 1960 Census but not for this report amount to approximately 6 percent of the total 1960 housing units in the 212 areas. The figure is about 3 percent for units in areas designated SMSA's for Parts 1A-1 and 1B-1 of Volume IV but not for this report.

The data in this report for "in central cities" are for the central cities designated in the 1950 Census with boundaries of 1950. For Parts 1A and 1B of Volume IV, the central cities are as of June 8, 1959, which are the same as those defined in the April 1960 Census for 188 of the 189 areas.

A detailed discussion of the criteria used to define SMSA's is given in 1960 Census of Housing, Volume I, States and Small Areas, United States Summary and in 1950 Census of Housing, Volume I, General Characteristics, United States Summary (see also section on "Standard metropolitan statistical areas" in Part 1A-1 of Volume IV).

Urban-rural and farm-nonfarm residence.--Although this report contains no separate statistics for urban and rural housing or for farm and nonfarm housing, these concepts are applied when determining which units are included in the data on financial characteristics. For other characteristics, all units are included--urban and rural and farm and nonfarm.

For the 1956 and 1959 survey, urban areas were those designated urban for the 1950 Census. No adjustment was made for the fact that some areas which were rural in 1950 would have been urban in 1956 or 1959, and vice versa.

In 1950, urban housing comprised all dwelling units in (a) places of 2,500 inhabitants or more incorporated as cities, boroughs, or villages, (b) incorporated towns of 2,500 inhabitants or more except in New England, New York, and Wisconsin, where "towns" are simply minor civil divisions of counties, (c) the densely settled urban fringe around cities of 50,000 inhabitants or more, including both incorporated and unincorporated areas, and (d) unincorporated places of 2,500 inhabitants or more outside any urban fringe. The remaining dwelling units were classified as rural.

In rural territory, farm residence is determined on the basis of number of acres in the place and total sales of farm products in 1959. An occupied dwelling unit is classified as a farm dwelling unit if it is located on a place of 10 or more acres from which sales of farm products amounted to \$50 or more in 1959, or on a place of less than 10 acres from which sales of farm products amounted to \$250 or more in 1959. Occupied units for which cash rent is paid are classified as nonfarm housing if the rent does not include any land used for farming (or ranching). The same definition of farm residence was used in the April 1960 Census.

In 1956, farm residence in rural territory was determined by the respondent's answer to the question, "Is this dwelling unit on a farm?" In addition, the instructions to the enumerators specified that a house was to be classified as nonfarm if the occupants paid cash rent for the house and yard only.

LIVING QUARTERS

Living quarters in the Components of Inventory Change program in December 1959 were enumerated as dwelling units or quasi-unit quarters. Usually a dwelling unit is a house, apartment, or flat. However, it may be a trailer or a single room in a residential hotel. A structure intended primarily for business or other nonresidential use may also contain a dwelling unit; for example, the rooms in a warehouse where the watchman lives. Quasi-unit quarters (or quasi-units) are found in such places as institutions, dormitories, barracks, and rooming houses.

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

¹ In 1958, the definition was supplemented to include a county or group of contiguous counties which contains "twin cities" with a combined population of at least 50,000.

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A dwelling unit is defined as (1) a group of rooms occupied or intended for occupancy as separate living quarters and having either separate cooking equipment or separate entrance; or (2) a single room occupied or intended for occupancy as separate quarters if (a) it has separate cooking equipment, (b) it is located in a regular apartment house, or (c) it constitutes the only living quarters in the structure.

Mobile trailers and tents, boats, and railroad cars are included in the inventory if they are occupied as dwelling units. They are excluded if they are vacant, used only for extra sleeping space or vacations, or used only for business. Trailers on a permanent foundation, whether occupied or vacant, are included in the inventory if they are occupied or intended for occupancy as separate living quarters (see "Trailer").

Both vacant and occupied dwelling units are included in the housing inventory. Vacant quarters are not included, however, if they are still under construction, being used for non-residential purposes, unfit for human habitation, condemned, or scheduled for demolition (see "Vacant dwelling unit").

Determination of dwelling unit.--The decision as to what constitutes a dwelling unit was made on the basis of the living arrangements of the occupants, and not on relationship. The enumerator was instructed to ask whether more than one family lived in the house (or apartment) and, if so, whether they lived and ate with the family or had separate quarters. If only one family lived in the house (or apartment) or if the additional persons lived and ate with the family, the enumerator regarded the house (or apartment) as one dwelling unit and no further probing was necessary. On the other hand, if the additional persons had separate quarters, the enumerator was to determine whether their quarters were separate dwelling units on the basis of either separate cooking equipment or two or more rooms and separate entrance. Quarters that did not meet either criterion were not considered sufficiently separate to qualify as dwelling units; such quarters were combined into one dwelling unit (unless the combined quarters contained five or more lodgers, in which case they were considered quasi-unit quarters).

The enumerator was also instructed to ask whether there were other persons or families living in the building or elsewhere on the property and whether there were any vacant apartments on the property. Vacant quarters, to be considered dwelling units, also had to meet the criterion of separate cooking equipment or two or more rooms with separate entrance.

Separate cooking equipment is defined as (1) a regular range or stove, whether or not it is used, or (2) other equipment such as a hotplate or electrical appliance if (a) it is used regularly for the preparation of meals, or (b) most of the quarters in the structure have a regular stove, hotplate, or similar equipment. Equipment is for exclusive use if it is used only by the occupants of one unit, including lodgers or other unrelated persons living in the dwelling unit. Vacant units with no cooking equipment at the time of enumeration are considered to have cooking equipment if the last occupants had such equipment.

A dwelling unit has a separate entrance if the occupants can reach their quarters directly through an outside door or if they can reach their quarters through a common hall and need not pass through a room which is part of another unit.

Regular apartment house.--In a regular apartment house, each apartment is one dwelling unit if it is occupied or intended for occupancy by a single family or by a person living alone. Usually, such apartments have separate cooking equipment or consist of two or more rooms and a separate entrance; however, they may consist of only one room and lack separate cooking equipment.

Rooming house, boarding house.--If the quarters of any of the occupants in a rooming or boarding house have separate cooking equipment or consist of two or more rooms and separate

entrance, such quarters are considered separate dwelling units. The remaining quarters are combined with the landlord's quarters or with each other if the landlord does not live in the structure. If the combined quarters contain four or fewer lodgers, they are classified as one dwelling unit; if the combined quarters contain five or more lodgers, they are classified as a quasi-unit. In a dormitory, sorority house, fraternity house, residence hall, monastery, convent, nurses' home, mission, and flophouse, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants (see "Quasi-unit").

The distinction between rooming houses and regular apartment houses, and between rooming houses and hotels, was made by the enumerator presumably on the basis of local usage.

Hotel, motel.--In a hotel or motel where the majority of the accommodations are "permanent," each of the quarters is a dwelling unit if it has separate cooking equipment or consists of two or more rooms rented as a suite. All the remaining living quarters are combined and classified as a quasi-unit. In a "transient" hotel or motel, all the living quarters are combined and classified as a quasi-unit regardless of the living arrangements of the occupants. A hotel or motel is considered "permanent" if more than half the rooms, suites, or other living accommodations are occupied or reserved for occupancy by guests who seek lodging for a period of time (usually a month or more) and who are as a rule granted reductions from the daily or weekly rates (see "Quasi-unit").

Institution, general hospital.--Family quarters of staff personnel are separate dwelling units if they are located in a building containing only family quarters for staff personnel. All other living quarters are considered a quasi-unit (see "Quasi-unit").

Comparability with 1956 survey and 1950 Census.--The definition of "dwelling unit" used in the December 1959 survey is the same as that used in the 1956 survey and the 1950 Census.

Comparability with April 1960 Census.--In the April enumeration of the 1960 Census of Housing, the unit of enumeration was the housing unit. Although the definition of "housing unit" in 1960 is essentially similar to that of "dwelling unit" in the December 1959 survey, the housing unit definition was designed to encompass all private living quarters, whereas the dwelling unit definition did not cover all private living accommodations. (The "dwelling unit" concept was retained for the December 1959 survey to permit unit-by-unit comparison with 1956.) In the April 1960 Census, a house, an apartment or other group of rooms, or a single room is regarded as a housing unit when it is occupied or intended for occupancy as separate living quarters, that is, when the occupants do not live and eat with any other persons in the structure and there is either (1) direct access from the outside or through a common hall, or (2) a kitchen or cooking equipment for the exclusive use of the occupants of the quarters.

The main difference between dwelling units and housing units is in the treatment of one-room quarters. In the April 1960 Census, separate living quarters consisting of one room without separate cooking equipment qualify as a housing unit if the room has direct access whether in an apartment house, rooming house, or house converted to apartment use. In hotels in 1960, a single room qualifies as a housing unit if occupied by a usual resident (i.e., a person who considers the hotel his usual place of residence or a person who has no usual place of residence elsewhere); a vacant room (including quarters temporarily occupied by a nonresident) qualifies as a housing unit only if 75 percent or more of the accommodations in the hotel are occupied by usual residents. In the December 1959 survey, separate living quarters consisting of one room without cooking equipment qualify as a dwelling unit only when located in a regular apartment house or when the room constitutes the only

living quarters in the structure. In hotels in 1959, occupied and vacant quarters consisting of one room are classified as dwelling units only if they have separate cooking equipment and if they are in a "permanent" hotel.

The evidence thus far suggests that the use of the dwelling unit concept in the December 1959 survey instead of the housing unit concept as in the April 1960 Census has relatively little effect on the counts for large areas and for the Nation. Any effect which the change in concept may have on comparability can be expected to be greatest in statistics for certain census tracts and blocks, shown in other reports. Living quarters classified as housing units but which would not be classified as dwelling units tend to be clustered in tracts and blocks where many persons live separately in single rooms in hotels, rooming houses, and other light housekeeping quarters. (See also discussion on "Living quarters" in Part IA-1 of Volume IV.)

As indicated above, the housing unit concept is more inclusive than the dwelling unit concept. The effect of the conceptual difference alone, however, may not be revealed by the results of two separate surveys or censuses. Other factors which affect comparability between the December 1959 and the April 1960 figures include the different enumeration procedures employed, the degree of overenumeration and underenumeration in both the survey and the census, the estimation procedure used for the 1959 results, and the sampling variability of the 1959 estimates. The results of the two enumerations are being evaluated in more detail to determine the relationship between the two concepts.

Quasi-unit.--Occupied quarters which do not qualify as dwelling units are considered quasi-units in the December 1959 survey. Such quarters were similarly classified in 1956. They are located most frequently in institutions, hospitals, nurses' homes, rooming and boarding houses, transient accommodations, military and other types of barracks, college dormitories, fraternity and sorority houses, convents, and monasteries. Quasi-units are also located in a house or apartment in which the living quarters contain five or more lodgers. The concept of quasi-units is similar to the concept of group quarters in the April 1960 Census.

Quarters classified as quasi-units in 1959 are not included in the 1959 housing inventory. However, quarters classified as dwelling units in 1956 but as quasi-units in 1959 are considered losses from the 1956 housing inventory; conversely, quarters which were classified as quasi-units in 1956 and as dwelling units in 1959 are considered additions to the housing inventory.

COMPONENTS OF CHANGE

The housing inventory has been divided into components to reflect the several kinds of changes that occur. The term "components of change" refers to these individual parts, which are designed to explain (a) the source of the 1959 housing inventory, and (b) the disposition of the 1956 housing inventory.

In terms of the 1959 inventory, the components of change consist of:

- Units added through new construction
- Units added through other sources
- Units changed by conversion
- Units changed by merger
- Same units

In terms of the 1956 inventory, the components of change consist of:

- Units lost through demolition
- Units lost through other means
- Units changed by conversion
- Units changed by merger
- Same units

The above classifications were obtained largely by comparing each dwelling unit in the sample directly with the 1956 survey returns. Through the procedures used in this survey, it

was possible to classify the component of change on the basis of the situation existing in 1959 and the situation reported in the 1956 survey records (see "Collection and processing of data"). In instances where the 1956 records were missing or the identification was incomplete, the enumerator determined the classification through inquiry of the present occupants or informed neighbors.

Same units.--Living quarters enumerated as one dwelling unit in 1959 are classified as "same" if the quarters existed as one and only one dwelling unit in 1956. Thus, "same" units are common to both the 1956 and 1959 inventories. Units which changed after 1956 but by 1959 had changed back to the 1956 status are also considered "same" units. For example, a 1956 dwelling unit converted into several units and later merged to one unit, or a dwelling unit changed to nonresidential use and later restored to its 1956 residential use are "same" units.

Changes in the characteristics of a dwelling unit since 1956 do not affect its classification as "same" if it was one dwelling unit in 1956 and in 1959. Examples of such changes in characteristics are: Finishing a bedroom in the attic, installing an extra bathroom, and enlarging the kitchen.

Units changed by conversion.--Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. Structural alteration includes such changes as adding a kitchen or installing partitions to form another dwelling unit. Change in use may result from a simple rearrangement in the space without structural alteration, such as locking a door which closes off one or more rooms to form a separate dwelling unit.

The term "changed by conversion" is applicable to both the 1956 and 1959 inventories. For example, one dwelling unit in the 1956 inventory which subsequently was converted to three dwelling units was counted as one unit changed by conversion for purposes of the 1956 statistics and as three units changed by conversion for purposes of the 1959 statistics. Thus, subtraction of the 1956 figure from the 1959 figure yields the net number of dwelling units added as a result of conversion. The number of conversions does not include units that had been converted at some point between 1956 and 1959 but had reverted to the 1956 status before the 1959 enumeration.

Units changed by merger.--Merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. Structural alteration includes such changes as the removal of partitions or the dismantling of kitchen equipment. Change in use may result from a simple rearrangement of space without structural alteration, such as unlocking a door which formerly separated two dwelling units. A change in use also occurs, for example, when a family occupies both floors of a house which formerly contained a dwelling unit on each floor.

The term "changed by merger" is applicable to both the 1956 and 1959 inventories. For example, two dwelling units in the 1956 inventory which subsequently were merged into one dwelling unit were counted as two units changed by merger for purposes of the 1956 statistics, and as one unit changed by merger for purposes of the 1959 statistics. Thus, subtraction of the 1959 figure from the 1956 figure yields the net number of dwelling units lost as a result of merger. As with conversions, units that had merged after 1956 and had been converted to their 1956 status before December 1959 are not included in the figures on mergers.

Units added through new construction.--Any dwelling unit built between December 1956 and December 1959 is classified as a unit added by "new construction." Dwelling units built in that period but removed from the housing inventory before December 1959 are not reflected in the figures in this report. Dwelling units built during the period but subsequently changed by conversion or merger are classified as new construction in terms of the number existing in December 1959. Vacant units

Components of Inventory Change—1957 to 1959 Components

under construction at the time of enumeration were enumerated only if construction had proceeded to the point that all the exterior windows and doors were installed and final usable floors were in place.

Typically, in about two-thirds of the cases, units were classified as "new construction" if the reported date of construction was later than December 1956 and if the address of the unit did not appear in the 1956 records. For the remaining cases, "new construction" estimates were based on a procedure utilizing the 1956 survey and 1950 Census records. See "Collection of data" and "Sample design."

Comparable statistics on the number of units built since 1956 according to the data on year built from the April 1960 Census of Housing are not available.

Units added through other sources.--Any dwelling unit added to the inventory between December 1956 and December 1959 which is not specifically covered under the heading of new construction or conversion is classified as a unit added through other sources. This component includes the following types of additions:

1. Units created from living quarters classified as quasi-units in 1956; for example, a one-room dwelling unit created from a sleeping room in a rooming house through the installation of cooking equipment.
2. Units created from nonresidential space such as a store, garage, or barn.
3. Units moved to site during the period December 1956 to December 1959. Such units, if moved within the same area, do not necessarily result in a net addition to the total inventory since they presumably represent units lost in the place from which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, is a net addition if occupied as a dwelling unit in 1959 but not in 1956.

The additions from other sources do not include units which were added to the inventory after December 1956 and lost or withdrawn from the inventory before December 1959.

Units lost through demolition.--A dwelling unit which existed in December 1956 and which was demolished on the initiative of a public agency or as a result of action on the part of the owner is classified as a unit lost through demolition.

Units lost through other means.--Any dwelling unit which existed in December 1956 and which was lost to the housing inventory through means other than demolition or merger is classified as a unit lost through other means. This component includes the following types of losses:

1. Units lost by change to quasi-units; for example, a one-room dwelling unit changed to a sleeping room by the removal of cooking equipment, or a dwelling unit changed to a quasi-unit because five lodgers were added to the household.
2. Vacant units lost from the inventory because they are unfit for human habitation (see "Vacant dwelling unit").
3. Vacant units lost from the inventory because they are scheduled for demolition or because they are condemned for reasons of health or safety so that further occupancy is prohibited.
4. Units lost by change to nonresidential use.
5. Units moved from site since December 1956. Such units, if moved within the same area, do not necessarily result in a net loss from the total inventory since they presumably represent units added in the place to which they were moved. A mobile trailer, whether on a different site or the same site as in 1956, resulted in a net loss if occupied as a dwelling unit in 1956 but not in 1959.
6. Units destroyed by fire, flood, or other cause. Because of the difficulty of ascertaining the actual cause of the disappearance of a unit, due to the time period involved and the difficulty of locating a reliable respondent,

it is possible that some units recorded as destroyed by fire, flood, or other cause had actually been demolished, and vice versa.

Units lost through other means do not include units which were lost during the period but restored as dwelling units by December 1959. For example, losses do not include 1956 dwelling units that were changed to nonresidential use and back to dwelling units by December 1959, or 1956 dwelling units that became vacant and unfit for human habitation and then rehabilitated by December 1959.

OCCUPANCY CHARACTERISTICS

Occupied dwelling unit.--A dwelling unit is "occupied" if it is the usual place of residence of the person or group of persons living in it at the time of enumeration. Included are units occupied by persons who are only temporarily absent, such as persons on vacation. Units occupied by persons with no usual place of residence are also considered "occupied." For example, a unit occupied by migratory workers who have no usual residence elsewhere is considered occupied; however, if the migrants have a residence elsewhere, the unit in which they are temporarily living is classified as vacant.

This same definition for classifying a unit as occupied was used in the April 1960 Census and in the 1956 survey.

Vacant dwelling unit.--A dwelling unit is "vacant" if no persons are living in it at the time of enumeration. However, if its occupants are only temporarily absent, the unit is considered occupied. Units temporarily occupied entirely by persons having a usual place of residence elsewhere are classified as vacant (the unit at their usual residence is considered occupied). A vacant unit may be furnished or unfurnished; it may be offered for rent or sale; it may have been rented or sold but the new occupants have not moved in; or it may be held off the market for the owner's occasional or future use, for speculation, or for other reasons.

Newly constructed vacant units are included in the inventory if construction has reached the point that all the exterior windows and doors are installed and the final usable floors are in place. If construction had not reached this point, the unit was not enumerated.

Dilapidated vacant units were enumerated as dwelling units provided they were still usable as living quarters. Vacant quarters were not enumerated if they were unfit for human habitation. Vacant quarters are defined as unfit for human habitation if, through deterioration or vandalism, most of the doors and windows are missing and the floors are unsafe. If doors and windows are boarded up or stored to keep them from being destroyed, they are not to be considered missing. In terms of the 1956 inventory, dwelling units which became vacant and unfit for human habitation are reported as losses from the 1956 inventory. Conversely, vacant quarters which were unfit for human habitation in 1956 but which were made usable as living quarters by 1959 are reported as units added to the inventory.

Vacant quarters are excluded from the housing inventory if there is positive evidence (a sign, notice, or mark on the house or in the block) that the unit is to be demolished. Vacant quarters condemned for reasons of health or safety so that further occupancy is prohibited are likewise excluded from the inventory. Also excluded are vacant mobile trailers and quarters used for commercial or business purposes or used for the storage of hay, machinery, business supplies and the like, unless the use is only temporary, in which case they were enumerated as dwelling units. Quarters of these types, which were dwelling units in 1956, are reported as losses from the 1956 inventory; they are reported as units added to the inventory when the reverse was true.

With few exceptions, these same general instructions were used in the April 1960 Census and in the 1956 survey. In 1959 and 1960, however, the instructions for enumerating certain

vacant units were more specific than in 1956, particularly the instructions regarding units to be demolished, units unfit for human habitation, and units being used for nonresidential purposes.

Vacancy status.--Available vacant units are units which are for year-round occupancy, are not dilapidated, and are offered for rent or for sale. Units available for sale only are the available vacant units which are offered for sale only; they exclude units offered "for sale or rent." Units available for rent are the available vacant units which are offered for rent and those offered for rent or sale at the same time. Other vacant units comprise the remaining vacant dwelling units. They comprise dilapidated units, seasonal units, units rented or sold and awaiting occupancy, units held for occasional use, units temporarily occupied entirely by persons having a usual residence elsewhere, and units held off the market for other reasons. Year-round dwelling units are units which are usually occupied or intended for occupancy at any time of the year. Seasonal units are intended for occupancy during only a season of the year.

The same definition of vacancy status was used in the April 1960 Census (except that "not dilapidated" units were classified as "sound" or "deteriorating" in 1960). Comparability may be affected in some areas, however, because of the use of two categories for condition in 1959 compared with three in 1960, and the use of the dwelling unit concept in 1959 compared with the housing unit concept in 1960.

The definitions used in the 1956 survey also were the same as those used in the 1959 survey.

Color.--The occupants of dwelling units are classified according to the color of the head of the household into two groups, white and nonwhite. The color group designated "non-white" consists of such races or ethnic groups as Negro, American Indian, Japanese, Chinese, Filipino, Korean, Asian Indian, and Malayan. Persons of Mexican birth or ancestry who are not definitely of Indian or other nonwhite race are classified as white. Persons of mixed racial parentage are classified as nonwhite. The same classification was used in the April 1960 Census and in the 1956 survey.

The concept of race, as it has been used by the Bureau of the Census, is derived from that which is commonly accepted by the general public. In the December 1959 survey and in the 1956 survey, the classification was obtained in most cases by the enumerator's observation, whereas in the April 1960 Census, it was possible for members of the household to classify themselves. The use of self-enumeration in April 1960 may have affected the accuracy of the data on color compared with other censuses or surveys.

Persons.--All persons enumerated as members of the household were counted in determining the number of persons who occupied the dwelling unit. These persons include not only occupants related to the head but also any lodgers, foster children, wards, and resident employees who shared the living quarters of the household head.

The median number of persons for occupied dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the units having more persons and one-half having fewer persons than the median. In the computation of the median, a continuous distribution was assumed, with the whole number of persons as the midpoint of the class interval. For example, when the median was in the 3-person group, the lower and upper limits were assumed to be 2.5 and 3.5 persons, respectively.

The same concept was applied in the April 1960 Census and in the 1956 survey.

Persons per room.--The number of persons per room was computed for each occupied dwelling unit by dividing the number of persons by the number of rooms in the unit. The tabulation form contained terminal categories of "10 or more" rooms and "10 or

more" persons. For purposes of the computation, each of the terminal categories was given a mean value of 11. Essentially the same procedure was used for the April 1960 Census. The number of persons per room was not computed for the 1956 survey.

Temure.--A dwelling unit is "owner occupied" if the owner or co-owner lives in the unit, even if it is mortgaged or not fully paid for. The owner need not be the head of the household. A cooperative apartment unit is "owner occupied" only if the owner lives in it.

All other occupied units are classified as "renter occupied," including units rented for cash as well as units occupied without payment of cash rent. Units rented for cash are units for which any money rent is paid or contracted for. Such rent is commonly paid by the occupants but may be paid by persons not living in the unit--for example, a welfare agency. Units for which no cash rent is paid include units provided by relatives not living in the unit and occupied without rental payment, units provided in exchange for services rendered, and units occupied by a tenant farmer or sharecropper who does not pay any cash rent. "No cash rent" appears as a category in the rent tabulations.

The same definition of temure was used in the April 1960 Census and in the 1956 survey.

Owner of unit.--The owner of the unit refers to some member of the household who lives in the unit and is the owner or co-owner of the dwelling unit. The owner may be the head or his wife, some other relative of the head, or a nonrelative of the head. Units co-owned by two or more household members are tabulated in the category "head or wife" if either the head or wife is a co-owner. If neither the head nor his wife is a co-owner, but at least one of the co-owners is related to the head (by blood, marriage, or adoption), the unit is tabulated in the category "other relative of head."

The "age of owner" is the age of the household member who owns the unit. If the head and wife own the unit jointly, the unit is tabulated according to the age of the head.

Although information on temure was obtained in the April 1960 Census and in the 1956 survey, no information was obtained on the identity of the owner of the unit.

STRUCTURAL CHARACTERISTICS

Rooms.--The number of rooms is the count of whole rooms used for living purposes, such as living rooms, dining rooms, bedrooms, kitchens, finished attic or basement rooms, recreation rooms, lodgers' rooms, and rooms used for offices by a person living in the unit. Not considered as rooms are bathrooms; halls, foyers, or vestibules; closets; alcoves; pantries; strip or pullman kitchens; laundry or furnace rooms; unfinished attics, basements, and other space used for storage; porches, unless they are permanently enclosed and suitable for year-round use; and offices used only by persons not living in the unit. A partially divided room, such as a dinette next to a kitchen or living room, is considered a separate room if there is a partition from floor to ceiling. If a room is shared by occupants of more than one unit, it is included with the unit from which it is most easily reached. The same concept was used in the April 1960 Census and in the 1956 survey.

The median number of rooms is the theoretical value which divides the distribution of units into two equal parts--one-half the units having more rooms and one-half having fewer rooms than the median. The median was computed in the same manner as the median number of persons, and in tables 2 and 3 the median was computed on the basis of more detailed intervals than are shown in the table.

Units in structure.--In determining the number of units in the structure, the enumerator was instructed to count both occupied and vacant dwelling units, but not business units or

quasi-units. A structure is defined as a separate building that either has open space on all four sides, or is separated from other structures by dividing walls that extend from ground to roof. For row houses, double houses, or houses attached to nonresidential structures, each house is a separate structure if the dividing or common wall goes from ground to roof. In apartment developments or in housing developments of the village or garden type, each building with open space on all sides is a separate structure. Statistics are presented in terms of number of dwelling units rather than number of residential structures.

Essentially the same concept was used in the April 1960 Census. Comparability may be affected, however, by the difference in the concept of dwelling unit in 1959 and housing unit in April 1960.

Trailer.--The 1959 inventory includes trailers which are used as separate living quarters. Mobile trailers are included only if occupied as separate living quarters. A trailer is "mobile" if it rests on wheels or on a temporary foundation, such as blocks or posts. Trailers on a permanent foundation are included if occupied as separate living quarters, or vacant and intended for occupancy as separate living quarters. A trailer is "on a permanent foundation" if it is mounted on a regular foundation of brick, stone, concrete, etc. When trailers are not shown as a separate category in a table, they are included with units in "1 unit" structures.

In 1956, the same types of trailers were included in the housing inventory as in 1959. In the April 1960 Census, however, only trailers which were occupied as separate living quarters were included in the inventory; vacant trailers, whether mobile or on a permanent foundation, were excluded. In all three enumerations, when one or more rooms are added to a trailer, it is no longer classified as a trailer and is treated the same as a house, apartment, or flat.

Under the subject "Units in structure" in table 1, the category "trailer" for 1959 designates all trailers that were in the housing inventory--the occupied mobile trailers and the occupied and vacant trailers on a permanent foundation. For 1956, the category comprises only occupied mobile trailers; permanent trailers were classified as "house, apartment, or flat" and thus were included in the category "1 unit" in structure. In the 1960 results, the category "trailer" designates occupied mobile trailers and occupied trailers on a permanent foundation.

Year structure built.--"Year built" refers to the date the original construction of the structure was completed, not to any later remodeling, addition, or conversion. For trailers, the model year was assumed to be the year built.

The figures on the number of units built during a given period relate to the number of units in existence at the time of enumeration. The figures reflect the number of units constructed during a given period plus the number created by conversions in structures originally built during that period, minus the number lost in structures built during the period. Losses occur through demolition, fire, flood, disaster; change to nonresidential use; or merger to fewer dwelling units.

Data on year built are more susceptible to errors of response and nonreporting than data on many of the other items. In most cases, the information was given according to memory or estimates of the occupants of the structure or of other persons who had lived in the neighborhood a long time. Data on year built are available from the April 1960 Census and the 1956 survey. While the definitions were the same in the three enumerations, comparability of the data may be affected by relatively large reporting errors. The data from the December 1959 survey, may differ from data derived from other sources because of the special procedures employed in the Components of Inventory Change program. (See discussion of new construction in sections on "Components of change" and "Sample design" in this report and in Part 1A-1 of Volume IV.)

CONDITION AND PLUMBING FACILITIES

Both the condition of a dwelling unit and the type of plumbing facilities are considered measures of the quality of housing. Categories representing various levels of housing quality have been established by presenting the items in combination.

To measure condition, the enumerator classified each dwelling unit in one of two categories: Not dilapidated or dilapidated. The plumbing facilities that are combined with condition are: Water supply, toilet facilities, and bathing facilities.

Condition.--The enumerator determined the condition of the dwelling unit by observation, on the basis of specified criteria related to the extent or degree of visible defects. The types of defects the enumerator was to look for are associated with weather tightness, extent of disrepair, hazards to the physical safety of the occupants, and inadequate or makeshift construction. These are signs of other structural defects which may be hidden. Defects which would be revealed only by a more careful inspection than is possible during a census, such as the presence of dampness or infestation, inadequate wiring, and rotted beams, are not included in the criteria for determining the condition of a unit.

Dilapidated housing does not provide safe and adequate shelter and in its present condition endangers the health, safety, or well-being of the occupants. Such housing has (a) one or more critical defects; or (b) has a combination of minor defects in sufficient number or extent to require considerable repair or rebuilding; or (c) is of inadequate original construction. The defects are either so critical or so widespread that the dwelling unit is below the generally accepted minimum standard for housing and should be torn down, extensively repaired, or rebuilt.

A critical defect is serious enough in itself to warrant classifying a unit as dilapidated. Examples of critical defects are: Holes, open cracks, or rotted, loose, or missing material (clapboard siding, shingles, bricks, concrete, tile, plaster, or floorboards) over a considerable area of the foundation, outside walls, roof, chimney, or inside walls, floors, or ceilings; substantial sagging of floors, walls, or roof; and extensive damage by storm, fire, or flood.

To be classified as dilapidated on the basis of minor defects, a dwelling unit must have such defects in sufficient number or extent that it no longer provides safe and adequate shelter. No set number of minor defects is required. Examples of minor defects are: Holes, open cracks, rotted, loose, or missing material in the foundation, walls, roof, floors, or ceilings but not over a considerable area; shaky or unsafe porch, steps, or railings; several broken or missing window panes; some rotted or loose window frames or sashes that are no longer rainproof or windproof; broken or loose stair treads, or broken, loose, or missing risers, balusters, or railings of inside or outside stairs; deep wear on doorsills, doorframes, outside or inside steps or floors; and damaged, unsafe, or makeshift chimney such as a stovepipe or other uninsulated pipe leading directly from the stove to the outside through a hole in the roof, wall, or window. Such defects are signs of neglect which lead to serious structural deterioration or damage if not corrected.

Inadequate original construction includes: Shacks, huts, or tents; structures with makeshift walls or roofs, or built of packing boxes, scrap lumber or tin; structures lacking foundations (walls rest directly on the ground); structures with dirt floors; and cellars, sheds, barns, garages, or other places not originally intended for living quarters and inadequately converted to such use. Such units are classified as dilapidated.

The enumerator was instructed to judge each unit on the basis of its own characteristics, regardless of the neighborhood, age of the structure, or the race or color of the

occupants. He was cautioned, for example, that although lack of paint is only a slight defect, this and other signs of neglect are warnings to look closely for more serious defects. Also, exterior covering may improve the appearance of a structure but not its condition, and the sturdiness of brick or other masonry walls can be misleading if there are defects in other parts of the structure.

The enumerator was provided with detailed oral and written instructions and with visual aids. A filmstrip of photographs depicted various types of defects and a recorded narrative explained how to determine the classification of condition on the basis of these defects. Nevertheless, it was not possible to achieve uniform results in applying the criteria for determining the condition of a unit. Data on condition for large areas, which are based on the work of a number of enumerators, tend to have a smaller margin of relative error than data for small areas, which depend on the work of only a few enumerators.

The concept, definition, and training materials used in the December 1959 survey were the same as those used in the 1956 survey. In the April 1960 Census, three levels of condition are reported: Sound, deteriorating, and dilapidated. The 1959 "dilapidated" and the 1960 "dilapidated" are considered comparable categories since the same basic concept of dilapidation was used; and the 1959 category "not dilapidated" is considered comparable with the 1960 categories "sound" and "deteriorating" combined. It is possible, however, that the change in categories introduced an element of difference between the 1959 and 1960 statistics.

Plumbing facilities.--The category "with all plumbing facilities" consists of units which have piped hot and cold water inside the structure, and flush toilet and bathtub (or shower) inside the structure for the exclusive use of the occupants of the unit.

Units "lacking only hot water" have all the facilities except hot water. Units "lacking other plumbing facilities" may (or may not) have hot water but lack one or more of the other specified facilities. Also included in this category are units having no piped water inside the structure and units whose occupants share toilet or bathing facilities with the occupants of another dwelling unit. The combination of "lacking only hot water" and "lacking other plumbing facilities" is presented as "lacking some or all facilities" in some of the tables.

Facilities are "for exclusive use" if they are used only by the occupants of the one dwelling unit, including lodgers or other unrelated persons living in the dwelling unit. Facilities are considered "inside the structure" if they are located in the same structure as the dwelling unit; they may be located within the dwelling unit itself, or in a hallway, basement, or room used by occupants of several units. A unit has "hot" water whether hot water is available the year round or only part of the time; for example, it may be supplied only at certain times of the day, week, or year.

The same concepts were used in the April 1960 Census and in the 1956 survey. The 1959 category "with all plumbing facilities" is equivalent to the 1956 "with private toilet and bath and hot running water;" the 1959 "lacking only hot water" is equivalent to the 1956 "with private toilet and bath, and only cold water;" and the 1959 "lacking other plumbing facilities" is equivalent to the 1956 combination of "with running water, lacking private toilet or bath" and "no running water."

Bathroom.--A dwelling unit has a complete bathroom if it has a flush toilet and bathtub (or shower) for the exclusive use of the occupants of the unit and also has piped hot water. The facilities must be located inside the structure but need not be in the same room. Units with two or more complete bathrooms and units with a partial bathroom in addition to a complete bathroom are included in the category "more than 1." Units which lack one or more of the specified facilities are included in the category "shared or none" together with units which share bathroom facilities.

This same concept was used in the April 1960 Census. In 1956, however, no data on the number of bathrooms were provided although data were presented on the number of units with both private flush toilet and bathtub (or shower) and hot running water.

FINANCIAL CHARACTERISTICS

Value.--Value is the respondent's estimate of how much the property would sell for on the current market. Value data are restricted to owner-occupied units having only one dwelling unit in the property and no business. A business for this purpose is defined as a clearly recognizable commercial establishment such as a restaurant, store, or filling station. Units in multiunit structures and trailers were excluded from the tabulations; and in rural territory units on farms and all units on places of 10 acres or more (whether farm or nonfarm units) were excluded. The values of such units are not provided because of variation in the use and size of the property.

A property generally consists of the house and the land on which it stands. The estimated value of the entire property, including the land, was to be reported, even if the occupant owned the house but not the land, or the property was owned jointly with another owner.

The median value of dwelling units is the theoretical value which divides the distribution into two equal parts--one-half the cases falling below this value and one-half the cases exceeding this value. In the computation of the median, the lower limit of a class interval was assumed to stand at the beginning of the value group and the upper limit at the beginning of the successive value group. Medians were rounded to the nearest hundred dollars. In some instances, the medians were computed on the basis of more detailed tabulation groups than are shown in the tables.

The definition of value and the restriction on the type of units for which value data are presented are the same as for the April 1960 Census. In 1956 also, these same concepts were used with a minor exception--the 1956 data excluded values for farm units in rural areas but included nonfarm units on places of 10 acres or more.

In table 6, the 1959 value is cross-tabulated by the 1956 value for "same" units. The shift in values between 1956 and 1959 may reflect differences in condition, equipment, or alterations, as well as changes in price level. The comparison is restricted to owner-occupied nonfarm units with only one dwelling unit in the property and no business. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as trailer, renter-occupied, or vacant units, or were classified as owner-occupied units with more than one unit in the property, with business, on a farm, or on a place of 10 or more acres in rural territory. The comparable category in the stub comprises units whose 1956 classification was trailer; renter-occupied; vacant; or owner-occupied with more than one unit in the property, with business, or on a farm.

Contract rent.--Contract rent is the monthly rent agreed upon regardless of any furnishings, utilities, or services that may be included. If the rent includes payment for a business unit or additional dwelling units, an estimate of the rent for the dwelling unit being enumerated is reported. Rent paid by lodgers or roomers is disregarded if they are members of the household. The data exclude rents for farm units in rural territory.

The median rent is the theoretical rent which divides the distribution into two equal parts--one-half the cases falling below this rent and one-half the cases exceeding this rent. Renter-occupied units for which "no cash rent" is paid are excluded from the computation of the median. Medians were rounded to the nearest whole dollar.

These same concepts were used in the April 1960 Census, as well as in the 1956 survey.

Gross rent.--The computed rent termed "gross rent" is the contract rent plus the average monthly cost of utilities (water, electricity, gas) and fuels such as wood, coal, and oil if these items are paid for by the renter. Thus, gross rent eliminates differentials which result from varying practices with respect to the inclusion of utilities and fuel as part of the rental payment. If the utility or fuel bill covered a business unit or additional dwelling units, an amount was to be reported for the one dwelling unit being enumerated. Rent data exclude rents for farm units in rural territory.

The median gross rent was computed in the same manner as the median contract rent. In the computation, the lower limit of a class interval was assumed to stand at the beginning of the rent group and the upper limit at the beginning of the successive rent group. In some instances, the median was computed on the basis of more detailed tabulation groups than are shown in the tables. Medians were rounded to the nearest whole dollar. Renter-occupied units for which "no cash rent" is paid are shown separately in the tables and are excluded from the computation of the median.

The same concept and restriction on the type of units for which gross rent is presented were used for the April 1960 Census. For the 1956 data in tables 3 and 7, this same procedure was followed. For the 1956 data in table 1, however, an additional adjustment was made to gross rent; if the use of furniture was included in the contract rent, the reported estimated rent of the unit without furniture was used in the computation.

In table 7, the 1959 gross rent is cross-tabulated by the 1956 gross rent for "same" units. The shift in rents may reflect differences in facilities, services, or condition, as well as changes in the level of rents. Changes reflected by these data are not comparable with changes in rents obtained by the Bureau of Labor Statistics for its Consumer Price Index. The data compiled by the Bureau of Labor Statistics represent changes in rent for essentially similar units with comparable services and facilities. The comparison in table 7 is restricted to renter-occupied nonfarm units. The category "all other occupied and vacant units" in the boxhead comprises units which in 1959 were classified as owner-occupied, renter-occupied farm, or vacant units. The comparable category in the stub comprises units whose 1956 classification was one of these types.

HOUSEHOLD CHARACTERISTICS

Household characteristics are based on information reported for each member of the household. Each person was listed by name, and information was recorded on age and relationship to head. Information for similar items was recorded for each household member in the 1960 Census of Population and in the 1956 survey.

Household.--A household consists of all the persons who occupy a dwelling unit. By definition, therefore, the count of occupied dwelling units would be the same as the count of households.

Head of household.--The head of the household is the person considered to be the head by the household members. However, if a married woman living with her husband is reported as the head, her husband is classified as the head for the purpose of census tabulations.

Household composition.--Each household in the group "male head, wife present, no nonrelatives" consists of the head, his wife, and other persons, if any, all of whom are related to him. A household was classified in this category if both the husband and wife were reported as members of the household even though one or both were temporarily absent on business or vacation, visiting, in a hospital, etc., at the time of the enumeration. The category "other male head" includes households with male head, wife present, with nonrelatives living with them; male head who is married, but with wife absent because of separation or other reason where husband and wife maintain separate residences for several months or more; and male head who is widowed, divorced, or single. "Female head" comprises all female heads regardless of their marital status. Included are female heads without a spouse and female heads whose husbands are living away from their families, as for example, husbands in the Armed Forces living on military installations.

Comparable data on household composition are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing. The categories differ, however, in that one-person households in the 1960 report are shown separately and are not included in the categories "other male head" and "female head."

Categories similar to the 1959 categories are available from the 1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory.

Presence of nonrelatives.--A nonrelative of the head is any member of the household who is not related to the household head by blood, marriage, or adoption. Lodgers (roomers, partners, wards, and foster children) and resident employees are included in this category.

Similar data are available from the April 1960 Census in 1960 Census of Housing, Volume II, Metropolitan Housing, under "Household composition." Comparable data are not available from the 1956 survey reports.

Own children.--An "own child" is defined as a son, daughter, stepchild, or adopted child of the head. The category "under 6 years only" relates to households with own children 5 years old and younger and no own children 6 to 17 years inclusive. Similarly, the category "6 to 17 years only" relates to households with own children 6 to 17 years and no own children under 6. Units in the category "both age groups" have at least one own child in each of the two age groups.

Additional data on own children are presented in the population reports of the 1960 Census of Population. Similar data are not presented in the 1956 reports.

Persons 65 years and over.--All persons, including the head, who are members of the household and are 65 years old and over are included in the count of persons 65 years and over. The statistics are presented in terms of the number of occupied units having 0, 1, 2, or 3 or more such persons. Though the total number of persons 65 years old and over cannot be derived from the distribution, the number can probably be closely estimated; units with 3 or more persons 65 and over will seldom have more than 3 such persons.

Selected data on characteristics of housing occupied by persons 60 years old and over are available from the April 1960 Census in 1960 Census of Housing, Volume VII, Housing of Senior Citizens. No comparable data are available from the 1956 survey.

COLLECTION AND PROCESSING OF DATA

The collection and processing of data in the December 1959 Components of Inventory Change survey differed in several important respects from the procedures used in other parts of the 1960 Census program. The December 1959 survey was designed to provide estimates of the components of change for both the 1957 to 1959 and 1950 to 1959 periods. A brief description of the procedures used to produce the 1957 to 1959 data is given below;

the procedures used to produce the 1950 to 1959 data are described in Part 1A of Volume IV. A detailed description of the forms and procedures used in the collection of the data is given in a report entitled Survey of Components of Change and Residential Finance of the United States Census of Housing, 1960: Principal Data-Collection Forms and Procedures. Further detail on procedures is provided in a report entitled Eighteenth Decennial Census: Procedural History.

COLLECTION OF DATA

Survey design.--The December 1959 survey was designed to utilize, whenever possible, the sampling materials and information from the 1956 National Housing Inventory (NHI). In the 1956 NHI survey and for this report, data were collected for dwelling units located in a sample of clusters or land area segments representative of the various geographic areas in conterminous United States (i.e., United States exclusive of Alaska and Hawaii). The 1959 sample consisted, in large part, of segments that were used also in the 1956 survey. As described in "Sample design," the 1959 survey used additional segments to reflect new construction.

Timing.--December 1959 is the survey date for the Components of Inventory Change survey, and the statistics may be regarded as applying to that date. Some of the enumeration, however, began in late October 1959 and some extended into early 1960. Information reported by the enumerator reflected the situation at the time of enumeration.

Survey techniques.--Three basic survey techniques were used to obtain measures of the number of dwelling units by components of change. The estimates of the 1957 to 1959 components for units that were not added to the inventory, that is, units existing in 1956, depend on the first two techniques which were used for segments that were enumerated in the 1956 NHI. Estimates of 1957 to 1959 components representing additions to the 1956 inventory are obtained from the first technique plus a combination of the second and third techniques. The third technique was used for segments not in the NHI and constituted only a small part of the sample.

1. This technique was designed to obtain estimates of new construction units and other additions, conversions, mergers, demolitions and other losses, and units which were "same" in 1956 and 1959. In this procedure, the enumerator was supplied with a map of the sample segment and a copy of the 1956 records. The enumerator listed each dwelling unit existing in the segment at the time of enumeration and compared it directly with the 1956 survey returns. On the basis of this comparison and from information supplied by the respondent, the enumerator reported the status of each unit in relation to the situation in 1956. At the same time, the enumerator accounted for all dwelling units that existed in the segment in 1956 according to the NHI records. Thus, the enumerator reported whether the 1956 unit was the same, was involved in a conversion or merger, or whether it was demolished or was otherwise lost from the inventory.

2. This technique was designed to measure conversions, mergers, demolitions and other losses and units which were "same" in 1956 and 1959. In this procedure the enumerator was supplied with a copy of the 1956 records for the segment. The enumerator compared the 1956 survey returns for each unit in the segment and reported the situation in 1959. Thus the enumerator reported whether the 1956 unit was the same or was involved in a conversion or merger or whether it was lost from the inventory by demolition or other means. In some instances, the 1956 records were not available or the enumerator could not match the units because of incomplete identification given in 1956. In these cases, information as to whether any change had occurred was obtained by direct inquiry of the present occupants or informed neighbors.

3. This technique was designed to measure units newly constructed or added from other sources since 1950 and, in conjunction with information for segments which were enumerated using the second technique, was used to produce estimates of new construction and other additions for 1957 to 1959 (see estimation procedure). The enumerator was supplied with a map of the segment and the 1950 Census returns for the enumeration district² containing the segment. The enumerator listed each dwelling unit existing at the time of

enumeration and compared it directly with the 1950 Census returns. On the basis of this comparison and information supplied by the respondent, the enumerator reported the status of each unit in relation to 1950.

The above three techniques describe the procedures used to obtain measures of the counts of units by components of change. The enumerator may have been required to apply more than one of the techniques in a given segment. For characteristics of dwelling units (tenure, condition and plumbing facilities, number of rooms, etc.), a subsample of units was selected. The particular method of selection depended on the survey technique used in the individual segment for measuring the counts of the components of change and is described in "Sample design."

Data collection forms.--Several basic forms were used for collecting data in the December 1959 survey and for transcribing data from the 1956 survey records. Most of the forms were of the conventional type, on which the enumerator recorded information by marking a precoded check box or writing in numerical answers or word entries. The form that was used for recording characteristics of units in the subsample was a FOSDIC schedule on which the enumerator recorded information by marking appropriate circles.

Enumeration procedure.--As described above under "Survey techniques," the determination of the component of change utilized the information recorded by the NHI enumerator in 1956 or the census enumerator in 1950. For segments which were in the 1956 NHI survey, the 1959 enumerator listed each dwelling unit existing in the segment and reported its status (same, conversion, merger, new construction, or other addition) after referring to the 1956 records. The status had to be consistent with the year built, as reported by the 1959 respondent, and the information reported by the 1956 enumerator in 1956. The enumerator also reported the status of the 1956 unit (same, conversion, merger, demolition, or other loss). For example, if the enumerator determined there was one dwelling unit with five rooms in 1959 and the 1956 records showed two dwelling units, one of three rooms and one of two rooms, the 1959 enumerator would report that the two 1956 units had been merged and the one 1959 unit was the result of the merger. Or if the respondent reported that the unit was built in 1958, the enumerator referred to the 1956 records to verify that the unit had not been enumerated in 1956 before reporting it as new construction.

If house numbers or street names had changed since 1956, the enumerator had to identify, from the 1956 records, the specific unit he was enumerating in 1959. If a house had been demolished and a new one constructed on the same site with the same address, the enumerator was to report "new construction," rather than "same," for purposes of the 1959 inventory and "demolished" for purposes of the 1956 inventory.

In some instances, particularly in rural areas, the enumerator could not identify the unit because of incomplete address or other designation in the 1956 records. In such cases, he determined the 1957 to 1959 comparison through inquiry of the present occupants or informed neighbors.

For segments which were not in the 1956 NHI survey, the enumerator followed a similar procedure except that the comparison was made with the 1950 Census records. These segments were used in developing the estimates of new construction and other additions (see "Sample design").

Information on the 1959 characteristics of the components of change was obtained by direct interview with the occupants. For vacant units, information was obtained from owners, landlords, neighbors, or other persons presumed to know about the unit.

² An enumeration district is an area assigned to one enumerator in the decennial census for purposes of canvassing; in most cases an enumeration district contains approximately 250 dwelling units.

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In a small percentage of cases, interviews for characteristics of the components of change were incomplete because the occupants were not found at home despite repeated calls or were not available for some other reason. A similar situation did not hold for the basic measures of components of change; the required information was obtained in virtually all cases.

Training and field review.--The enumerators were given detailed training and their work was reviewed. In addition to written instructions, many audio-visual aids were used. During the training, the enumerators used a workbook which contained practice exercises and illustrations. In the initial phases of their work, the enumerators were given on-the-spot training by supervisory or technical personnel. This was followed by a series of regularly scheduled field reviews of the enumerator's work by his crew leader or supervisor. The operation was designed to assure at an early stage that the enumerator was performing his duties properly and had corrected any errors he had made. When the quality of an enumerator's work was established as acceptable, the extent of the review was reduced and a minimum review of all questionnaires was retained.

PROCESSING OF DATA

Mechanical processing.--Both conventional and electronic tabulating equipment were used in the editing, coding, and tabulating of the data. In addition, a limited amount of editing and coding was performed as a clerical operation.

To process the data, schedules were sent to the central processing office in Jeffersonville, Indiana, where the manual editing and coding were accomplished, the FOSDIC schedules were microfilmed and a card was punched for each unit enumerated on the conventional-type schedules. In Washington, D.C., the markings on the microfilm of the FOSDIC schedules were converted to signals on magnetic tape by FOSDIC (Film Optical Sensing Device for Input to Computers). The tape was processed by an electronic computer which did some further editing and coding and tabulated the data. Data on the punchcards were processed partly by conventional and partly by electronic equipment. The April 1960 Census used FOSDIC schedules and electronic equipment.

Editing.--In a large statistical operation, human and mechanical errors occasionally arise in one form or another, such as failure to obtain or record the required information, recording information in the wrong place, misreading position markings, and mechanical failure of the processing equipment. Inconsistencies and nonresponses were eliminated partly in the manual edit and partly by mechanical equipment. Intensive effort was made to keep errors to a practicable minimum.

For the component-of-change classification, most of the editing was performed manually. The edit included an independent

clerical comparison with the 1956 NHI records (and with the 1950 Census records for segments not in the NHI) to verify the assigned classification.

For characteristics of the components of change, the editing and coding, for the most part, were accomplished by mechanical equipment. When information was missing, an entry was assigned based on related information reported for the unit or on information reported for a similar unit. For example, if tenure for an occupied unit was omitted but a rental amount was reported, tenure was automatically edited as "rented." For a few items, including condition of a unit, if the 1959 information was not reported and if the unit was classified as "same," the entry reported in 1956 (or in 1950) was assigned in 1959. For value and rent data in some of the tables, a "not reported" category was retained.

ACCURACY OF DATA

As in any sample survey, the results are subject to sampling variability, errors in the field work, and errors that occur in processing and tabulating. Aside from variation due to sampling (see "Sampling variability"), such errors also occur in a complete enumeration.

There are several possible sources of errors. Some enumerators may have missed occasional dwelling units in their segments or they may have misread the segment boundaries from the map. They may not have asked the questions in the prescribed fashion, resulting in lack of uniformity in the statistics. The initial training and field review early in the enumeration corrected some of the errors arising from misunderstandings by the enumerator.

The data also are limited by the extent of the respondent's knowledge and his willingness to report accurately. For some units, information could not be obtained because of the temporary absence of the occupants and it was necessary to interview a neighbor or other informed respondent. Editing and coding in the processing operations are subject to some inaccuracies.

Figures from the 100-percent tabulations of the 1950 Census were used to obtain factors for the final estimates of some of the components (see "Estimation procedure"). The estimation procedure tended to improve the sampling variability of the estimates and, in some cases, to reduce biases resulting from underenumeration or overenumeration of dwelling units as well as noninterviews. The census figures also are subject to some small degree of error, as was revealed in the Post-Enumeration Survey of the 1950 Census. (See The Post-Enumeration Survey: 1950, Bureau of the Census, Technical Paper No. 4, Washington, D.C. 1960).

Careful efforts were made at each step to reduce the effects of errors. However, it is unlikely that the controls were able to eliminate the effects of all of them.

SAMPLE DESIGN AND SAMPLING VARIABILITY

SAMPLE DESIGN

The sample used for the survey consisted of dwelling units in clusters or land area segments representative of conterminous United States. The land area segments were located in 330 sample areas comprising 638 counties and independent cities with coverage in each of the 48 States and the District of Columbia. The sampling materials from the 1956 NHI were used to the extent that they were consistent with the requirements of the December 1959 survey.

Prior to the start of the December 1959 survey, a "new construction" universe was established. This universe consisted of areas in which extensive new construction had occurred since 1956. The sample in 1959 consisted of segments used in the NHI supplemented by segments selected from the separate universe of new construction since the 1956 survey. Segments

selected from the new construction universe (which were not in the NHI) were used in combination with the NHI segments that were found to lie within this universe to provide estimates of "new construction" and "other additions" 1957 to 1959 for this universe (see "Estimation procedure"). Typically, about one-third of the new construction units (units built between 1957 and 1959) as estimated in the December 1959 survey were reported in segments in the universe of new construction; the remaining new construction units came from segments not in the new construction universe.

The sample for the United States consisted of the sample in the nine metropolitan areas for which the NHI survey provided separate estimates and the sample in the balance of the country. The total sample consisted of approximately 22,500 segments, of which 1,700 were selected from the total 1957 to 1959 universe of new construction.

The measures of the counts of units by components of change were obtained from the enumeration of all units within the sample of clusters or land area segments, i.e., the "full" sample. The 1959 characteristics of the components were enumerated in a "subsample" of units within the segments. Since a similar subsample had been used in the NHI, the units in that subsample determined the units in the 1959 subsample. For units added since 1956 in these segments and for all units in segments not in the NHI, the subsample units were selected in a predetermined manner. As the enumerator listed each unit in the segment in the 1959 survey, he obtained the detailed information on characteristics for the subsample cases. The units in the NHI subsample also constituted the subsample for the 1956 characteristics of the components presented in tables 3 to 7.

ESTIMATION PROCEDURE

The method of estimation of the final figures for counts of the components of change incorporated a ratio estimation procedure for some of the units. The ratio estimates used information available from the 1950 Census based on the 100-percent enumeration for components arising out of units in existence in 1950 (i.e., units that had existed in 1950 and which were classified for the 1957 to 1959 period as "same," conversions, mergers, additions other than new construction, demolitions, and other losses). This ratio estimate was applied to both the 1956 and 1959 sample estimates for counts of units reported as same or changed by conversion or merger, to the 1956 sample estimates for counts of units lost through demolition or other means, and to the 1959 sample estimates for counts of units added through "other sources." For components arising out of units which did not exist in 1950 (for example, "same" units 1957-1959 that had been built during the 1950-1956 period, or "new construction" units 1957-1959), the final figures were obtained by inflating the sample figures by the reciprocal of the probability used in the selection of the sample. Ratio estimation procedures were applied in each of the nine metropolitan areas separately to dwelling units in central cities and not in central cities; in the balance of each of the four regions, ratio estimation procedures were applied separately to dwelling units in central cities of SMSA's, dwelling units in the remainder of SMSA's, and dwelling units outside SMSA's.

To improve the reliability of the estimates of new construction and other additions in the new construction universe, the segments which were not in the NHI were used to provide counts of new construction and other additions for the 1950 to 1959 period. The NHI segments, lying within the new construction universe, provided counts of 1959 units classified as new construction and other additions for the 1950 to 1956 period. By subtracting the 1950-1956 counts of new construction and other additions from the corresponding 1950-1959 counts, estimates of new construction and of other additions were obtained for the 1957 to 1959 period. The remaining 1957 to 1959 estimates of new construction and other additions were obtained from the NHI segments which did not lie within the new construction universe.

The above procedures produced the estimates which are based on the full sample. For statistics based on the subsample, additional ratio estimate factors were used for the characteristics of each of the components of change, and these factors made the total for each component based on the subsample consistent with the total based on the full sample. Estimates of the characteristics of "new construction" units obtained from the new construction universe were based on units classified as "new construction" in the segments not in NHI with year built reported as 1957 to 1959. Similarly, the estimates of characteristics of other additions in the new construction universe were based on units reported as other additions in the segments not in NHI with year of change 1957 to 1959. These estimates combined with the corresponding estimates obtained outside the universe of new construction, were then processed through a

ratio estimation procedure, as described above, so that the total of each component based on the subsample was consistent with the total based on the full sample.

All the 1959 data presented in this report and the 1956 data in all tables except table 1 are based on a sample of units used for the 1959 survey. In table 1, the 1956 data are based on the sample used for the 1956 National Housing Inventory.

SAMPLING VARIABILITY

Since the estimates are based on a sample, they may differ somewhat from the figures that would have been obtained if a complete census had been taken, using the same questionnaires, instructions, and enumerators. The standard error is primarily a measure of sampling variability. As calculated for this report, the standard error partially incorporates the effect of random errors of response, processing, and coverage, but does not take into account the effect of any systematic biases due to these types of errors. The chances are about 2 out of 3 that an estimate from the sample would differ from a complete census by less than the standard error. The chances are about 19 out of 20 that the difference would be less than twice the standard error and 99 out of 100 that it would be less than 2½ times the standard error.

Sample size.--The full sample for the United States consists of approximately 180,000 dwelling units in 22,500 land area segments; the subsample consists of approximately 60,000 dwelling units. In table 1, the 1959 figures for total and new construction units on the first line of the table are based on the full sample used in the 1959 survey; the 1959 data on characteristics in the remainder of the table are based on the subsample. The 1956 data in table 1 are based on the sample used in the 1956 NHI survey; the count of all 1956 units on the first line of table 1 is based on a larger sample than the characteristics of the 1956 units shown in the remainder of the table (see detailed discussion on sampling variability of the NHI data in Volume III, 1956 National Housing Inventory, United States and Regions). In tables 2 and 3, the counts by the five components of change, shown on the first line of the tables, are based on the full sample used in the 1959 survey; the data on the characteristics of the components in the remainder of the tables are based on the subsample. In tables 4 to 10 all the data are based on the subsample. The source of the estimates in the various tables is summarized in table I.

Table I.—SOURCE OF TABULATIONS

| Table and item | Source |
|--|--------------------------------|
| Table 1, 1959 data: Counts of all dwelling units..... | 1959 full sample. |
| Characteristics..... | 1959 subsample. |
| Table 1, 1956 NHI data: Counts of all dwelling units..... | 1956 full sample. ¹ |
| Characteristics..... | 1956 subsample. ¹ |
| Table 2, 1959 data: Counts of all dwelling units..... | 1959 full sample. |
| Characteristics..... | 1959 subsample. |
| Table 3, 1956 data: Counts of all dwelling units..... | 1959 full sample. |
| Characteristics..... | 1959 subsample. |
| Tables 4 to 7, 1956 and 1959 data..... | 1959 subsample. |
| Tables 8 to 10, 1959 data..... | 1959 subsample. |

¹ See discussion on sampling variability of NHI data in Volume III, 1956 National Housing Inventory, United States and Regions.

Standard error of numbers and percentages.--The standard errors may be obtained by using table I in conjunction with tables II and III for absolute numbers and with table IV for percentages. In order to derive standard errors which could be applied to the wide variety of dwelling units covered in this

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report and which could be prepared at moderate cost, a number of approximations were required. As a result, tables III and IV are to be interpreted as providing an indication of the order of magnitude of the standard errors rather than as the precise standard error for any specific item.

The standard errors in table II apply to counts of dwelling units by components of change, that is, the estimates of the number of dwelling units based on the full sample. The standard errors in table III are to be used for the 1956 and 1959 characteristics of the components of change and for the characteristics of the 1959 inventory, that is, the estimates based on the subsample.

For "same" units in tables 4 to 7, change in an item from 1956 to 1959 is also subject to sampling variability. An approximation of the standard error of the change obtained by using the sample data for both years can be derived by considering the change as an estimate and obtaining the standard error of an estimate of this size from table III. For example, if the

number of owner-occupied units is shown in the upper portion of table 4 as 28,388,000 in 1956 and as 28,353,000 in 1959, the standard error of the 35,000 change is read from table III.

The reliability of an estimated percentage depends on both the size of the percentage and the size of the total on which the percentage is based. Table IV contains approximations of such standard errors. This table may be applied to percentage distributions of characteristics of dwelling units.

The standard errors shown are not directly applicable to differences between two sample estimates. The standard error of a difference is approximately the square root of the sum of the squares of each standard error considered separately. This formula will represent the actual standard error quite accurately for the difference between separate and uncorrelated characteristics. If, however, there is a high positive correlation between the two characteristics, this formula will overestimate the true standard error. If the correlation is negative, the formula will underestimate the true standard error.

Table IIIa.—1959 INVENTORY—ROUGH APPROXIMATION TO STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE
(Applicable to estimates in table A, based on full sample)

| Area | All dwelling units | | Same units, 1956 and 1959 | | Units changed by— | | | | Units added through— | | | |
|----------------------------|--------------------|----------------|---------------------------|----------------|-------------------|----------------|------------------|----------------|----------------------|----------------|------------------|----------------|
| | Estimated number | Standard error | Estimated number | Standard error | Conversion | | Merger | | New construction | | Other sources | |
| | | | | | Estimated number | Standard error | Estimated number | Standard error | Estimated number | Standard error | Estimated number | Standard error |
| United States..... | 58,388,000 | 350,000 | 52,302,000 | 290,000 | 590,000 | 25,000 | 356,000 | 20,000 | 4,540,000 | 180,000 | 601,000 | 30,000 |
| Inside SMEA's..... | 33,879,000 | 270,000 | 30,373,000 | 225,000 | 381,000 | 20,000 | 216,000 | 15,000 | 2,680,000 | 145,000 | 229,000 | 15,000 |
| In central cities..... | 16,855,000 | 175,000 | 15,662,000 | 125,000 | 260,000 | 15,000 | 140,000 | 15,000 | 661,000 | 115,000 | 131,000 | 10,000 |
| Not in central cities..... | 17,024,000 | 215,000 | 14,711,000 | 89,000 | 121,000 | 10,000 | 76,000 | 10,000 | 2,019,000 | 100,000 | 98,000 | 10,000 |
| Outside SMEA's..... | 24,509,000 | 205,000 | 21,929,000 | 180,000 | 208,000 | 15,000 | 140,000 | 15,000 | 1,860,000 | 85,000 | 372,000 | 25,000 |
| Northeast..... | 14,607,000 | 160,000 | 13,448,000 | 140,000 | 198,000 | 15,000 | 87,000 | 10,000 | 788,000 | 75,000 | 86,000 | 10,000 |
| Inside SMEA's..... | 11,111,000 | 135,000 | 10,315,000 | 115,000 | 143,000 | 10,000 | 67,000 | 10,000 | 532,000 | 70,000 | 56,000 | 10,000 |
| Outside SMEA's..... | 3,495,000 | 80,000 | 3,134,000 | 70,000 | 55,000 | 10,000 | 20,000 | 5,000 | 256,000 | 35,000 | 30,000 | 5,000 |
| North Central..... | 16,706,000 | 170,000 | 15,143,000 | 140,000 | 158,000 | 10,000 | 123,000 | 15,000 | 1,106,000 | 95,000 | 175,000 | 15,000 |
| Inside SMEA's..... | 9,288,000 | 135,000 | 8,289,000 | 110,000 | 100,000 | 10,000 | 79,000 | 10,000 | 756,000 | 75,000 | 64,000 | 10,000 |
| Outside SMEA's..... | 7,418,000 | 95,000 | 6,855,000 | 80,000 | 58,000 | 5,000 | 44,000 | 5,000 | 350,000 | 50,000 | 111,000 | 15,000 |
| South..... | 17,789,000 | 200,000 | 15,571,000 | 170,000 | 170,000 | 15,000 | 119,000 | 15,000 | 1,726,000 | 100,000 | 204,000 | 15,000 |
| Inside SMEA's..... | 7,543,000 | 145,000 | 6,554,000 | 120,000 | 91,000 | 10,000 | 57,000 | 10,000 | 796,000 | 80,000 | 45,000 | 5,000 |
| Outside SMEA's..... | 10,246,000 | 130,000 | 9,017,000 | 125,000 | 79,000 | 10,000 | 62,000 | 10,000 | 930,000 | 90,000 | 159,000 | 15,000 |
| West..... | 9,287,000 | 165,000 | 8,140,000 | 135,000 | 64,000 | 10,000 | 27,000 | 5,000 | 920,000 | 90,000 | 137,000 | 15,000 |
| Inside SMEA's..... | 5,936,000 | 125,000 | 5,216,000 | 110,000 | 47,000 | 10,000 | 13,000 | 5,000 | 596,000 | 60,000 | 64,000 | 10,000 |
| Outside SMEA's..... | 3,351,000 | 85,000 | 2,924,000 | 80,000 | 16,000 | 5,000 | 14,000 | 5,000 | 324,000 | 30,000 | 73,000 | 10,000 |

Table IIIb.—1956 INVENTORY—ROUGH APPROXIMATION TO STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE
(Applicable to estimates in table B, based on full sample)

| Area | Units changed by— | | | | Units lost through— | | | |
|----------------------------|-------------------|----------------|------------------|----------------|---------------------|----------------|------------------|----------------|
| | Conversion | | Merger | | Demolition | | Other means | |
| | Estimated number | Standard error | Estimated number | Standard error | Estimated number | Standard error | Estimated number | Standard error |
| United States..... | 249,000 | 20,000 | 739,000 | 30,000 | 791,000 | 40,000 | 1,211,000 | 50,000 |
| Inside SMEA's..... | 185,000 | 15,000 | 456,000 | 25,000 | 429,000 | 30,000 | 471,000 | 35,000 |
| In central cities..... | 125,000 | 15,000 | 314,000 | 20,000 | 270,000 | 25,000 | 206,000 | 20,000 |
| Not in central cities..... | 60,000 | 10,000 | 142,000 | 10,000 | 159,000 | 20,000 | 266,000 | 25,000 |
| Outside SMEA's..... | 109,000 | 15,000 | 283,000 | 20,000 | 362,000 | 25,000 | 740,000 | 45,000 |
| Northeast..... | 105,000 | 10,000 | 178,000 | 15,000 | 109,000 | 15,000 | 189,000 | 20,000 |
| Inside SMEA's..... | 74,000 | 10,000 | 137,000 | 10,000 | 78,000 | 15,000 | 124,000 | 15,000 |
| Outside SMEA's..... | 31,000 | 5,000 | 41,000 | 5,000 | 31,000 | 10,000 | 65,000 | 10,000 |
| North Central..... | 77,000 | 10,000 | 263,000 | 20,000 | 173,000 | 20,000 | 269,000 | 25,000 |
| Inside SMEA's..... | 45,000 | 10,000 | 175,000 | 15,000 | 116,000 | 15,000 | 123,000 | 15,000 |
| Outside SMEA's..... | 31,000 | 5,000 | 88,000 | 10,000 | 58,000 | 10,000 | 146,000 | 20,000 |
| South..... | 81,000 | 10,000 | 242,000 | 15,000 | 354,000 | 25,000 | 482,000 | 35,000 |
| Inside SMEA's..... | 42,000 | 10,000 | 117,000 | 10,000 | 135,000 | 20,000 | 111,000 | 15,000 |
| Outside SMEA's..... | 39,000 | 10,000 | 126,000 | 10,000 | 219,000 | 25,000 | 371,000 | 30,000 |
| West..... | 32,000 | 5,000 | 56,000 | 5,000 | 154,000 | 20,000 | 271,000 | 25,000 |
| Inside SMEA's..... | 24,000 | 5,000 | 27,000 | 5,000 | 100,000 | 15,000 | 112,000 | 15,000 |
| Outside SMEA's..... | 8,000 | 5,000 | 29,000 | 5,000 | 54,000 | 10,000 | 159,000 | 20,000 |

Introduction

Table IIc.—NET CHANGE, 1956 TO 1959—ROUGH APPROXIMATION TO STANDARD ERROR OF COUNTS OF COMPONENTS OF CHANGE

(Applicable to estimates in table C, based on full sample)

| Area | Total | | Total added | | Added through conversion | | Total lost | | Lost through merger | |
|----------------------------|------------------|----------------|------------------|----------------|--------------------------|----------------|------------------|----------------|---------------------|----------------|
| | Estimated number | Standard error | Estimated number | Standard error | Estimated number | Standard error | Estimated number | Standard error | Estimated number | Standard error |
| United States..... | 3,052,000 | 200,000 | 5,437,000 | 185,000 | 295,000 | 25,000 | 2,385,000 | 75,000 | 383,000 | 30,000 |
| Inside SMSA's..... | 1,965,000 | 155,000 | 3,105,000 | 150,000 | 196,000 | 20,000 | 1,140,000 | 55,000 | 240,000 | 25,000 |
| In central cities..... | 278,000 | 125,000 | 927,000 | 120,000 | 135,000 | 15,000 | 649,000 | 40,000 | 174,000 | 25,000 |
| Not in central cities..... | 1,687,000 | 105,000 | 2,178,000 | 100,000 | 61,000 | 10,000 | 491,000 | 35,000 | 66,000 | 10,000 |
| Outside SMSA's..... | 1,086,000 | 105,000 | 2,331,000 | 90,000 | 99,000 | 15,000 | 1,245,000 | 55,000 | 143,000 | 20,000 |
| Northeast..... | 577,000 | 85,000 | 967,000 | 75,000 | 93,000 | 15,000 | 389,000 | 30,000 | 91,000 | 15,000 |
| Inside SMSA's..... | 383,000 | 75,000 | 656,000 | 70,000 | 69,000 | 10,000 | 273,000 | 25,000 | 71,000 | 10,000 |
| Outside SMSA's..... | 194,000 | 45,000 | 310,000 | 45,000 | 24,000 | 10,000 | 116,000 | 15,000 | 21,000 | 5,000 |
| North Central..... | 781,000 | 105,000 | 1,363,000 | 95,000 | 81,000 | 15,000 | 582,000 | 40,000 | 140,000 | 20,000 |
| Inside SMSA's..... | 540,000 | 85,000 | 874,000 | 80,000 | 54,000 | 10,000 | 334,000 | 30,000 | 95,000 | 15,000 |
| Outside SMSA's..... | 241,000 | 60,000 | 489,000 | 55,000 | 27,000 | 10,000 | 248,000 | 25,000 | 44,000 | 10,000 |
| South..... | 1,059,000 | 115,000 | 2,019,000 | 105,000 | 89,000 | 15,000 | 960,000 | 50,000 | 124,000 | 20,000 |
| Inside SMSA's..... | 584,000 | 85,000 | 890,000 | 80,000 | 49,000 | 10,000 | 307,000 | 25,000 | 60,000 | 10,000 |
| Outside SMSA's..... | 475,000 | 55,000 | 1,129,000 | 40,000 | 40,000 | 10,000 | 653,000 | 40,000 | 64,000 | 10,000 |
| West..... | 635,000 | 100,000 | 1,088,000 | 95,000 | 32,000 | 10,000 | 453,000 | 35,000 | 28,000 | 10,000 |
| Inside SMSA's..... | 458,000 | 65,000 | 684,000 | 60,000 | 24,000 | 10,000 | 226,000 | 25,000 | 14,000 | 5,000 |
| Outside SMSA's..... | 177,000 | 40,000 | 404,000 | 30,000 | 8,000 | 5,000 | 227,000 | 25,000 | 15,000 | 5,000 |

Standard error of medians.--The sampling variability of the medians presented in certain tables (median number of persons, number of rooms, value of property, contract rent, and gross rent) depends on the size of the base and on the distribution on which the median is based. An approximate method for measuring the reliability of an estimated median is to determine an interval about the estimated median, such that there is a stated degree of confidence that the true median lies within the interval. As the first step in estimating the upper and lower limits of the interval about the median (that is, the confidence limits), compute one-half the number reporting (designated N/2) the characteristic on which the median is based. By the method described above for determining the standard error of an estimated number, compute the standard error of N/2.

Subtract this standard error from N/2. Cumulate the frequencies (in the table on which the median is based) up to the interval containing the difference between N/2 and its standard error, and by linear interpolation obtain a value corresponding to this number. In a similar manner, add the standard error to N/2, cumulate the frequencies in the table, and obtain a value corresponding to the sum of N/2 and its standard error. The chances are about 2 out of 3 that the median would lie between these two values. The range for 19 chances out of 20 and for 99 in 100 can be computed in a similar manner by multiplying the standard error by the appropriate factors before subtracting from and adding to one-half the number reporting the characteristic. Interpolation to obtain the values corresponding to these numbers gives the confidence limits for the median.

Table III.—ROUGH APPROXIMATION TO STANDARD ERROR OF CHARACTERISTICS OF COMPONENTS OF CHANGE

(Based on subsample)

| Area | Standard error if size of estimate is-- | | | | | | | | | |
|----------------------------|---|--------|---------|---------|-----------|-----------|-----------|------------|------------|------------|
| | 10,000 | 25,000 | 100,000 | 500,000 | 1,000,000 | 2,500,000 | 5,000,000 | 10,000,000 | 25,000,000 | 50,000,000 |
| United States..... | ... | ... | 20,000 | 50,000 | 65,000 | 110,000 | 155,000 | 200,000 | 320,000 | 440,000 |
| Inside SMSA's..... | ... | ... | 20,000 | 50,000 | 65,000 | 110,000 | 145,000 | 180,000 | 300,000 | ... |
| In central cities..... | ... | 11,000 | 20,000 | 50,000 | 65,000 | 100,000 | 135,000 | ... | ... | ... |
| Not in central cities..... | ... | 11,000 | 20,000 | 50,000 | 65,000 | 100,000 | 135,000 | ... | ... | ... |
| Outside SMSA's..... | ... | 11,000 | 20,000 | 50,000 | 65,000 | 110,000 | 145,000 | 180,000 | 300,000 | ... |
| Region..... | 6,000 | 11,000 | 20,000 | 50,000 | 65,000 | 100,000 | 135,000 | 180,000 | ... | ... |
| Inside SMSA's..... | 6,000 | 11,000 | 20,000 | 50,000 | 65,000 | 100,000 | 110,000 | 160,000 | ... | ... |
| Outside SMSA's..... | 6,000 | 11,000 | 20,000 | 50,000 | 65,000 | 100,000 | 100,000 | 160,000 | ... | ... |

Table IV.—ROUGH APPROXIMATION TO STANDARD ERROR OF PERCENTAGES OF CHARACTERISTICS OF COMPONENTS OF CHANGE

(Based on subsample)

| Estimated percentage | Base of percentage | | | | | | | | | | |
|----------------------|--------------------|---------|---------|---------|---------|-----------|-----------|-----------|------------|------------|------------|
| | 50,000 | 100,000 | 250,000 | 500,000 | 750,000 | 1,000,000 | 2,500,000 | 5,000,000 | 10,000,000 | 25,000,000 | 58,000,000 |
| 2 or 98..... | 3.4 | 2.4 | 1.5 | 1.1 | 1.0 | 0.7 | 0.6 | 0.4 | 0.2 | 0.2 | 0.1 |
| 5 or 95..... | 5.2 | 3.7 | 3.0 | 2.2 | 1.8 | 1.5 | 1.0 | 0.7 | 0.5 | 0.3 | 0.2 |
| 10 or 90..... | 7.1 | 5.1 | 4.2 | 3.0 | 2.6 | 2.1 | 1.3 | 0.9 | 0.6 | 0.4 | 0.2 |
| 25 or 75..... | 13.4 | 9.6 | 6.0 | 4.2 | 3.6 | 3.1 | 2.0 | 1.3 | 1.0 | 0.6 | 0.3 |
| 50..... | 15.8 | 10.9 | 6.8 | 4.9 | 3.8 | 3.7 | 2.2 | 1.6 | 1.2 | 0.7 | 0.4 |

SUMMARY OF FINDINGS

Between December 1956 and December 1959, there was a net gain of 3,052,000 dwelling units (5.5 percent) in conterminous United States. During this period, the number of dwelling units increased from 55,337,000 units¹ to 58,388,000 units. The median number of rooms and median number of persons were at approximately the same level in both years. The proportion of owner-occupied units was 60 percent in 1956 and 62 percent in 1959. Since 1956, the proportion of units "not dilapidated, with all plumbing facilities" rose from 76 percent to 81 percent. The median gross rent for renter-occupied units increased during the 3-year period from \$60 to \$69, and the median value of owner-occupied properties rose from \$11,400 to \$12,300.

Additional data on characteristics of the 1959 and 1956 inventories and changes since 1956 are presented in tables 1 to 10. The counts and characteristics of the 1957 to 1959 components of change are summarized in tables A to G. The figures in these tables have been rounded to the nearest thousand; hence, the detail may not add to the totals.

Both the 1956 and 1959 statistics relate to the boundaries of the geographic areas defined and designated as of the 1950 Census and used for the 1956 National Housing Inventory. Thus,

the national and regional data in this report relate to the United States exclusive of Alaska and Hawaii; the data for SMSA's and central cities are for the 168 standard metropolitan areas (SMA's) and their respective central cities as defined and delineated at the time of the 1950 Census (a more detailed discussion is provided in section on "Area classifications"). Unpublished components of change counts for the 9 3/4-year period, April 1950 to December 1959, relating to the same (1950) boundaries of the geographic areas are available upon request. For 1950-1959 data relating to the 1959 boundaries of the areas, see 1960 Census of Housing, Volume IV, Components of Inventory Change, Part 1A-1, 1950-1959 Components, and Part 1B-1, Inventory Characteristics.

Basic measures of change--Table A, which describes the source of the 1959 inventory, shows that about 52,300,000 or nine-tenths of the dwelling units in the United States in December 1959 consisted of "same" units, that is, units which existed in 1956 and which were reported as essentially unchanged in 1959. The remaining one-tenth represented newly built units, those resulting from conversion or merger, and those added through other sources.

Table A.--SOURCE OF THE 1959 HOUSING INVENTORY

(Based on sample)

| Area | All dwelling units, 1959 | Same units, 1956 and 1959 | Units changed by-- | | Units added through-- | | Percent distribution | | | | | |
|----------------------------|--------------------------|---------------------------|--------------------|---------|-----------------------|---------------|--------------------------|---------------------------|--------------------|--------|-----------------------|---------------|
| | | | Conversion | Merger | New construction | Other sources | All dwelling units, 1959 | Same units, 1956 and 1959 | Units changed by-- | | Units added through-- | |
| | | | | | | | | | Conversion | Merger | New construction | Other sources |
| United States..... | 58,388,000 | 52,302,000 | 590,000 | 356,000 | 4,540,000 | 601,000 | 100.0 | 89.6 | 1.0 | 0.6 | 7.8 | 1.0 |
| Inside SMSA's..... | 33,879,000 | 30,373,000 | 381,000 | 216,000 | 2,680,000 | 229,000 | 100.0 | 89.7 | 1.1 | 0.6 | 7.9 | 0.7 |
| In central cities..... | 16,855,000 | 15,662,000 | 260,000 | 140,000 | 661,000 | 131,000 | 100.0 | 92.9 | 1.6 | 0.8 | 3.9 | 0.8 |
| Not in central cities..... | 17,024,000 | 14,711,000 | 121,000 | 76,000 | 2,019,000 | 98,000 | 100.0 | 86.4 | 0.7 | 0.4 | 11.9 | 0.6 |
| Outside SMSA's..... | 24,509,000 | 21,929,000 | 208,000 | 140,000 | 1,860,000 | 372,000 | 100.0 | 89.5 | 0.8 | 0.6 | 7.6 | 1.5 |
| Northeast..... | 14,607,000 | 13,448,000 | 198,000 | 87,000 | 788,000 | 86,000 | 100.0 | 92.1 | 1.3 | 0.6 | 5.4 | 0.6 |
| Inside SMSA's..... | 11,111,000 | 10,315,000 | 143,000 | 67,000 | 532,000 | 56,000 | 100.0 | 92.8 | 1.3 | 0.6 | 4.8 | 0.5 |
| Outside SMSA's..... | 3,495,000 | 3,134,000 | 55,000 | 20,000 | 256,000 | 30,000 | 100.0 | 89.6 | 1.6 | 0.6 | 7.3 | 0.9 |
| North Central..... | 16,706,000 | 15,143,000 | 158,000 | 123,000 | 1,106,000 | 175,000 | 100.0 | 90.7 | 0.9 | 0.7 | 6.6 | 1.1 |
| Inside SMSA's..... | 9,288,000 | 8,289,000 | 100,000 | 79,000 | 756,000 | 64,000 | 100.0 | 89.2 | 1.1 | 0.9 | 8.1 | 0.7 |
| Outside SMSA's..... | 7,418,000 | 6,855,000 | 58,000 | 44,000 | 350,000 | 111,000 | 100.0 | 92.4 | 0.8 | 0.6 | 4.7 | 1.5 |
| South..... | 17,789,000 | 15,571,000 | 170,000 | 119,000 | 1,726,000 | 204,000 | 100.0 | 87.5 | 1.0 | 0.7 | 9.7 | 1.1 |
| Inside SMSA's..... | 7,543,000 | 6,554,000 | 91,000 | 57,000 | 796,000 | 45,000 | 100.0 | 86.9 | 1.2 | 0.7 | 10.6 | 0.6 |
| Outside SMSA's..... | 10,246,000 | 9,017,000 | 79,000 | 62,000 | 930,000 | 159,000 | 100.0 | 88.0 | 0.8 | 0.6 | 9.1 | 1.5 |
| West..... | 9,287,000 | 8,140,000 | 64,000 | 27,000 | 920,000 | 137,000 | 100.0 | 87.6 | 0.7 | 0.3 | 9.9 | 1.5 |
| Inside SMSA's..... | 5,936,000 | 5,216,000 | 47,000 | 13,000 | 596,000 | 64,000 | 100.0 | 87.9 | 0.8 | 0.2 | 10.0 | 1.1 |
| Outside SMSA's..... | 3,351,000 | 2,924,000 | 16,000 | 14,000 | 324,000 | 73,000 | 100.0 | 87.3 | 0.5 | 0.4 | 9.6 | 2.2 |

The proportions of "same" units inside and outside SMSA's were the same as that for the Nation as a whole--90 percent. Of the units existing in 1959 in the "suburban" portions of the metropolitan areas, that is, within SMSA's but outside the central cities, approximately 86 percent were classified as "same," compared with 93 percent of the inventory inside the central cities. With respect to the regions, the proportion of "same"

¹ The figure for the 1956 inventory, which is based on the 1959 survey sample, does not differ significantly from the 1956 figure in table 1 which is based on the 1956 survey sample and was transcribed from the 1956 report (1956 National Housing Inventory, Volume III, Characteristics of the 1956 Inventory, United States and Regions).

units for both the South and West was 88 percent; this figure was 91 percent for the North Central Region and 92 percent for the Northeast.

"New construction" during the period 1957-1959 represented the largest source of housing added since 1956. Approximately 4,540,000 units, amounting to 8 percent of the 1959 inventory, were built during the 3-year period and were still in existence in 1959. This represents an annual average of 1.5 million newly constructed dwelling units over the 3-year period. For the first 6 3/4 years of the decade, April 1950 to December 1956, the annual average was 1.6 million.²

² Based on data from the 1956 National Housing Inventory, Volume I, Components of Change 1950 to 1956, United States and Regions.

Summary of Findings

The impact of "new construction" 1957 to 1959 on the housing inventory varied among the geographic subdivisions of the Nation. In the "suburban" portions of the metropolitan areas, newly constructed housing accounted for 12 percent of the 1959 inventory, compared with approximately 4 percent of the inventory in central cities. Outside SMSA's, the proportion of new construction units was 8 percent. Of the 4,540,000 new units in the Nation, about 2,019,000 were constructed in the suburban portions of the metropolitan areas, 661,000 were built inside the central cities, and 1,860,000 outside the SMSA's.

Dwelling units constructed during the 3-year period constituted approximately 10 percent of the 1959 inventory in the South and West, 7 percent in the North Central Region, and 5 percent in the Northeast. The largest volume of "new construction" occurred in the South, where 1 3/4 million newly constructed units were added during the 1957-1959 period.

About 600,000 dwelling units, or 1 percent of the 1959 inventory in the United States, were added through "other sources" such as units added from nonresidential space, rooming houses, or transient accommodations, or units moved to site. Roughly 350,000 of the 600,000 units added through "other sources" were reported as units moved to site. For the United States, units moved to site do not necessarily result in net additions to the inventory since they presumably represent units lost in the locations from which they were moved (reported as units moved from site and included in the count of units lost through "other means" in table B). However, with respect

to the various subareas (regions, inside and outside SMSA's, and inside and outside central cities) units moved to and from site may result in net changes if the units involved in these moves were originally located in different areas.

The Components of Change results permit analysis of the effect of conversions and mergers on the housing supply. Conversion refers to the creation of two or more dwelling units from fewer units through structural alteration or change in use. There were 590,000 units in the United States in 1959 (table A) which had been produced by dividing 294,000 units that existed in 1956 (table B). Generally, two units were created from one. On the other hand, merger refers to the combining of two or more dwelling units into fewer units through structural alteration or change in use. About 356,000 units existing in 1959 (table A) had been produced by combining an estimated 739,000 units that existed in 1956 (table B). Generally, one unit emerged from every two that were combined. Units resulting from conversions and mergers represented about 2 percent of the 1959 inventory.

A large part of the losses through mergers were offset by gains through conversions. Approximately 383,000 units were lost from the total inventory as a result of merger and 295,000 were created as a result of conversion (see table C). There were variations in this pattern among the geographic subdivisions. The national averages of two units created from one through conversion, and one unit emerging from two through merger, held consistently for the four regions and inside and outside SMSA's.

Table B.--DISPOSITION OF THE 1956 HOUSING INVENTORY

(Based on sample)

| Area | All dwelling units, 1956 | Same units, 1956 and 1959 | Units changed by-- | | Units lost through-- | | Percent distribution | | | | | |
|----------------------------|--------------------------|---------------------------|--------------------|---------|----------------------|-------------|--------------------------|---------------------------|--------------------|--------|----------------------|-------------|
| | | | Conversion | Merger | Demolition | Other means | All dwelling units, 1956 | Same units, 1956 and 1959 | Units changed by-- | | Units lost through-- | |
| | | | | | | | | | Conversion | Merger | Demolition | Other means |
| United States..... | 55,337,000 | 52,302,000 | 294,000 | 739,000 | 791,000 | 1,211,000 | 100.0 | 94.5 | 0.5 | 1.4 | 1.4 | 2.2 |
| Inside SMSA's..... | 31,914,000 | 30,373,000 | 185,000 | 456,000 | 429,000 | 471,000 | 100.0 | 95.2 | 0.6 | 1.4 | 1.3 | 1.5 |
| In central cities..... | 16,577,000 | 15,662,000 | 125,000 | 314,000 | 270,000 | 206,000 | 100.0 | 94.5 | 0.8 | 1.9 | 1.6 | 1.2 |
| Not in central cities..... | 15,337,000 | 14,711,000 | 60,000 | 142,000 | 159,000 | 266,000 | 100.0 | 95.9 | 0.4 | 0.9 | 1.1 | 1.7 |
| Outside SMSA's..... | 23,423,000 | 21,929,000 | 109,000 | 283,000 | 362,000 | 740,000 | 100.0 | 93.6 | 0.5 | 1.2 | 1.5 | 3.2 |
| Northeast..... | 14,029,000 | 13,448,000 | 105,000 | 178,000 | 109,000 | 189,000 | 100.0 | 95.9 | 0.7 | 1.3 | 0.8 | 1.3 |
| Inside SMSA's..... | 10,728,000 | 10,315,000 | 74,000 | 137,000 | 78,000 | 124,000 | 100.0 | 96.1 | 0.7 | 1.3 | 0.7 | 1.2 |
| Outside SMSA's..... | 3,301,000 | 3,134,000 | 31,000 | 41,000 | 31,000 | 65,000 | 100.0 | 94.9 | 0.9 | 1.2 | 1.0 | 2.0 |
| North Central..... | 15,925,000 | 15,143,000 | 77,000 | 263,000 | 173,000 | 269,000 | 100.0 | 95.1 | 0.5 | 1.6 | 1.1 | 1.7 |
| Inside SMSA's..... | 8,748,000 | 8,289,000 | 45,000 | 175,000 | 116,000 | 123,000 | 100.0 | 94.8 | 0.5 | 2.0 | 1.3 | 1.4 |
| Outside SMSA's..... | 7,177,000 | 6,855,000 | 31,000 | 88,000 | 58,000 | 146,000 | 100.0 | 95.5 | 0.5 | 1.2 | 0.8 | 2.0 |
| South..... | 16,730,000 | 15,571,000 | 81,000 | 242,000 | 354,000 | 482,000 | 100.0 | 93.1 | 0.5 | 1.4 | 2.1 | 2.9 |
| Inside SMSA's..... | 6,959,000 | 6,554,000 | 42,000 | 117,000 | 135,000 | 111,000 | 100.0 | 94.2 | 0.6 | 1.7 | 1.9 | 1.6 |
| Outside SMSA's..... | 9,771,000 | 9,017,000 | 39,000 | 126,000 | 219,000 | 371,000 | 100.0 | 92.3 | 0.4 | 1.3 | 2.2 | 3.8 |
| West..... | 8,652,000 | 8,140,000 | 32,000 | 56,000 | 154,000 | 271,000 | 100.0 | 94.1 | 0.4 | 0.6 | 1.8 | 3.1 |
| Inside SMSA's..... | 5,478,000 | 5,216,000 | 24,000 | 27,000 | 100,000 | 112,000 | 100.0 | 95.2 | 0.4 | 0.5 | 1.8 | 2.1 |
| Outside SMSA's..... | 3,174,000 | 2,924,000 | 8,000 | 29,000 | 54,000 | 159,000 | 100.0 | 92.1 | 0.3 | 0.9 | 1.7 | 5.0 |

Table B, which describes the disposition of the 1956 inventory, shows that the 52,300,000 "same" units constituted about 95 percent of the 1956 inventory. Thus, only 5 percent of the Nation's 1956 dwelling units were reported as demolished, lost through other means, converted, or merged for the 3-year period.

Losses through "demolition" amounted to 791,000 units, or about 1 1/2 percent of the 1956 inventory. Demolitions occurred more frequently in the South and West than in the Northeast and North Central Regions. Of the 791,000 units in the Nation that were demolished, nearly one-half (45 percent) were in the South.

Units lost through "other means" (were destroyed by fire or flood; became unfit for human habitation; were changed to nonresidential uses, rooming houses, or transient accommodations; or were moved from site) amounted to 1,211,000 units or

2 percent of the 1956 inventory. Approximately three-fifths of the losses through "other means" were in the nonmetropolitan territory. (For the effect on net change of units moved to and from site, see discussion of table A with respect to units added through "other sources.")

Net change.--The figures in table C which summarize net changes in the housing inventory, are derived from tables A and B. New construction, conversion, and other sources added about 5,437,000 dwelling units to the 1956 inventory in the United States, or an average rate of gain of about 3.3 percent a year over the 1956 inventory. On the other hand, demolitions, mergers, and other losses removed approximately 2,385,000 dwelling units from the 1956 inventory, or an average rate of loss of about 1.4 percent a year. Thus, for every two units that were added to the inventory during the 3-year period,

Components of Inventory Change—1957 to 1959 Components

Table C.--NET CHANGES IN HOUSING INVENTORY, 1956 TO 1959

(Based on sample)

| Area | All dwelling units | | Net change | | | | | | | | | |
|----------------------------|--------------------|---------------|------------|----------|-----------------------|-------------|-------------------|---------------|----------------------|---------|-------------|-------------|
| | December 1959 | December 1956 | Total | | Units added through-- | | | | Units lost through-- | | | |
| | | | Number | Per-cent | Total added | Conver-sion | New con-struction | Other sources | Total lost | Merger | Demol-ition | Other means |
| United States..... | 58,368,000 | 55,337,000 | 3,052,000 | 5.5 | 5,437,000 | 295,000 | 4,540,000 | 601,000 | 2,385,000 | 383,000 | 791,000 | 1,211,000 |
| Inside SMSA's..... | 33,879,000 | 31,914,000 | 1,965,000 | 6.2 | 3,105,000 | 196,000 | 2,680,000 | 229,000 | 1,140,000 | 240,000 | 429,000 | 471,000 |
| In central cities..... | 16,855,000 | 16,577,000 | 278,000 | 1.7 | 927,000 | 135,000 | 661,000 | 131,000 | 649,000 | 174,000 | 270,000 | 206,000 |
| Not in central cities..... | 17,024,000 | 15,337,000 | 1,687,000 | 11.0 | 2,178,000 | 61,000 | 2,019,000 | 98,000 | 491,000 | 66,000 | 159,000 | 266,000 |
| Outside SMSA's..... | 24,509,000 | 23,423,000 | 1,086,000 | 4.6 | 2,331,000 | 99,000 | 1,860,000 | 372,000 | 1,245,000 | 143,000 | 362,000 | 740,000 |
| Northeast..... | 14,607,000 | 14,029,000 | 577,000 | 4.1 | 967,000 | 93,000 | 788,000 | 86,000 | 389,000 | 91,000 | 109,000 | 189,000 |
| Inside SMSA's..... | 11,111,000 | 10,728,000 | 383,000 | 3.6 | 656,000 | 69,000 | 532,000 | 56,000 | 273,000 | 71,000 | 78,000 | 124,000 |
| Outside SMSA's..... | 3,495,000 | 3,301,000 | 194,000 | 5.9 | 310,000 | 24,000 | 256,000 | 30,000 | 116,000 | 21,000 | 31,000 | 65,000 |
| North Central..... | 16,706,000 | 15,925,000 | 781,000 | 4.9 | 1,363,000 | 81,000 | 1,106,000 | 175,000 | 582,000 | 140,000 | 173,000 | 269,000 |
| Inside SMSA's..... | 9,288,000 | 8,748,000 | 540,000 | 6.2 | 874,000 | 54,000 | 756,000 | 64,000 | 334,000 | 95,000 | 116,000 | 123,000 |
| Outside SMSA's..... | 7,418,000 | 7,177,000 | 241,000 | 3.4 | 488,000 | 27,000 | 350,000 | 111,000 | 248,000 | 44,000 | 58,000 | 146,000 |
| South..... | 17,789,000 | 16,730,000 | 1,059,000 | 6.3 | 2,019,000 | 89,000 | 1,726,000 | 204,000 | 960,000 | 124,000 | 354,000 | 482,000 |
| Inside SMSA's..... | 7,543,000 | 6,959,000 | 584,000 | 8.4 | 890,000 | 49,000 | 796,000 | 45,000 | 307,000 | 60,000 | 135,000 | 111,000 |
| Outside SMSA's..... | 10,246,000 | 9,771,000 | 475,000 | 4.9 | 1,129,000 | 40,000 | 930,000 | 159,000 | 653,000 | 64,000 | 219,000 | 371,000 |
| West..... | 9,287,000 | 8,652,000 | 635,000 | 7.3 | 1,088,000 | 32,000 | 920,000 | 137,000 | 453,000 | 28,000 | 154,000 | 271,000 |
| Inside SMSA's..... | 5,936,000 | 5,478,000 | 458,000 | 8.4 | 684,000 | 24,000 | 596,000 | 64,000 | 226,000 | 14,000 | 100,000 | 112,000 |
| Outside SMSA's..... | 3,351,000 | 3,174,000 | 177,000 | 5.6 | 404,000 | 8,000 | 324,000 | 73,000 | 227,000 | 15,000 | 54,000 | 159,000 |

slightly less than one unit of the existing supply was removed. The resulting net increase of 3,052,000 units in the Nation represents an average annual gain of approximately 1.0 million units over the period of 3 years. In comparison, for the 6 3/4-year period, April 1950 to December 1956, the average annual gain was 1.4 million.³ The smaller average for the 3-year period reflects, among other factors, an increase in demolitions during the latter part of the decade.

Within the Nation's metropolitan areas, growth for the 1957-1959 period was much greater outside than inside the central cities. Outside the central cities there was a net increase of 11 percent over the 1956 housing inventory compared with 2 percent inside the central cities. In the nonmetropolitan territory, the net percentage increase was 5 percent. Among the regions, growth since 1956 ranged from 4 percent in the Northeast to 7 percent in the West.

Characteristics of units created or removed.--A comparison of the 1959 characteristics of units constructed in the 3-year period, 1957 to 1959, with those built in the 6 3/4-year period, April 1950 to December 1956, suggests possible differences between units built in the early part of the decade and those constructed later. (The 1959 characteristics of units constructed during the 1950-1956 period are derived from unpublished tabulations of the December 1959 results.)

About three-tenths of the newer units (1957-1959 "new construction") had more than one bathroom; the median number of persons was 3.4. The median value of owner-occupied properties was \$16,200. Approximately one-half of the renter-occupied units were in 5-or-more-unit structures. Available vacant units (for rent or for sale) amounted to 10.8 percent of all the newer units. With respect to units that were constructed during the 1950-1956 period, approximately one-fifth had more than one bathroom in 1959; the median number of persons was 3.6. The median value of owner-occupied properties was \$15,000 in 1959. About three-tenths of the renter-occupied units were in structures containing 5 or more units. Approximately 2.7 percent of all the units constructed during the earlier part of the decade were vacant units available for rent or for sale in 1959.

Marked differences exist between the characteristics of units constructed during the 1957-1959 period and those removed from the inventory since 1956 through "demolition" (table D).

³ Data from Volume I of the 1956 National Housing Inventory.

Typically, newly constructed units tended to be of better quality than units which were demolished. Approximately nine-tenths of the new units in the United States were not dilapidated and had all plumbing facilities (hot water, private toilet and bath), and the median size was 4.9 rooms. Of the occupied new units, three out of four were occupied by owners in 1959 and the median value was \$16,200. The median gross rent for the new renter-occupied units was \$94 per month. In contrast, "demolition" tended to remove less desirable and poorer quality housing. Only one-third of the demolished units were not dilapidated and had all plumbing facilities in 1956, and the median size was 3.9 rooms. The bulk of the occupied units (about two out of three) had been occupied by renters in 1956, and the gross rent at that time was \$45. The median value of owner-occupied units in 1956 was \$7,800. Because of the relatively small numbers involved, however, the overall effect of demolitions on the characteristics of the housing supply is limited.

Comparison of the characteristics of newly constructed units with those existing in the inventory as "same" indicates that new units tended to be higher in rents and values than "same" units. New units were also more frequently owner occupied and contained larger households.

The proportion of homeownership among the new occupied units was 71 percent inside SMSA's compared with 82 percent outside SMSA's. Rents and values of new units were higher inside than outside the metropolitan areas. The median gross monthly rent of newly constructed renter-occupied housing was \$96 inside SMSA's, compared with \$84 outside SMSA's; the medians for value of new owner-occupied properties were \$17,300 and \$14,000, respectively. Virtually all (96 percent) of the new units inside SMSA's were not dilapidated and had all plumbing facilities compared with 84 percent of the new units in non-metropolitan territory.

Within the SMSA's, the incidence of homeownership among newly built units was greater in the suburban areas than inside the central cities. Outside the central cities, eight out of ten new units were owner occupied in 1959, but inside the cities only one-half were owner occupied. Approximately 1,357,000 new owner-occupied units were constructed during 1957-1959 in the suburban ring, compared with 256,000 inside the central cities. About 372,000 renter-occupied units were constructed outside the central cities and 284,000 inside these cities. The median values of new owner-occupied properties were \$17,000 outside the central cities and \$18,900 in the central cities; the corresponding monthly gross rent medians were \$92 and \$102. The

Summary of Findings

Table D.--SUMMARY CHARACTERISTICS OF SELECTED COMPONENTS OF CHANGE, 1959 AND 1956
(Based on sample. Percent and median not shown where base is insufficient; see text)

| Area and subject | 1959 | | 1956 ¹ | | 1959 | | 1956 ¹ | | 1959 | | 1956 ¹ | |
|---|----------------------|------------|-------------------|------------|----------------------------------|------------|-------------------|------------|--------------------------------------|------------|-------------------|------------|
| | New construction | Same | Demolition | Same | New construction | Same | Demolition | Same | New construction | Same | Demolition | Same |
| | Total | | | | Inside SMSA's | | | | Outside SMSA's | | | |
| UNITED STATES | | | | | | | | | | | | |
| Total number of units..... | 4,540,000 | 52,302,000 | 791,000 | 52,302,000 | 2,680,000 | 30,373,000 | 429,000 | 30,373,000 | 1,860,000 | 21,929,000 | 362,000 | 21,929,000 |
| Percent not dilapidated, with all facilities..... | 90.8 | 80.1 | 36.2 | 78.4 | 95.7 | 90.2 | 45.7 | 89.7 | 83.7 | 66.1 | 24.8 | 62.7 |
| All occupied units..... | 3,730,000 | 47,813,000 | 466,000 | 45,791,000 | 2,268,000 | 28,927,000 | 277,000 | 27,737,000 | 1,462,000 | 18,886,000 | 189,000 | 18,054,000 |
| Percent with 1.01 or more persons per room..... | 9.1 | 11.4 | 22.0 | 11.2 | 7.3 | 10.4 | 23.1 | 9.9 | 12.0 | 12.8 | 20.3 | 13.2 |
| Percent owner occupied..... | 75.4 | 61.8 | 32.4 | 62.0 | 71.1 | 59.3 | 34.1 | 59.5 | 82.0 | 65.7 | 29.9 | 65.8 |
| Median: | | | | | | | | | | | | |
| Number of rooms..... | 4.9 | 4.9 | 3.9 | 4.8 | 5.0 | 4.9 | 4.0 | 4.8 | 4.9 | 4.9 | 3.9 | 4.9 |
| Number of persons..... | 3.4 | 2.9 | 2.9 | 3.0 | 3.5 | 2.9 | 2.7 | 3.0 | 3.4 | 3.0 | 3.1 | 3.0 |
| Value..... | \$16,200 | \$11,700 | \$7,800 | \$11,200 | \$17,300 | \$13,500 | \$11,000 | \$12,400 | \$14,000 | \$8,500 | ... | \$8,500 |
| Gross rent..... | \$94 | \$69 | \$45 | \$64 | \$96 | \$73 | \$49 | \$68 | \$84 | \$56 | \$41 | \$54 |
| Contract rent..... | \$86 | \$56 | \$37 | \$54 | \$89 | \$62 | \$41 | \$58 | \$69 | \$43 | \$31 | \$42 |
| NORTHEAST | | | | | | | | | | | | |
| Total number of units..... | 788,000 | 13,448,000 | 109,000 | 13,448,000 | 532,000 | 10,315,000 | 78,000 | 10,315,000 | 256,000 | 3,134,000 | 31,000 | 3,134,000 |
| Percent not dilapidated, with all facilities..... | 93.5 | 88.7 | 50.6 | 87.4 | 96.3 | 91.8 | 52.9 | 90.2 | 87.9 | 78.6 | ... | 78.2 |
| All occupied units..... | 682,000 | 12,447,000 | 76,000 | 12,022,000 | 462,000 | 9,910,000 | 58,000 | 9,543,000 | 220,000 | 2,537,000 | 18,000 | 2,479,000 |
| Percent with 1.01 or more persons per room..... | 3.8 | 8.4 | 24.7 | 8.3 | 3.9 | 8.4 | 24.7 | 8.5 | 3.5 | 8.3 | ... | 7.3 |
| Percent owner occupied..... | 86.1 | 56.3 | 26.0 | 56.2 | 81.3 | 52.3 | 23.6 | 52.4 | 96.1 | 71.8 | ... | 70.9 |
| Median: | | | | | | | | | | | | |
| Number of rooms..... | 5.5 | 5.1 | 4.7 | 5.1 | 5.4 | 5.0 | 4.7 | 5.0 | 5.8 | 5.5 | ... | 5.5 |
| Number of persons..... | 3.5 | 3.0 | 3.3 | 3.0 | 3.7 | 2.9 | 2.9 | 3.0 | 3.1 | 3.1 | ... | 3.2 |
| Value..... | \$18,300 | \$13,300 | ... | \$12,000 | \$18,400 | \$14,200 | ... | \$12,800 | \$18,300 | \$11,000 | ... | \$10,000 |
| Gross rent..... | \$92 | \$71 | \$48 | \$64 | \$116 | \$72 | \$46 | \$65 | ... | \$64 | ... | \$59 |
| Contract rent..... | \$103 | \$58 | \$34 | \$53 | \$108 | \$60 | \$34 | \$54 | ... | \$47 | ... | \$43 |
| NORTH CENTRAL | | | | | | | | | | | | |
| Total number of units..... | 1,106,000 | 15,143,000 | 173,000 | 15,143,000 | 756,000 | 8,289,000 | 116,000 | 8,289,000 | 350,000 | 6,855,000 | 58,000 | 6,855,000 |
| Percent not dilapidated, with all facilities..... | 92.7 | 79.6 | 45.7 | 77.1 | 98.6 | 89.0 | 49.8 | 88.8 | 79.8 | 68.3 | 37.9 | 63.1 |
| All occupied units..... | 904,000 | 13,922,000 | 109,000 | 13,593,000 | 637,000 | 7,908,000 | 81,000 | 7,675,000 | 267,000 | 6,013,000 | 29,000 | 5,918,000 |
| Percent with 1.01 or more persons per room..... | 10.5 | 9.3 | 17.8 | 9.3 | 9.6 | 10.1 | 15.6 | 9.8 | 12.8 | 8.4 | ... | 8.8 |
| Percent owner occupied..... | 84.6 | 67.7 | 34.1 | 66.9 | 84.2 | 65.1 | 38.9 | 64.3 | 85.6 | 71.1 | ... | 70.2 |
| Median: | | | | | | | | | | | | |
| Number of rooms..... | 5.0 | 5.1 | 4.0 | 5.0 | 5.1 | 4.9 | 3.7 | 4.9 | 4.8 | 5.3 | 4.3 | 5.3 |
| Number of persons..... | 3.6 | 2.9 | 2.8 | 2.9 | 3.6 | 2.9 | 2.6 | 3.0 | 3.5 | 2.8 | ... | 2.9 |
| Value..... | \$17,100 | \$12,100 | ... | \$11,600 | \$17,500 | \$14,000 | ... | \$13,400 | \$15,400 | \$8,700 | ... | \$8,700 |
| Gross rent..... | \$92 | \$74 | \$59 | \$69 | \$95 | \$80 | \$57 | \$74 | ... | \$59 | ... | \$56 |
| Contract rent..... | \$76 | \$61 | \$49 | \$58 | \$79 | \$69 | \$49 | \$66 | ... | \$45 | ... | \$43 |
| SOUTH | | | | | | | | | | | | |
| Total number of units..... | 1,726,000 | 15,571,000 | 354,000 | 15,571,000 | 796,000 | 6,554,000 | 135,000 | 6,554,000 | 930,000 | 9,017,000 | 219,000 | 9,017,000 |
| Percent not dilapidated, with all facilities..... | 85.8 | 67.8 | 23.5 | 65.5 | 89.8 | 85.2 | 30.0 | 85.7 | 82.3 | 55.2 | 19.5 | 51.1 |
| All occupied units..... | 1,362,000 | 13,956,000 | 182,000 | 13,080,000 | 655,000 | 6,112,000 | 75,000 | 5,709,000 | 707,000 | 7,844,000 | 107,000 | 7,371,000 |
| Percent with 1.01 or more persons per room..... | 10.5 | 15.8 | 28.0 | 16.0 | 7.0 | 14.4 | 31.8 | 13.6 | 13.8 | 16.9 | 25.3 | 17.9 |
| Percent owner occupied..... | 71.4 | 61.5 | 29.9 | 62.1 | 59.9 | 60.8 | 25.3 | 61.6 | 82.0 | 62.2 | 33.1 | 62.5 |
| Median: | | | | | | | | | | | | |
| Number of rooms..... | 4.8 | 4.7 | 3.7 | 4.7 | 4.7 | 4.8 | 3.1 | 4.8 | 4.9 | 4.6 | 3.9 | 4.6 |
| Number of persons..... | 3.5 | 3.0 | 3.3 | 3.1 | 3.3 | 3.1 | 2.8 | 3.1 | 3.6 | 3.0 | 3.4 | 3.1 |
| Value..... | \$13,400 | \$9,100 | \$5,000- | \$9,100 | \$15,000 | \$11,000 | ... | \$10,600 | \$11,400 | \$7,000 | ... | \$7,000 |
| Gross rent..... | \$87 | \$58 | \$35 | \$55 | \$89 | \$67 | \$39 | \$63 | \$77 | \$46 | \$31 | \$45 |
| Contract rent..... | \$73 | \$46 | \$29 | \$45 | \$81 | \$55 | \$33 | \$53 | \$56 | \$40- | \$24 | \$34 |
| WEST | | | | | | | | | | | | |
| Total number of units..... | 920,000 | 8,140,000 | 154,000 | 8,140,000 | 596,000 | 5,216,000 | 100,000 | 5,216,000 | 324,000 | 2,924,000 | 54,000 | 2,924,000 |
| Percent not dilapidated, with all facilities..... | 95.6 | 90.4 | 44.0 | 90.2 | 99.2 | 95.5 | 56.5 | 95.1 | 88.8 | 81.3 | 19.7 | 81.2 |
| All occupied units..... | 783,000 | 7,488,000 | 100,000 | 7,097,000 | 514,000 | 4,997,000 | 64,000 | 4,811,000 | 268,000 | 2,491,000 | 35,000 | 2,287,000 |
| Percent with 1.01 or more persons per room..... | 9.6 | 11.9 | 13.4 | 11.0 | 7.6 | 10.1 | 20.8 | 8.6 | 13.3 | 15.5 | ... | 16.1 |
| Percent owner occupied..... | 62.3 | 60.6 | 40.0 | 62.2 | 59.9 | 62.2 | 47.8 | 63.3 | 66.9 | 57.4 | ... | 59.8 |
| Median: | | | | | | | | | | | | |
| Number of rooms..... | 4.6 | 4.6 | 3.9 | 4.6 | 4.7 | 4.7 | 4.4 | 4.7 | 4.6 | 4.4 | 2.5- | 4.3 |
| Number of persons..... | 3.2 | 2.8 | 2.2 | 2.9 | 3.2 | 2.8 | 2.6 | 2.8 | 3.2 | 2.8 | ... | 3.1 |
| Value..... | \$17,200 | \$13,500 | \$11,000 | \$12,100 | \$18,800 | \$14,600 | \$12,700 | \$12,900 | \$14,800 | \$10,300 | ... | \$10,300 |
| Gross rent..... | \$99 | \$72 | \$51 | \$69 | \$99 | \$74 | \$63 | \$70 | \$104 | \$69 | ... | \$66 |
| Contract rent..... | \$95 | \$62 | \$47 | \$62 | \$94 | \$66 | \$51 | \$64 | \$100 | \$55 | ... | \$55 |
| | Inside SMSA's--Total | | | | Inside SMSA's--In central cities | | | | Inside SMSA's--Not in central cities | | | |
| UNITED STATES | | | | | | | | | | | | |
| Total number of units..... | 2,680,000 | 30,373,000 | 429,000 | 30,373,000 | 661,000 | 15,662,000 | 270,000 | 15,662,000 | 2,019,000 | 14,711,000 | 159,000 | 14,711,000 |
| Percent not dilapidated, with all facilities..... | 95.7 | 90.2 | 45.7 | 89.7 | 98.3 | 90.3 | 43.9 | 89.2 | 94.8 | 90.2 | 48.6 | 90.2 |
| All occupied units..... | 2,268,000 | 28,927,000 | 277,000 | 27,737,000 | 540,000 | 14,949,000 | 177,000 | 14,629,000 | 1,729,000 | 13,978,000 | 100,000 | 13,108,000 |
| Percent with 1.01 or more persons per room..... | 7.3 | 10.4 | 23.1 | 9.9 | 6.4 | 10.3 | 24.0 | 10.1 | 7.5 | 10.6 | 21.5 | 9.8 |
| Percent owner occupied..... | 71.1 | 59.3 | 34.1 | 59.5 | 47.4 | 47.5 | 22.2 | 48.4 | 78.5 | 71.9 | 55.0 | 71.9 |
| Median: | | | | | | | | | | | | |
| Number of rooms..... | 5.0 | 4.9 | 4.0 | 4.8 | 4.1 | 4.6 | 3.6 | 4.6 | 5.1 | 5.1 | 4.3 | 5.0 |
| Number of persons..... | 3.5 | 2.9 | 2.7 | 3.0 | 2.6 | 2.6 | 2.7 | 2.7 | 3.6 | 3.3 | 2.7 | 3.3 |
| Value..... | \$17,300 | \$13,500 | \$11,000 | \$12,400 | \$18,900 | \$12,000 | ... | \$11,300 | \$17,000 | \$14,400 | \$11,100 | \$13,400 |
| Gross rent..... | \$96 | \$73 | \$49 | \$68 | \$102 | \$71 | \$51 | \$66 | \$92 | \$76 | \$36 | \$72 |
| Contract rent..... | \$89 | \$62 | \$41 | \$58 | \$94 | \$62 | \$43 | \$57 | \$86 | \$63 | \$36 | \$61 |

¹ Data on characteristics based on units with 1956 records available.

Components of Inventory Change—1957 to 1959 Components

proportion of new units outside the central cities that were not dilapidated and had all plumbing facilities was about the same as that inside these cities--95 and 98 percent, respectively.

About 86 percent of the 3,730,000 households in the United States residing in units newly constructed during the 1957-1959 period were households with "male head, wife present, no non-relatives" (table E). Husband-wife households with no nonrelatives were more prevalent in new owner units than in new renter units. Approximately nine-tenths of the new owner units were occupied by families in this category, compared with two-thirds of the renter units (table 8). Households in new owner properties were also markedly larger in terms of number of persons

than the new renter households. The median number of persons in newly constructed owner-occupied units in the United States was 3.7 compared with 2.5 persons in new renter-occupied units.

Larger households and husband-wife families with no non-relatives were more frequently living in the larger units constructed in the 3-year period than in the smaller units. For example, the median number of persons was 1.6 for households in newly constructed 1- and 2-room units; the median was 4.1 persons for households in new units having 7 rooms or more. Similarly, households with "male head, wife present, no non-relatives" constituted 37 percent of the households in 1- and 2-room units and 93 percent of those in 7-or-more-room units.

Table E.--NEW CONSTRUCTION UNITS: CHARACTERISTICS BY NUMBER OF ROOMS, 1959

(Based on sample)

| Subject | Total | 1 and 2 rooms | 3 rooms | 4 rooms | 5 rooms | 6 rooms | 7 rooms or more |
|--|-----------|---------------|---------|---------|-----------|---------|-----------------|
| Total units..... | 4,540,000 | 384,000 | 425,000 | 848,000 | 1,391,000 | 940,000 | 552,000 |
| Not dilapidated, with all plumbing facilities..... | 4,124,000 | 259,000 | 365,000 | 707,000 | 1,343,000 | 916,000 | 532,000 |
| Percent of total..... | 90.8 | 67.3 | 85.9 | 83.3 | 96.5 | 97.4 | 96.5 |
| With more than 1 bathroom..... | 1,460,000 | 4,000 | 5,000 | 46,000 | 404,000 | 547,000 | 455,000 |
| Percent of total..... | 32.2 | 1.0 | 1.2 | 5.4 | 29.0 | 58.2 | 82.5 |
| Occupied units..... | 3,730,000 | 281,000 | 327,000 | 714,000 | 1,100,000 | 818,000 | 490,000 |
| With male head, wife present, no nonrelatives..... | 3,219,000 | 103,000 | 227,000 | 614,000 | 1,036,000 | 781,000 | 458,000 |
| Percent of occupied..... | 86.3 | 36.6 | 69.4 | 86.0 | 94.2 | 95.4 | 93.4 |
| Median number of persons..... | 3.4 | 1.6 | 2.2 | 3.1 | 3.7 | 4.0 | 4.1 |

Of the dwelling units in the United States which were lost through "demolition," approximately 64 percent were dilapidated or lacked some plumbing facilities in 1956 (table D). In standard metropolitan statistical areas, 54 percent of the demolished units were in this category in 1956, while the comparable figure outside the metropolitan areas was 75 percent. The proportions of demolished units that were dilapidated or lacked plumbing facilities ranged from 49 percent in the Northeast to 76 percent in the South.

Approximately 68 percent of the 466,000 occupied units that were demolished during the 1957 to 1959 period had been renter-occupied in 1956 (table 3). Inside central cities of SMSA's, 78 percent of the demolished units had been renter occupied, compared with 45 percent outside the central cities. The proportion outside SMSA's was 70 percent.

About one-fifth of the occupied units in the United States that were demolished during the 1957-1959 period had been occupied by nonwhite households in 1956; the comparable figure for total nonwhite-occupied housing as a proportion of all occupied units in the Nation was approximately one-tenth in 1956. Approximately three-fifths of the demolished units that had been occupied by nonwhite households were located in the central cities of the SMSA's.

Of the 707,000 occupied dwelling units in the United States which were lost through "other means," an estimated 398,000 (56 percent) had been renter-occupied in 1956 (table 3). The proportions were approximately 59 percent inside and 54 percent outside standard metropolitan statistical areas.

Approximately 61 percent of all units lost through "other means" were reported as dilapidated or lacking some plumbing facilities in 1956. These proportions were 48 percent inside SMSA's and 69 percent outside the metropolitan areas. Units dilapidated or lacking plumbing facilities constituted about three-fourths of the units lost through other means in the South, roughly three-fifths in the North Central Region, and one-half in the Northeast and the West.

Units involved in "conversion" or "merger" had a limited effect on the characteristics of the inventory because of the relatively small numbers of units involved. The process of "conversion" tended to add units to the renter supply, while leaving the number of owner-occupied units essentially

unchanged. In 1956, there were approximately 155,000 owner-occupied units, 90,000 renter-occupied units, and 29,000 vacant units of all types in the United States that were involved in conversion during the 1957 to 1959 period (table 3). In 1959, the converted units consisted of 170,000 owner-occupied units, 349,000 renter-occupied units, and 70,000 vacant units (table 2).

The effect of the process of "merger" on renter housing was the reverse of that caused by conversion. Overall, mergers tended to remove units from the renter supply, while leaving the number of owner-occupied units unchanged. In 1956, there were about 216,000 owner-occupied units, 380,000 renter-occupied units, and 119,000 vacant units of all types in the United States that were involved in merger 1957 to 1959 (table 3). In 1959, the merged units consisted of 212,000 owner-occupied units, 121,000 renter-occupied units, and 23,000 vacant units (table 2).

Characteristics of same units---Information on "same" units is of special interest because it casts light on the utilization, quality, and financial characteristics of given dwelling units over the 3-year period. Tables 4 to 7 present the 1956 characteristics cross-tabulated by the 1959 characteristics for tenure and color, condition and plumbing facilities, values, and rents. The data in the upper portions of tables 4 to 7 are presented for all units which were "same" for the 1957 to 1959 period, regardless of their status for the prior period (1950 to 1956) covered in the 1956 National Housing Inventory. The lower portions of tables 4 to 7 are restricted to units which were "same" 1957 to 1959 and which were also "same" 1950 to 1956.

Changes in tenure occurred in a sizable number of units in the Nation. About 2,136,000 units or 8 percent of the 1956 owner-occupied group in the United States were renter occupied in 1959. Conversely, about 1,923,000 units or 11 percent of the 1956 renter-occupied units became owner occupied by 1959. The overall homeownership rate, however, was at approximately the same level in 1956 and 1959.

The major source of additional housing for nonwhite households between 1956 and 1959 was housing that was formerly occupied by white households--approximately 661,000 units in the

United States came from this source. Such units accounted for 16 percent of the "same" units occupied by nonwhite households in 1959 (table 4). The overall 1959 count of units occupied by nonwhite households, however, did not increase significantly since 1956 due to the offsetting effects of all the changes that had occurred in the nonwhite-occupied inventory, i.e., additions, losses, and shifts in color occupancy during the 1957-1959 period.

Inside SMSA's, 20 percent of the units occupied by nonwhite households in 1959 had been occupied by white households in 1956 compared with only 9 percent outside SMSA's. Among the regions, the proportions of units occupied by nonwhite households in 1959 that had been occupied by white households in 1956 were 8 percent for the South, 21 percent for the West, 26 percent for the North Central Region, and 27 percent for the Northeast.

About 237,000 units in the United States occupied by nonwhites in 1956 were occupied by white households in 1959. This number accounted for only 0.6 percent of the "same" units occupied by white households in 1959.

With respect to condition and plumbing facilities, the overall quality of "same" units in 1959 showed improvement over 1956 (table 5). Nevertheless, some downgrading as well as upgrading took place. In the United States, about 2,596,000 units were upgraded from "lacking some or all facilities or dilapidated" to "not dilapidated, with all plumbing facilities" between 1956 and 1959. During the same period, about 1,549,000 units were downgraded from "not dilapidated, with all plumbing facilities" to "lacking some or all plumbing facilities or dilapidated." For the Nation as a whole, improvement was greater for units that were owner occupied in 1956 than for those that were renter occupied.

The cross-tabulations of 1956 and 1959 rents and values (tables 6 and 7) illustrate rent and value changes for "same" units during the 1957-1959 period. These units are not necessarily identical with respect to facilities, services, equipment, or condition. The median gross monthly rent for the United States for "same" units which were renter occupied in 1956 and 1959 (and for which rent was reported in both periods) increased from \$63 in 1956 to \$68 in 1959. Inside SMSA's, the median gross monthly rent increased from \$66 to \$71; outside SMSA's, the medians were \$54 in 1956 and \$58 in 1959. Table F summarizes changes in rent for the United States with respect to units for which gross rent was reported in both periods.

Table F.--SAME UNITS: CHANGES IN GROSS RENT, 1956 TO 1959
(Based on sample. Percent distribution)

| 1956 gross rent | Total | In lower class interval in 1959 | In same class interval in 1959 | In higher class interval in 1959 |
|---------------------|-------|---------------------------------|--------------------------------|----------------------------------|
| Less than \$40..... | 100.0 | ... | 64.4 | 35.6 |
| \$40 to \$59..... | 100.0 | 6.7 | 58.3 | 35.0 |
| \$60 to \$79..... | 100.0 | 11.6 | 63.0 | 25.4 |
| \$80 to \$99..... | 100.0 | 14.6 | 62.2 | 23.2 |
| \$100 or more..... | 100.0 | 16.3 | 82.7 | ... |

Values reported for owner-occupied properties also showed an overall increase. For the United States, the median value for "same" units which were occupied by owners in 1956 and 1959 (and for which value was reported in both periods) increased from \$11,400 in 1956 to \$12,100 in 1959. The median value of owner-occupied properties increased inside SMSA's from \$12,500 in 1956 to \$13,600 in 1959 while outside SMSA's the medians were approximately the same--\$8,700 and \$8,900, respectively. Table G summarizes changes in value for the United States with respect to units for which value was reported in both periods.

Table G.--SAME UNITS: CHANGES IN VALUE, 1956 TO 1959
(Based on sample. Percent distribution)

| 1956 value | Total | In lower class interval in 1959 | In same class interval in 1959 | In higher class interval in 1959 |
|---------------------------|-------|---------------------------------|--------------------------------|----------------------------------|
| Less than \$5,000..... | 100.0 | ... | 70.4 | 29.6 |
| \$5,000 to \$9,900..... | 100.0 | 8.7 | 66.5 | 24.8 |
| \$10,000 to \$14,900..... | 100.0 | 14.2 | 64.1 | 21.7 |
| \$15,000 to \$19,900..... | 100.0 | 22.4 | 59.6 | 18.0 |
| \$20,000 to \$24,900..... | 100.0 | 36.3 | 42.1 | 21.6 |
| \$25,000 or more..... | 100.0 | 27.4 | 72.6 | ... |

The median gross rent for the United States for units that were "same 1950, 1956, and 1959" (for which rent was reported in 1956 and 1959) was \$62 in 1956 and \$67 in 1959. The corresponding medians for value of owner-occupied units were \$10,300 in 1956 and \$10,700 in 1959 (tables 6 and 7).

The characteristics of "same" units presented in the upper portions of tables 4 to 7, as well as the 1956 characteristics of the components in table 3, are restricted to units for which the 1956 characteristics were available. Therefore, the numbers shown for the characteristics of these units tend to be underestimates. For example, for approximately 2.2 million (4 percent) of the 52.3 million dwelling units in the United States reported as "same units 1956 and 1959," the 1956 characteristics were not available (e.g., units which were missed in the 1956 enumeration or units for which insufficient data were obtained by the 1956 enumerators). The percentages, however, would not be affected if the units with no 1956 data are distributed in the same manner as the units for which the 1956 data are available. With respect to the lower portions of tables 4 to 7, the figures tend to be underestimates because the characteristics are only for units for which both the 1956 survey and the 1950 Census data were available. The number of dwelling units in the United States that were "same units 1950, 1956, and 1959" for which the 1956 and/or 1950 characteristics were not available is estimated to fall between 4.5 and 6.0 million units. The data in tables 4 to 7, although underestimates, provide indications of magnitude (possibly minimum estimates) of the volume of changes among these units during the 3-year period. (See also "Summary of Findings" in Part 1A-1 of Volume IV for discussion of "same" units 1950 to 1959 for which 1950 Census data were not available.)