

Analytical Text

POPULATION GROWTH AND DISTRIBUTION United States

During the 1960-70 decade the total population of the United States grew from 179,323,000 to 203,235,000.¹ The rate of increase for this period, 13.3 percent, was lower than at any other time in the Nation's history except for the 1930-40 decade.

As for several decades past, population growth between 1960 and 1970 was overwhelmingly metropolitan. While the population living in metropolitan areas grew by 20 million persons (an increase of 16.6 percent since 1960) the population living outside them grew by less than 4 million (an increase of 6.5 percent). Metropolitan growth thus accounted for nearly 85 percent of the entire increase in the United States population in the 1960's.

By far the largest part of metropolitan growth occurred outside the central cities—an area which includes the densely-settled territory close in to central cities which is generally acknowledged to be "suburban", as well as the more lightly-populated areas which make up the remainder of the metropolitan counties.²

¹The population shown in the tables of this report adds to 203,166,000. Revisions in totals for certain States were made after the tabulations used for this report had been completed. See correction note, page 24.

²This entire territory—inside metropolitan areas, but outside central cities—is, for convenience's sake, referred to as "suburban."

During the 1960-70 decade the population living in metropolitan areas outside central cities increased by 16.8 million persons, or by 28 percent over the population in the same areas in 1960. By contrast, central cities, which had an increase in population of 3.2 million, show the lowest rate of growth for the decade—of only 5 percent (see table 1).

As extensive as these changes were, they nonetheless represent a slowing down of the metropolitan growth of the previous decade. Between 1950 and 1960, rates of increase for both central city and suburban populations were twice as high as in the recent period.

In 1960, the population of the United States was divided almost equally among central cities, suburbs, and nonmetropolitan areas, each of which contained approximately 60 million persons. By 1970, the population of nonmetropolitan areas had grown to 63 million and that of central cities to 64 million (each comprising 31 percent), but the population of the suburbs exceeded 76 million and made up 38 percent of the Nation's total.

The metropolitan area definition used to gauge 1960-70 population change is consistent. For SMSA's which expanded their boundaries during the decade, 1960 population has been reconstructed within 1970 limits. Population within metropolitan areas are not as easily compared. Between 1960 and 1970, a great many central cities annexed suburban populations. In some parts of the country, this was a major element in central city growth (table A). For all central cities having annexations except three (Indianapolis, Jacksonville, and

Table A. Change in Population of Central Cities Through Annexation: 1960 to 1970

United States Regions	1970 population			1960 popu- lation	Change		Percent change	
	Total	In 1960 area	In annexed area		With an- nexa- tion	Without an- nexa- tion	With an- nexa- tion	With- out an- nexa- tion
		UNITED STATES	63,824,480		60,953,566	2,870,914	60,630,027	3,194,453
Northeast....	17,233,001	17,203,734	29,267	17,575,505	-342,504	-371,771	-1.9	-2.1
North Central	17,076,663	16,336,425	740,238	17,120,788	-44,125	-784,363	-0.3	-4.6
South.....	17,954,993	16,654,236	1,300,757	16,139,342	1,815,651	514,894	11.2	3.2
West.....	11,559,823	10,759,171	800,652	9,794,392	1,765,431	964,779	18.0	9.9

NOTE: In this report central city change for Indianapolis, Jacksonville, and Nashville is shown in terms of 1970 boundaries. Hence annexations by these three central cities are not included in table A.

Nashville; see "Definitions and Explanations"), detailed population change had to be based on 1960 population within 1960 boundaries and 1970 population within 1970 boundaries.

By including annexed territories in central city population change, the growth of these cities is overstated in general, and in particular in the Southern and Western States, where annexations have been most numerous and most extensive. At the same time, the considerable growth of metropolitan areas outside central cities is understated.

Regions

In all four regions of the United States—the Northeastern and North Central States, the South and the West—metropolitan population trends in the 1960-70 decade were much the same. Metropolitan population growth in each region was heavily concentrated in areas outside the central cities, while central city populations grew at much lower rates or were diminished (see table 1). In every region, consequently, the central city population declined as a proportion of total population, and the "suburban" population increased.

In the North, which historically has had the Nation's largest central city and "suburban" populations, total metropolitan growth over the past decade was below the national average. The metropolitan populations of the South and the West grew more than twice as fast as those of the Northeastern and North Central States, and their absolute increases were considerably higher. Between 1960 and 1970 there was an increase in population of 7.6 million (or 11 percent) in the metropolitan areas of the Northeastern and North Central States combined, compared to an increase of 6.3 million (or 22 percent) in the South and 6 million (28 percent) in the West alone.

In the Northeast and North Central Regions, metropolitan population growth was due wholly to increases in the "suburban" areas; their central cities show slight losses for the decade. By contrast, in the South and the West, central cities increased at rates well above the national average and accounted for 30 percent of total metropolitan growth in each region.

Within regions, the percentage of total population living in central cities is somewhat similar—roughly one-third of the population of each region. In spite of the rapid advances made by the South, the percentage of its population living in central cities in 1970 was lowest of any region (29 percent) and shows least change over the decade. In the Northeast, where central cities are declining, the proportion of total population living in them in 1970 was still highest (35 percent).

Considerable differences are apparent in the distribution of the remainder of the population of each region, however. The extremes are again represented by the South and the Northeast. Less than 28 percent of the population of the South was suburban in 1970, but over 46 percent of the total population of the Northeastern States lived in metropolitan areas outside central cities.

RACIAL CHANGE

United States

During the 1960-70 decade the white population of the United States increased by 18.8 million persons, the Negro population by 3.8 million, and other races by 1.3 million. About 80 percent of white growth was concentrated in metropolitan areas. Negroes, however, increased only in metropolitan areas. The black population of nonmetropolitan areas declined in the last decade by more than one quarter of a million persons.

Metropolitan growth in the United States overall was produced largely by a natural increase of 14.9 million, at a rate of 12.3 percent for the decade (see table 7). Net immigration (which includes net immigration from abroad) added 5.3 million persons (3 percent of 1960 population).³

Immigration was of less importance to the increase of the white population than of other races in metropolitan areas. Only one-fifth of the growth of whites, but 40 percent of the growth of other races was due to net immigration. The natural increase rate, as well as the net immigration rate for whites, was much below those for other races. Negro and other races had a metropolitan rate of natural increase of 22 percent, twice that of the white population, but their net immigration rate was 5 times as great.

The moderate growth of the Nation's central cities was due almost entirely to black population increases: while blacks increased by 3.2 million and the population of other races by more than one half of a million, the white population of central cities declined over the decade by 600,000. The great population expansion in metropolitan areas outside central cities, on the other hand, was overwhelmingly the result of white growth; the large white population already established in the

³International immigration was of great importance to migration gains in the metropolitan areas, particularly in the Northeast Region. An overwhelming proportion of the 3.3 million immigrants admitted to the United States between 1960 and 1970 gave urban areas as their place of intended permanent residence; one-fourth had as their destination Northeastern cities of 100,000 or more population.

suburbs in 1960 increased over the decade by close to 30 percent, or 15 and a half million persons. The number of blacks in the suburbs grew at about the same rate as whites (by 29.2 percent compared to the white rate of 27.5 percent), but their numerical increase was much lower—only 800,000, or about 5 percent of the total population increase there.

As a result of these changes, blacks increased considerably as a proportion of the Nation's total central city population, from 16 percent in 1960 to 21 percent in 1970. But in the suburbs, their position did not change at all: in 1970 as in 1960, blacks comprised just under 5 percent of all suburban residents (table B).

Table B. Percent White and Negro in the Total Population, by Metropolitan and Nonmetropolitan Residence: 1970 and 1960

United States Regions	1970		1960	
	White	Negro	White	Negro
Total.....	87.4	11.2	88.6	10.5
Metropolitan residence ¹	86.5	12.0	88.5	10.7
Inside central cities.....	77.5	20.6	82.6	16.3
Outside central cities ¹	94.1	4.8	94.6	4.8
Nonmetropolitan residence.....	89.4	9.3	88.7	10.3
Northeast.....	90.4	8.9	92.9	6.8
Metropolitan residence ¹	88.7	10.5	91.8	7.9
Inside central cities.....	79.0	19.5	86.3	13.2
Outside central cities ¹	96.0	3.6	96.9	3.0
Nonmetropolitan residence.....	97.8	1.8	98.2	1.6
North Central.....	91.3	8.1	93.0	6.7
Metropolitan residence.....	88.0	11.4	90.2	9.6
Inside central cities.....	77.4	21.7	83.3	16.3
Outside central cities.....	96.8	2.8	97.4	2.5
Nonmetropolitan residence.....	97.8	1.5	98.2	1.4
South.....	80.1	19.2	79.1	20.6
Metropolitan residence.....	80.2	19.1	80.2	19.6
Inside central cities.....	71.7	27.6	74.6	25.1
Outside central cities.....	89.0	10.3	87.2	12.6
Nonmetropolitan residence.....	80.1	19.3	77.9	21.7
West.....	90.2	4.9	92.1	3.9
Metropolitan residence.....	89.5	5.9	91.7	4.8
Inside central cities.....	84.3	9.7	87.6	7.6
Outside central cities.....	93.3	3.2	95.2	2.4
Nonmetropolitan residence.....	92.7	1.0	93.3	1.0

¹Includes Middlesex and Somerset Counties in New Jersey.

The effect of these growth patterns on the distribution of the two racial groups by area of residence has also been substantial. In 1960, one-third of the total white population of the United States lived in central cities; by 1970, this proportion had dropped to 28 percent. In contrast, the proportion of the black population living in central cities rose from 53 percent in 1960 to 58 percent by 1970. During the same period the percentage of total white population in the suburbs grew appreciably (from 35 to 40 percent), but the proportion of all blacks living in suburbs shows virtually no change, increasing from 15 to only 16 percent.

Regions

As a result of differential growth patterns of the white and Negro populations by region, Negroes now comprise slightly higher proportions of the populations of the northern and western regions and a lower percentage of the population of the South (table B).

In the Northeastern and North Central States where Negroes grew at very rapid rates (43 percent and 33 percent, respectively), significant proportions of overall population increases during the 1960-70 decade were black: 30 percent of the growth of population in the Northeastern States (1.3 million out of 4.3 million) and 23 percent of the growth in the North Central States (1.1 million out of 5 million) were produced by the Negro population. By contrast, in the South, which contains more than one-half of the Nation's total black population, the Negro growth rate was low (7 percent). The black population of this region accounted for less than 10 percent of the total population increase there (753,000 out of 7.8 million), and dropped as a percentage of the total (from 21 to 19 percent). In the West, which contains the smallest number of blacks of any region, the growth rate of this population was highest in the Nation (56 percent). Their contribution to total growth, however, was small (609,000 out of 6.8 million).

Numerically and in terms of rates, the white population shows strongest growth in the South (6.9 million, or an increase of 16 percent) and in the West (5.5 million, or 22 percent). White rates of growth in the Northeast (7 percent) and North Central States (8 percent) were well below those of the rest of the country. In combination the two northern regions gained a white population of only 6.4 million. Thus, nearly 37 percent of the total white population increase in the Nation was produced by the South, about 30 percent by the West and one-third by the Northeast and North Central Regions combined.

With the exception of the South, the black population of every region is more metropolitan than the white population (see table 1). More than 94 percent of all

blacks in the North and the West are concentrated in metropolitan areas, contrasted with two-thirds to four-fifths of the white population of these regions. In the South, the proportions are equal: 56 percent of each racial group is metropolitan. Within metropolitan areas of every region, including the South, whites are found in largest numbers in the suburbs, while blacks are concentrated in central cities.

In all sections of the country blacks now comprise higher percentages of central city populations than they did a decade ago. Change was greatest in the central cities of the Northeastern and North Central States: the percentage of total population represented by Negroes in central cities of the North rose from 14 percent in 1960 to 21 percent in 1970. In central cities of the West, where Negroes are increasing fastest, their representation in the total population is still small and shows least change over the decade, growing from 8 percent in 1960 to 10 percent in 1970.

By contrast, in spite of very rapid rates of growth, black population increases in suburban areas in every section of the country were dwarfed by white gains. In the suburbs of the North and the West, Negro proportions rose very slightly (by less than 1 percentage point), but in southern suburbs there was a decline in the proportion represented by Negroes, from nearly 13 percent in 1960 to 10 percent in 1970.

POPULATION CHANGE WITHIN REGIONS

Northeastern States: New England and Middle Atlantic Divisions

The Middle Atlantic States of the Northeast Region (New York, New Jersey, and Pennsylvania) contain the largest concentration of metropolitan population in the United States (see table 2). In 1970, 31,385,000 persons lived in the metropolitan areas of these States, or 84 percent of their combined populations. The metropolitan population of New England is only about one-fourth that of the Middle Atlantic States (8,540,000 in 1970), and comprises a somewhat lower percentage of total population (72 percent).

Rates of metropolitan growth for both New England (11.1 percent) and the Middle Atlantic States (8.5 percent) were lowest among the nine divisions, while nonmetropolitan rates of growth were among the highest in the Nation (16.9 percent in New England and 10.2 percent in the Middle Atlantic States).

In New England, States with highest proportions of population in metropolitan areas show least growth in these areas: Massachusetts and Rhode Island each had an increase in metropolitan population of about 8 percent, while growth in nonmetropolitan areas was more than twice as great. Connecticut's metropolitan

growth rate of 17.4 percent was also much below the nonmetropolitan increase of 31.2 percent.

Of the three Middle Atlantic States, New Jersey shows the most rapid growth for the 1960-70 decade, in both metropolitan and nonmetropolitan areas. The metropolitan population of New Jersey increased by 15 percent, but the nonmetropolitan population's rate of increase, 47 percent, greatly exceeded that of any other State in the Nation. At the other extreme is Pennsylvania, with very low rates of growth in both metropolitan (5 percent) and nonmetropolitan areas (1.4 percent).

Metropolitan growth in the Northeast Region was chiefly suburban. In the entire Northeast only two States gained central city populations: Connecticut, where central cities increased by 5.2 percent, and New Hampshire, where central city populations increased by 12.7 percent. Elsewhere in the Northeast, rates of central city loss varied from a low of 0.8 percent in New York to 5.9 percent in Pennsylvania. Suburban gains, on the other hand, had a wide range, from 12.7 percent (Pennsylvania) to 70.9 percent (New Hampshire). As a result of central city-suburban changes, all States in the Northeast Region recorded higher proportions of metropolitan population living in suburban areas in 1970 than in 1960. In 1970 more than one-half of the total population of New Jersey, Massachusetts, and Pennsylvania was found in suburban areas. Only one State—New York—had a majority of its population living in central cities.

At the time of the 1970 Census, 90.4 percent of the population of the Northeast Region was white, down from 92.9 percent in 1960 (table B). Rates of growth for the black population were higher in all areas: they were twice as high in nonmetropolitan areas, but nine times the white rate in metropolitan areas. While whites in the central cities of the Northeast declined 10 percent, Negroes there increased by 45 percent. In central cities, the white share of the total population consequently dropped, from 86 percent in 1960 to 70 percent by 1970.

In the Northeast Region the black population is more highly concentrated in metropolitan areas than elsewhere in the Nation (see table 1). At the time of both censuses, about 96 percent of this population lived in metropolitan areas, contrasted with 80 percent of the total white population. To a much greater extent than the white population also, Negroes in the Northeast are city dwellers: 78 percent of Negroes, but less than one-third of whites live in these central cities.

The growth of population in the Northeast Region was a function primarily of natural increase, in metropolitan and nonmetropolitan areas alike (see table 6). Net immigration (including net immigration from abroad) added only 100,000 persons to metropolitan areas,³ out of a total increase of 3.5 million. The role of net immigration was considerably more important in nonmetropolitan areas, where it accounted for one-fourth of the total increase in population.

Patterns of population change by race differ greatly. The entire white population increase in metropolitan areas of the Northeast was due to natural increase. There was a net outmigration of 728,000 white persons from these areas over the decade (see table 7). On the other hand, net immigration was more important to the growth of other races. Between 1960 and 1970 this population group had an excess of births over deaths of 689,000 (23 percent of 1960 population) while net immigration added an additional 835,000 persons (28 percent of 1960 population). In contrast, in nonmetropolitan areas a considerable portion of white population growth, but only a minor part of the growth of other races, was produced by net immigration.

The Negro population of the Northeast is considerably more youthful than the white population (see tables 8 and C). In 1970, one out of every three Negroes living in both metropolitan and nonmetropolitan areas of the Northeast Region was under 15 years of age, and 6 percent were 65 years old and over. By contrast, the age structure of the white population is older in every area, particularly in the central cities, where in 1970 only 22 percent of the white population was under 15 years of age but 14 percent was 65 and over.

Table C. Percent Negro of Metropolitan and Nonmetropolitan Populations, by Age: 1970

United States Regions	Metropolitan				Non- metro- politan
	Total	Total	Inside central cities	Outside central cities	
UNITED STATES					
All ages.....	11.2	12.0	20.6	4.8	9.1
Under 15 years.....	13.8	14.8	27.0	5.7	11.6
15 to 44 years.....	11.2	12.2	21.0	4.9	8.8
45 to 64 years.....	8.9	9.6	16.2	3.7	7.4
65 years and over.....	7.8	8.0	11.9	3.7	7.3
NORTHEAST					
All ages.....	8.9	10.6	19.5	3.5	2.0
Under 15 years.....	11.1	13.4	27.0	4.1	2.3
15 to 44 years.....	9.7	11.5	21.3	3.8	2.3
45 to 64 years.....	6.6	7.9	14.0	2.8	1.4
65 years and over.....	4.8	5.7	8.8	2.5	1.1
NORTH CENTRAL					
All ages.....	8.1	11.4	21.7	2.8	1.5
Under 15 years.....	9.8	13.8	28.4	3.2	1.7
15 to 44 years.....	8.4	11.5	22.2	2.9	1.6
45 to 64 years.....	6.5	9.2	17.1	2.2	1.5
65 years and over.....	5.0	7.7	12.0	2.3	1.1
SOUTH					
All ages.....	19.2	19.1	27.6	10.3	19.1
Under 15 years.....	23.7	23.1	34.2	12.5	24.5
15 to 44 years.....	18.2	18.4	27.0	9.8	17.9
45 to 64 years.....	16.0	16.3	23.3	8.5	15.6
65 years and over.....	15.7	15.4	20.3	9.0	15.9
WEST					
All ages.....	4.9	5.9	9.7	3.2	1.0
Under 15 years.....	6.0	7.3	12.9	3.8	1.2
15 to 44 years.....	5.1	6.0	9.7	3.4	1.2
45 to 64 years.....	3.8	4.9	7.8	2.2	0.7
65 years and over.....	2.6	3.3	5.0	1.5	0.6

North Central States: East North Central and West North Central Divisions

The North Central Region comprises the five States of the East North Central Division and seven States in the West North Central Division. The East North Central Division contains the second largest concentration of metropolitan population in the Nation. In 1970, 29,738,000 persons, or 74 percent of the total population of this division, lived in metropolitan areas, and 10,514,000 in nonmetropolitan areas. The metropolitan population of the West North Central Division is only about one-fourth that of the East North Central States (7,920,000) and comprises a much lower percentage of total population (48 percent). In 1970, the nonmetropolitan population of this division was 8,399,000.

Unlike the Northeast Region, the growth of all States in the North Central Region was predominantly metropolitan. Highest rates of metropolitan growth were registered in the 1960-70 decade by Minnesota (19 percent), Nebraska (17), Wisconsin (15), and Michigan (14). In all States in this region except for North and South Dakota, metropolitan growth was predominantly or exclusively suburban. The central cities of only one State—Nebraska—show a significant increase (of 15 percent). In States with largest central cities—Illinois, Ohio, and Michigan—there were losses of central city population, in spite of very substantial annexations during the decade.

There were appreciable gains in the nonmetropolitan population only of Michigan (11 percent), Indiana (9), and Wisconsin (8).

In both 1960 and 1970 over 90 percent of the region's population was white. While two out of three whites lived in metropolitan areas in 1970, 94 percent of blacks were located there. Over the decade Negroes increased their representation in central cities of the region from 16 to 22 percent of the population, but in suburban and nonmetropolitan areas their proportions scarcely changed (table B).

Between 1960 and 1970 there was a net outmigration of 843,000 persons from the nonmetropolitan areas of the North Central States, and a much smaller net immigration of 86,000 persons into metropolitan areas. The nonmetropolitan loss was produced mainly by the West North Central Division (672,000), but virtually every State in the Region suffered net outmigration from nonmetropolitan areas.

Rates of white population growth in the North Central States in the 1960-70 decade were below those for Negro and other races. In both metropolitan and nonmetropolitan areas white rates of natural increase were much lower than those for other races (see table 7); but in addition, the white population of both areas was

depleted by net outmigration (of 450,000 persons from metropolitan areas and 821,000 from nonmetropolitan areas). The metropolitan population of other races, by contrast, grew considerably through a net immigration of 536,000 persons (equivalent to 16 percent of their 1960 metropolitan population) which accounted for more than 40 percent of the growth of this population.

Both white and Negro populations of the North Central States are somewhat more youthful than those in the Northeast, but present the same differences with respect to one another (see table 8). In the central cities of this region, 36 percent of the Negro population is under 15 years of age, and 6 percent is 65 and over; in the same areas, 25 percent of whites are under 15 and 12 percent are 65 and over.

The South: The South Atlantic, East South Central, and West South Central Divisions

Numerically, the South's contribution to metropolitan growth exceeded that of any other region (see table 1). Between 1960 and 1970 the metropolitan population of the South grew by 6.3 million or 22 percent, a higher rate of increase than for the United States as a whole (16.6 percent). Nine States in the South had rates of metropolitan increase higher than the U.S. average. Nearly all these fast-growing metropolitan areas are in the South Atlantic Division: Florida, which increased by 37 percent, Maryland (30 percent), Virginia (28), Georgia and Delaware (26), North Carolina (24), and South Carolina (19). Texas and Oklahoma in the West South Central Division also had high rates of metropolitan growth (24 percent and 20 percent, respectively).

In contrast to the pattern in the Northeast and North Central States, increases in central city populations were an important component of metropolitan growth in the South: 29 percent of the increase in metropolitan areas (1.8 million population) occurred in these cities. Most of this gain was due to annexation of suburban territory, however. Between 1960 and 1970 the central cities of the entire South Region annexed a population of 1.3 million (table A).

Within 1970 boundaries, the central cities of the South contain a population of nearly 18 million, the largest of any of the four regions. Most of the South's central city population is found in the six States of Texas (5.4 million), Florida (2 million), Tennessee (1.4 million), Louisiana (1.1 million), Virginia (1.1 million), and Georgia (1 million). Together these States contain two-thirds of all central city residents in the South. Texas alone holds 30 percent of the total.

The fastest-growing central city populations are found in Florida (22 percent), Tennessee (20), and

Oklahoma (19), where annexations were of major importance. Among Southern States, Florida also has the fastest growing suburban population which increased by just over 50 percent in the 1960-70 decade.

Central cities of the Upper South were the only ones in the region to lose population. Delaware had the highest rate of loss from its only central city, Wilmington (16 percent), while its suburbs grew rapidly, by 44 percent. Maryland (Baltimore), the District of Columbia, and the central cities of West Virginia likewise lost population. Virginia's central cities grew moderately, however, by 8 percent. The suburban populations of Maryland and Virginia also had very high rates of growth (49 percent and 46 percent, respectively). In Maryland this was due in large measure to the location within the State of part of the suburbs of the Wilmington, Del.-N.J.-Md. SMSA and the Washington, D.C.-Md.-Va. SMSA. Virginia's suburban growth similarly was affected by its inclusion in the Washington SMSA.

In addition to having the largest central city population of any region, the South also has the Nation's largest nonmetropolitan population. In 1970, 27.6 million persons lived in nonmetropolitan areas, 44 percent of the region's total population. The rate of growth for this sector was one of the lowest in the Nation, however (6 percent). In relation to metropolitan growth within the South, nonmetropolitan growth was also low. Central cities grew twice as fast over the decade and suburban areas six times as fast.

In 1970 as in 1960, about 80 percent of the South's population was white. As elsewhere in the Nation, a higher proportion of suburban (89 percent in 1970) than of central city population (72 percent) was white (table B).

The rapid growth of the South's metropolitan areas was due in large part to a high rate of natural increase (15 percent) as well as to a substantial net immigration of more than 2 million persons (at a rate of 7 percent). The natural increase of the nonmetropolitan population on the other hand was cut in half by a net outmigration of nearly one and one-half million.

The white rate of immigration into southern metropolitan areas was considerably higher than (almost 4 times) that of other races (see table 7). While white net immigration amounted to 1,960,000 (8 percent), that of Negro and other races added only 124,000 (2 percent). In nonmetropolitan areas, on the other hand, there was a minor net outmigration of whites amounting to 154,000 (or 1 percent), but a very considerable net outmigration of 1.3 million persons of other races, equivalent to 23 percent of their 1960 nonmetropolitan population. The nonmetropolitan South was the only major area of the Nation to show a black population loss between 1960 and 1970.

Every State in the South grew considerably more through natural increase than through net immigration, with the exception of Florida and Maryland. In Florida approximately three-fourths of the growth of both metropolitan (920,000 of 1.3 million) and nonmetropolitan areas (407,000 of 576,000) was produced by net immigration (see table 6). In Maryland about one-half of the growth of metropolitan areas was due to net immigration (377,000 of 757,000).

There was substantial net immigration into the metropolitan areas of other States as well: Texas (403,000), Virginia (262,000), Georgia (160,000), and North Carolina (134,000). On the other hand, there were large migratory losses from the metropolitan areas of Alabama (107,000), West Virginia (79,000), and from the District of Columbia (100,000).

The white population of southern central cities tends to be more youthful than in other regions (see table 8). More than 25 percent of this population was under 15 in 1970 (the highest percentage among the four regions) and only 10 percent was 65 years old and over (the lowest among the regions). Conversely, the white population of nonmetropolitan areas of the South tends to be older than in other regions.

As elsewhere in the Nation, the black population of the South is considerably younger than the white population: 34 to 37 percent of Negroes in the South are under age 15, but only 7 to 9 percent are 65 and over. Children and the elderly comprise a particularly high proportion (more than 46 percent) of the black population of southern nonmetropolitan areas. Outmigration of blacks from the rural South in the recent, as in previous decades, has tended to remove young adults from this population.

The West: The Mountain and Pacific Divisions

The fastest-growing metropolitan areas and central cities in the Nation are located in the West Region. Between 1960 and 1970 the metropolitan population of the Pacific Division increased by 4.8 million or 27 percent, while the metropolitan population of the Mountain Division grew by 1.2 million, or 34 percent. As a result of this increase, the proportion of the Mountain Division population living in metropolitan areas rose from 51 percent in 1960 to 57 percent in 1970, but this percentage is still among the lowest in the Nation. In contrast, the population of the Pacific Division is more highly concentrated in metropolitan areas than elsewhere in the Nation, having surpassed the Middle Atlantic Division during the decade.

Nonmetropolitan growth rates were moderate by comparison with those of metropolitan areas (6 percent

in the Mountain States and 14 percent in the Pacific), but nationally the nonmetropolitan growth rate of the West Region ranks second.

With the exception of Montana, every State in the West⁴ had metropolitan increases of 20 percent or more. States with the fastest-growing metropolitan areas in the Nation are the Mountain States of Nevada (where the metropolitan population increased by 86 percent) and Arizona (which had a metropolitan increase of 42 percent). The State of Colorado, with a metropolitan growth rate of 33 percent, is in fourth place nationally. (See table 2 and table D.)

Central city growth, which was an important feature of metropolitan increases, was due in good part to annexations of suburban populations during the decade. In the West as a whole, central cities gained a population of 1.8 million, more than 800,000 of which was through annexation (see table A). Numerically, the largest transfers of population were made in California (423,000 in annexed areas), Colorado (101,000) and Arizona (87,000).

The population of the West is predominantly white: 90 percent of the metropolitan population and 93 percent of the nonmetropolitan population were white in 1970.

Negroes in the West comprise a smaller proportion of races other than white than elsewhere in the Nation (see table 1). The balance of this population group is mainly American Indian. As in the Northeastern and North

Central States, Negroes in the West are overwhelmingly concentrated in metropolitan areas. In 1970, over 95 percent of the black population in the West lived in metropolitan areas. A much smaller proportion of American Indians and other races is found in metropolitan areas (73 percent).

Net immigration over the 1960-70 decade was of much greater significance to population growth in the West than elsewhere in the Nation. In metropolitan areas the population increase of 6 million was due almost equally to net immigration and to natural increase, but the nonmetropolitan areas experienced a small net outmigration. The white net immigration of 2.4 million into metropolitan areas (see table 7) was equivalent to 12 percent of the total white population living in those areas in 1960, while net immigration of other races amounted to nearly 650,000 and was equivalent to 36 percent of their 1960 population.

The greatest attractor of migrants in the Nation is California which between 1960 and 1970 acquired a population of over 2 million as a result of net immigration. Nearly all this gain was experienced in metropolitan areas, where net immigration was equivalent to 14 percent of 1960 population. Other States in the West with large metropolitan net immigration are Washington (with 240,000 or 13 percent of 1960 population), and Arizona (with 235,000 or 25 percent of 1960 population). In terms of rates, Nevada's gain through net immigration was greatest: 132,000 net immigrants to the metropolitan areas of the State were equivalent to 62 percent of the 1960 population in those areas.

⁴Excluding Alaska and Wyoming which have no SMSA's.

Table D. Percent Change in Population of 25 Fastest-Growing SMSA's: 1960 to 1970

Standard Metropolitan Statistical Areas	Percent change	Standard Metropolitan Statistical Areas	Percent change
1. Las Vegas, Nev.....	115.2	13. Danbury, Conn. ¹	44.3
2. Anaheim-Santa Ana-Garden Grove, Calif.....	101.8	14. Reno, Nev.....	42.9
3. Oxnard-Ventura, Calif.....	89.0	15. Fayetteville, N.C.....	42.9
4. Fort Lauderdale-Hollywood, Fla.....	85.7	16. Gainesville, Fla. ¹	41.4
5. San Jose, Calif.....	65.8	17. San Bernardino-Riverside-Ontario, Calif.....	41.2
6. Colorado Springs, Colo.....	64.2	18. Houston, Tex.....	40.0
7. Santa Barbara, Calif.....	56.4	19. Austin, Tex.....	39.3
8. West Palm Beach, Fla.....	52.9	20. Dallas, Tex.....	39.0
9. Huntsville, Ala.....	48.3	21. Santa Rosa, Calif. ¹	39.0
10. Nashua, N.H. ¹	47.8	22. Tallahassee, Fla.....	38.8
11. Columbia, Mo. ¹	46.6	23. Washington, D.C.....	37.8
12. Phoenix, Ariz.....	46.0	24. Atlanta, Ga.....	36.7
		25. Ann Arbor, Mich.....	35.8

¹SMSA's created as a result of the 1970 Census.

Natural increase was also an important factor in the growth of the Western States. In virtually every State and in both metropolitan and nonmetropolitan areas, the natural increase rates were higher than the national averages for the corresponding areas. Western rates of natural increase for races other than white are highest among the four regions (26 percent).

The age structure of metropolitan and nonmetropolitan areas of the West Region is more youthful than in other regions. Although the State of Arizona over the decade had a large immigration of retired persons, the West Region as a whole has the lowest percentage of elderly population in the Nation. Only 9 percent of the white population and 5 percent of other races were 65 years old and over in 1970 (see table 8).

In all areas the black population is substantially younger than the white population. Inside central cities the differences between the two races are greatest. Here children under 15 comprise nearly 35 percent of the

total black population, compared to 25 percent of all whites; the elderly population makes up about 5 percent of the black population of central cities, but 11 percent of the white population.

POPULATION CHANGE WITHIN METROPOLITAN AREAS

Patterns of population change show considerable differences from national or regional averages when metropolitan areas are grouped by size. White and Negro population growth are in even greater contrast when looked at in this way.

The decline in the white population of central cities (a loss of 1 percent in the Nation as a whole) was produced by very heavy losses from central cities of the largest metropolitan areas together with small gains from metropolitan areas of intermediate size, and fairly large gains from smaller metropolitan areas (see table 9 and table E).

Table E. Population Change by Size of Standard Metropolitan Statistical Areas in 1970 and Race: 1960 to 1970

SMSA's Inside and Outside Central Cities	Total		White		Negro	
	Number	Per- cent	Number	Per- cent	Number	Per- cent
SMSA'S ¹	19,792,666	16.6	14,694,538	13.9	4,054,070	31.8
2,000,000 or more.....	5,589,745	12.0	2,773,303	6.8	2,302,084	40.3
1,000,000 to 1,999,999...	5,965,813	26.6	4,940,277	24.4	819,660	38.8
500,000 to 999,999.....	3,345,937	18.0	2,766,758	17.0	437,592	22.3
250,000 to 499,999.....	2,768,837	16.3	2,337,358	15.3	320,165	20.0
Less than 250,000.....	2,122,334	14.2	1,876,842	13.9	174,569	12.9
Inside central cities	3,194,453	5.3	-606,747	-1.2	3,233,937	32.6
2,000,000 or more.....	-423,343	-1.8	-2,488,654	-13.4	1,755,568	36.7
1,000,000 to 1,999,999...	1,034,263	9.7	294,730	3.3	637,693	39.1
500,000 to 999,999.....	763,114	7.6	298,812	3.6	407,044	25.9
250,000 to 499,999.....	767,542	9.6	462,466	6.7	248,007	23.8
Less than 250,000.....	1,052,877	12.5	825,899	11.0	185,675	21.0
Outside central cities ¹	16,598,213	28.2	15,301,285	27.5	820,133	29.0
2,000,000 or more.....	6,013,088	26.1	5,261,957	23.9	546,516	58.9
1,000,000 to 1,999,999...	4,931,550	41.7	4,645,547	41.1	181,967	37.8
500,000 to 999,999.....	2,582,823	30.2	2,467,946	30.7	30,548	7.9
250,000 to 499,999.....	2,001,295	22.2	1,874,892	22.3	72,158	12.9
Less than 250,000.....	1,069,457	16.4	1,050,943	17.4	-11,056	-2.4

¹Excludes Middlesex and Somerset Counties in New Jersey.

Source: Table 9.

The white population loss from central cities of the 12 largest metropolitan areas in 1970 amounted to 2 and one half million between 1960 and 1970—a drop of more than 13 percent since 1960. The cities of New York, Chicago, and Detroit account for more than one-half of this loss (1.5 million). Among the central cities of the largest SMSA's, white rates of loss were highest in Washington, D.C. (39 percent), St. Louis (32), Detroit (29), and Cleveland (27). Rates of loss from Chicago (19 percent) and New York (9 percent) were relatively moderate. Los Angeles was the one city in this group to experience a white population gain (of 5 percent). (See table 10.)

Two factors combined to produce the white population losses from these cities—very low natural increase and heavy outmigration (see table 12). Washington, D.C. provides the extreme case, with one of the lowest rates of natural increase and the highest white net outmigration rate in the Nation. The natural increase of Washington's white population for the entire decade was only 2,300, a rate of less than 1 percent. Net outmigration at the same time removed 138,000 persons, 40 percent of the total white population in the city in 1960.⁵ In addition to Washington, D.C., three other central cities in this size class had white net outmigration of 30 percent or more: St. Louis (34 percent), Cleveland (33), and Detroit (33).

The central cities of metropolitan areas of one-half to 2 million population in 1970 had a gain of about 600,000 whites altogether, equivalent to 3 percent of their combined 1960 population. Only one-half of the central cities of the 54 SMSA's in this size class gained white population over the decade. Rates of increase were highest in Fort Lauderdale (128 percent), San Jose (111), Riverside (66), and Anaheim (58). In each of these cities annexation of suburban territory was an important component of population growth.

Heaviest white losses were sustained by Newark (37 percent), Wilmington (37), Buffalo (21), and Atlanta (20). Low natural increase was a factor which affected the population change of comparatively few central cities of this intermediate metropolitan size class. In Newark, Wilmington, and Buffalo only, low natural increase (1 to 3 percent) and high outmigration (24 to 40 percent) operated together to produce declines in white population (see table 12). Other central cities had heavy white outmigration but natural increase was moderate or substantial, e.g., in Atlanta, Cincinnati, Gary, Dayton, and Louisville.

The central cities of metropolitan areas with populations under 500,000 in 1970 gained a white population

⁵Newark, which is in the next metropolitan size class, had a white net outmigration equal to Washington, D.C.'s.

of 1.3 million altogether, an increase of 9 percent since 1960. In virtually every one of these cities natural increase was a strong force in favor of white population growth. Only in West Palm Beach and Trenton were white rates of natural increase very low (1 percent and 3 percent, respectively), while Atlantic City had a white natural decrease of 9 percent.

Suburban white growth was spread over metropolitan areas of all sizes, but was strongest in those areas having population of one-half to 2 million in 1970. Here the white suburban population increased by 7.1 million, or 37 percent. In contrast, whites in the suburban areas of the largest SMSA's increased by 5.3 million, or 24 percent.

In central cities and suburbs alike, black gains were highly concentrated in metropolitan areas of the largest size class. More than one-half of the total black increase in metropolitan areas occurred in the 12 largest SMSA's. Between 1960 and 1970, 1.8 million blacks were added to these central cities and 550,000 to these suburban areas.

One-half of the black increase in central cities of the largest SMSA's was concentrated in the two cities of New York (600,000), and Chicago (300,000). Rates of increase were highest in Boston (66 percent), with New York second (53), followed by Los Angeles (52), San Francisco and Oakland combined (40), and Detroit (37).

In most of the central cities of the largest SMSA's, the growth of races other than white was accounted for primarily by natural increase. In the five cities where this population increased most rapidly, however, net immigration was responsible for most of the growth. In New York City, which was by far the largest attractor of black migrants in the Nation, net immigration accounted for 62 percent of the city's increase in Negro and other races. New York City's net immigration of this population group (436,000) exceeded the combined migration gains of Los Angeles (128,000), Chicago (113,000), Detroit (98,000) and San Francisco-Oakland (67,000).

Black suburban increases in the 1960-70 decade were concentrated in the SMSA's of Los Angeles (123,000), Washington (82,000), and New York (77,000), which together account for more than one-half of the gain. Rates of increase vary greatly, from lows of 7 percent in the Pittsburgh suburbs and 16 percent in Baltimore to 453 percent in Cleveland and 105 percent in Los Angeles. Only in the suburbs of Detroit, Pittsburgh, and Baltimore was natural increase of primary importance to black growth.

In metropolitan areas of 1 to 2 million, blacks in central cities increased by only 638,000, but at a somewhat faster rate than in the largest size class (by 39.1 percent compared with 36.7 percent). This growth was concentrated in four of the central cities in this

class. Houston (with a black population increase of 102,000), Dallas (81,000), Newark and Atlanta (each with 69,000), account for one-half of black central city growth. The primary source of population change varies greatly among the central cities of these metropolitan areas, but in general natural increase tends to be more important.

In SMSA's of smaller size, Negro rates of increase drop off rather sharply. In SMSA's of one-half to 1 million population, blacks grew most rapidly in the cities of Sacramento (by 15,000, or 125 percent), Rochester (26,000, or 111 percent), Syracuse (10,000, or 91 percent), and Hartford (19,000, or 77 percent).

In contrast to the white trend, the lowest rate of black increase was experienced in central cities of smallest metropolitan areas. As a result of the changes by race which occurred in metropolitan areas over the 1960-70 decade, the vast majority of central cities had an increase in the Negro proportion of their populations, but suburbs show little change in racial composition. Nearly all the cities which had declines in Negro percentages are located in the South and are in SMSA's of less than 500,000 population.

The greatest increases in percent Negro were in central cities in the largest metropolitan size class, where the overall change was from 20 to 28 percent. Cities in which the Negro population shows the largest relative gains between 1960 and 1970 are: Washington, where the increase was from 54 percent in 1960 to 71 percent by 1970; Detroit, from 29 to 44 percent; St. Louis, from 29 to 41 percent; and Baltimore, from 35 to 46 percent. In this group of SMSA's Boston has the lowest Negro proportion, which between 1960 and 1970 grew from 9 percent to only 16 percent.

Whereas in 1960 only Washington, D.C. and Charleston, S.C. had Negro majorities, by 1970 several other central cities has passed the 50 percent mark. Newark

over the decade increased its black population percentage from 34 to 54 percent, which was the greatest change in any city in the Nation. In addition, Atlanta in 1970 had a Negro majority of 51 percent (up from 38 percent in 1960) as did Gary (53 percent, from 39 percent in 1960), and Petersburg (55 percent in 1970 and 47 percent in 1960). Augusta, Georgia in 1970 was about evenly divided.

Several other central cities are now close to having a Negro majority. Between 1960 and 1970 the Negro population of New Orleans rose from 37 to 45 percent, in Wilmington it increased from 26 to 44 percent, and in Savannah from 36 to 45 percent of the total. Charleston, on the other hand, shows a reverse trend: the black population here declined from 51 to 45 percent of the city's total.

Other cities in which Negroes are rapidly increasing in proportion to total population are in Northern States: Trenton (22 to 38 percent), Hartford (15 to 28 percent), Harrisburg (19 to 31 percent), New Haven (14 to 26 percent) and Flint (18 to 28 percent) are a few.

Black increases in the suburbs of SMSA's of all sizes have been very large. Nonetheless, there has been little change in the proportions represented by Negroes. Only the largest metropolitan size class (2 million or more population) registered an increase in blacks as a proportion of their total suburban population (from 4.0 in 1960 to 5.1 in 1970). Among areas of this size, Detroit and Pittsburgh show virtually no change and Baltimore shows a decline, but in the other largest SMSA's the percentage of blacks in suburbs was increased. In Washington, D.C. and St. Louis, which in 1970 had the highest proportions of Negroes in suburbs, blacks increased from 6 percent of both areas in 1960 to 8 percent in the Washington, D.C. suburbs and 7 percent in the St. Louis suburbs.

HOUSING TRENDS

United States

The total number of housing units in the United States in 1970 was 68,631,000.⁶ Between 1960 and 1970 housing increased more rapidly than did population. While population grew by 23,912,000, or 13.3 percent, housing units increased by 10,305,000, or 17.7 percent (table F).

The metropolitan area growth of housing overshadowed the nonmetropolitan increase. The number of housing units in metropolitan areas rose from 38,633,000 to 46,496,000 over the decade, an increase of 7,863,000, or 20 percent. In comparison, the increase in nonmetropolitan areas was 2,438,000, or 12 percent. About 68 percent of all housing units in 1970 were in the metropolitan areas and these areas accounted for 76 percent of the total United States increase between 1960 and 1970.

Within the metropolitan areas of the country, much greater housing growth occurred in the suburban areas than in the central cities. Housing units in the suburbs, which comprised 51 percent of the metropolitan housing in 1970, increased by 5,712,000 units, or 31 percent. In contrast, housing in the combined central cities increased by 2,151,000 units, or 11 percent. Although central city housing comprised 49 percent of metropolitan housing, this area accounted for only 27 percent of the metropolitan housing growth in the 1960's. By 1970, there were 23,905,000 housing units in the suburbs and 22,591,000 units in the central cities.

The number of housing units in multiunit structures in the Nation increased at a faster rate during the decade

⁶The housing units shown in the tables of this report add to 68,627,366. Revisions in totals for certain States were made after the tabulations for this report had been completed. The revised 1970 count for the United States is 68,631,428.

than did one-family units, 37 percent compared with 7 percent. The corresponding increase in occupied mobile homes or trailers was 141 percent. In the suburban areas (where housing growth was the greatest), units in multiunit structures almost doubled, while structures with one unit rose 17 percent. By 1970, the proportion of one-unit structures in the United States was 69 percent. It was higher in the nonmetropolitan areas (83 percent) than in the metropolitan areas (63 percent).

The number of units lacking some or all plumbing facilities in the United States declined from 9,778,000 to 4,678,000, a 52-percent decrease since 1960. In 1970, the proportion of such units was 7 percent of all year-round units compared with 17 percent in 1960. The proportion of units lacking complete plumbing in 1970 was 4 percent in metropolitan areas (also 4 percent in the central cities and the suburbs) and 14 percent in nonmetropolitan areas.

Approximately 1,050,000, or 17 percent, of Negro-occupied units in the United States lacked some or all plumbing in 1970, compared with 41 percent in 1960. The 1970 proportions for inside and outside the metropolitan areas were 7 percent and 49 percent, respectively. About 5 percent of the Negro-occupied units in the central cities and 17 percent in the suburbs lacked complete plumbing facilities in 1970.

Households were smaller in 1970 than in 1960. The relative drop in the average household size over the decade was greatest in the nonmetropolitan areas, 3.4 persons in 1960 to 3.1 persons in 1970. In the metropolitan areas household size declined from 3.3 in 1960 to 3.1 in 1970. The suburban areas continued to have a higher average household size (3.5 in 1960 and 3.3 in 1970) than the central cities (3.1 in 1960 and 2.9 in 1970).

One-person households increased by 57 percent in the Nation, while households with five or more persons gained only 7 percent. The increase in the number of

Table F. Housing Units by Metropolitan and Nonmetropolitan Residence: 1970 and 1960

United States Metropolitan and Nonmetropolitan Residence	Housing units				Popula- tion percent change
	Total		Change		
	1970	1960	Number	Percent	
Total.....	68,627,366	58,326,357	10,301,009	17.7	13.3
Metropolitan residence....	46,495,892	38,632,900	7,862,992	20.4	16.6
Inside central cities...	22,590,910	20,440,217	2,150,693	10.5	5.3
Outside central cities..	23,904,982	18,192,683	5,712,299	31.4	28.2
Nonmetropolitan residence.	22,131,474	19,693,457	2,438,017	12.4	6.5

one-person households was about the same in the suburbs as in the central cities; in relative terms, such households increased 93 percent in the suburban areas, as against 43 percent in central cities.

The median number of rooms in housing units increased in the 10-year period both inside and outside metropolitan areas—4.9 rooms in 1960 to 5.0 rooms in 1970 in each area. In the suburban areas the median number of rooms increased from 5.1 to 5.3, whereas in the central cities the median rose from 4.6 to 4.7 rooms.

The proportion of small units (one-to-three-room units) in the inventory decreased during the decade, especially in the nonmetropolitan areas of the United States. In 1960, housing units with one to three rooms comprised 21 percent of metropolitan housing, and by 1970, 18 percent. For nonmetropolitan housing, the decrease was from 18 to 13 percent.

In 1970, the largest proportion of small units was found in central cities, about 25 percent. Suburban units with one to three rooms comprised 12 percent of the 1970 inventory. Larger housing units, i.e., those with six or more rooms, comprised 44 percent of the inventory in the suburban areas, 30 percent in the central cities, and 38 percent in the nonmetropolitan areas.

Number of persons per room is often used as a measure of crowding. In the United States, both the number and the proportion of housing units with 1.01 or more persons per room decreased during the decade. In 1960, 10 percent of all occupied units in metropolitan areas and 14 percent in nonmetropolitan areas had 1.01 or more persons per room. By 1970, the proportion of such units decreased to 8 percent inside standard metropolitan statistical areas (SMSA's) and 9 percent outside SMSA's. Housing units with more than one person per room also decreased in the central cities (11 to 9 percent) as well as in the suburbs (10 to 7 percent) (table G).

Table G. Plumbing Facilities and Persons Per Room by Metropolitan and Nonmetropolitan Residence: 1970 and 1960

	Percent of housing units			
	Lacking some or all plumbing facilities		With 1.01 or more persons per room ¹	
	1970 ²	1960 ³	1970	1960
United States				
Metropolitan and Nonmetropolitan Residence				
Total.....	6.9	16.8	8.2	11.5
Metropolitan residence.....	3.5	⁴ 9.1	7.8	10.5
Inside central cities.....	3.5	9.6	8.5	10.7
Outside central cities.....	3.5	⁴ 8.6	7.1	10.3
Nonmetropolitan residence.....	14.3	⁴ 31.8	9.3	13.7

¹Percent of all occupied units.

²Percent of all year-round housing units.

³Percent of all housing units.

⁴Estimated by proportionate adjustments to reflect metropolitan boundary changes between 1960 and 1970.

About 63 percent of the households in the United States owned their homes in 1970 compared with 62 percent in 1960. The homeownership rate remained at 60 percent in metropolitan areas and rose from 67 to 70 percent in nonmetropolitan areas. Of the 39,862,000 owner-occupied units in the country, 26,237,000, or 66 percent, were inside metropolitan areas and 13,625,000, or 34 percent, were outside these areas in 1970. Homeownership continued to be noticeably more prevalent in the suburbs than in the central cities. About 70 percent of occupied units in the suburban areas and 48 percent in the central cities were owner-occupied.

Negro homeownership rose from 38 percent in 1960 to 42 percent in 1970. In 1970, about 38 percent of the Negro households in metropolitan areas (36 percent in 1960) and 52 percent in nonmetropolitan areas (45 percent in 1960) owned their homes. The Negro-homeownership rate rose from 52 to 54 percent in the suburbs and from 32 to 35 percent in the central cities. Of the 2,578,000 Negro-homeowner households in the country, 1,832,000, or 71 percent, lived inside SMSA's (1,337,000 inside central cities and 495,000 in the suburbs) and 746,000 lived outside SMSA's.

Property values and rents increased during the last decade. The median value in metropolitan areas increased 42 percent, from \$13,400 to \$19,000, while in nonmetropolitan areas the median rose from under \$10,000 to \$12,200. In central cities the median value of owner-occupied housing was \$16,500 (\$12,500 in 1960) compared with \$20,800 (\$14,200 in 1960) in the suburbs. About 20 percent of the owner-occupied housing in the central cities was valued at \$25,000 or more, compared with 34 percent in the suburbs.

In metropolitan areas, median contract rent in 1970 was 54 percent higher than in 1960, rising from \$63 to \$97. In nonmetropolitan areas rent increased 48 percent, from \$42 to \$62. In the central cities the rise was from

\$61 to \$91 (49 percent) and in the suburban areas from \$67 to \$113 (69 percent). About 29 percent of the units in central cities rented for \$120 or more, compared with 46 percent in the suburbs.

Value and rent are expressed in current dollars (the value at the time of the respective censuses). Thus, any comparison must take into account the general rise in the cost of living during the 10-year period, as well as changes in the characteristics of the housing inventory.

The homeowner vacancy rate in the United States dropped over the decade from 1.6 to 1.2 percent. The rental vacancy rate decreased from 6.7 to 6.5 percent.

Regions

Although in all four regions the total supply of housing units increased more rapidly than population, housing gains in the West and South approximately doubled those of the other two regions (table H).

California led the States in number of additional housing units with a 1,531,000-unit increase, or 28 percent, and replaced New York as the State with the greatest number of housing units (6,997,000) in the country. Large numbers of housing units were added to the inventory in Florida (745,000 units), Texas (670,000), and New York (580,000).

In the West, housing units in Nevada increased by 70 percent with the addition of 71,000 units. Other

fast-growing States in the West were Arizona (40 percent), Alaska (35), and Hawaii (31), these four States accounted for only 13 percent of the total housing increase in the West. In the South, Florida led the region with a 42-percent gain in its housing inventory. The fastest growing States in the South after Florida were Maryland (34 percent) and Virginia (28), but these three States accounted for 36 percent of the region's total housing increase.

In all regions except the Northeast, housing growth was concentrated in the metropolitan areas. The greatest increases in metropolitan areas were in the West and South, 30 percent and 29 percent, respectively. Housing units in the metropolitan areas of the North Central Region increased 16 percent. In the Northeast, the metropolitan areas gained only 12 percent, compared with 14 percent in the nonmetropolitan areas.

While 78 percent of the housing units in 1970 in the West were inside SMSA's, these areas accounted for 88 percent of the total regional increase between 1960 and 1970. About 55 percent of the housing units in the South were inside SMSA's, but 68 percent of the increase from 1960 to 1970 occurred in its metropolitan areas.

Within the metropolitan areas of the four regions, the suburban areas experienced much greater growth in housing than did the central cities (table I). Suburban

Table H. Housing Units by Regions

(Numbers in millions)

Regions	1970 total	Increase from 1960		Population percent increase
		Number	Percent	
United States.....	68.6	10.3	17.7	13.3
Northeast.....	16.6	1.8	12.3	9.7
North Central.....	19.0	2.2	13.0	9.6
South.....	21.0	3.8	22.3	14.2
West.....	12.0	2.5	25.9	24.1

Table I. Housing Growth Inside SMSA's: 1960 to 1970

(Numbers in thousands)

Regions	Central cities		Suburbs		Suburban units as percent of SMSA total 1970 units
	Number	Percent	Number	Percent	
United States.....	2,151	10.5	5,712	31.4	51.4
Northeast.....	190	3.2	1,219	20.9	53.2
North Central.....	284	5.0	1,410	29.3	51.0
South.....	954	18.3	1,639	42.6	47.1
West.....	722	20.4	1,444	39.0	54.7

housing, which comprised about half of the metropolitan housing in each region in 1970, accounted for 86 percent of the metropolitan housing increase in the Northeast, 83 percent in the North Central, 67 percent in the West, and 63 percent in the South.

As housing units in multiunit structures and mobile homes or trailers both increased faster than one-unit structures, the proportion of single-family units in each of the four regions decreased over the decade. The South had the greatest increase in multiunit structures of any region—1.6 million units, or 69 percent. One-unit structures also increased by 1.6 million units in the South, but the relative increase was only 11 percent. By 1970 the distribution of housing units in the South was 78 percent in one-unit structures (compared with 85 percent in 1960), 18 percent in multiunit structures, and 4 percent in mobile homes or trailers.

Units in multiunit structures increased much faster in the suburban areas than in the central cities or in the nonmetropolitan areas. For example, in the South, units in multiunit structures in the suburban areas more than doubled, from 390,000 in 1960 to 1,009,000 in 1970, compared with a 43-percent increase (1,366,000 to 1,958,000 units) in the central cities and a 71-percent increase (496,000 to 846,000 units) in nonmetropolitan areas.

Although each region shared in the decrease in the number of units lacking some or all plumbing facilities, the greatest numerical decline occurred in the South (2,301,000 units, or a 48-percent decrease). By 1970, the proportion of units lacking some or all plumbing was 3 percent for the West, 4 percent for the Northeast, 6 percent for the North Central, and 12 percent for the South.

Within the metropolitan areas of each region, except in the South, the central cities had higher proportions of units without complete plumbing facilities than the suburban areas. The proportions of such units in the central cities in the North Central and in the South regions were 4 percent and the Northeast and West, 3 percent. The central cities in the South had the largest percentage decrease during the decade, 66 percent (a 435,000-unit decline), dropping the proportion of units without complete plumbing from 13 percent in 1960 to 4 percent in 1970. For the suburban areas, the largest percentage of units lacking complete plumbing was in the South (7 percent) and the smallest proportion in the West (2 percent).

The State in each region with the largest proportion of housing units lacking some or all plumbing facilities was Mississippi (24 percent) in the South, Alaska (17) in the West, Maine (15) in the Northeast, and North Dakota (14) in the North Central Region. The State with the smallest proportion of such units in each region was California (2 percent), New Jersey (3), Michigan (4), and Maryland (4).

Approximately 913,000, or 29 percent of the Negro-occupied units in the South, lacked some or all plumbing in 1970 compared with 60 percent in 1960. The 1970 proportions for inside and outside metropolitan areas were 12 percent and 52 percent, respectively. About 7 percent of the Negro-occupied units in the central cities of the South and 31 percent in the suburbs lacked complete plumbing facilities in 1970. In all areas of the other regions, the proportions of Negro households lacking complete plumbing were considerably smaller (table J).

Table J. Percent of Negro-Occupied Housing Units Lacking Some or All Plumbing Facilities: 1970

Metropolitan and Nonmetropolitan Residence	United States	Northeast	North Central	South	West
Total.....	16.9	4.4	5.2	29.1	2.6
Metropolitan residence.....	7.2	4.4	4.4	12.3	2.4
Inside central cities.....	4.8	4.2	4.1	6.5	2.7
Outside central cities.....	17.1	5.3	7.1	31.3	1.7
Nonmetropolitan residence.....	48.8	7.0	19.0	52.3	7.7

Households were smaller in 1970 than in 1960. The region experiencing the greatest change was the South, where average household size dropped from 3.5 to 3.2 persons. The smallest change was in the households of the Northeast, down from an average of 3.2 to 3.1 persons. Within the metropolitan areas of each of the four regions, suburban households were larger than those in central cities, the smallest averages being found in the central cities of the Northeast and the West, 2.8 persons each.

The number of one-person households increased much more rapidly than households with five or more persons throughout the four regions. The greatest gain was in the South, where over the decade 1.3 million one-person households were added (a 72-percent increase) and, of this number, 60 percent was added to the metropolitan areas. Although the suburban areas of the South had a greater percentage increase in one-person households (120 percent) than the central cities (58 percent), the numerical increase was greater in the cities. The percentage increase in the number of households with five or more persons was greatest in the West (17 percent). Within this region, the greatest increase in large households was in the suburban areas (30 percent).

The median number of rooms in housing units increased during the decade in the four regions. The South showed the greatest increase in the metropolitan areas (4.7 to 5.0 rooms). The medians were higher in the suburban areas in each region than in the central cities, especially in the Northeast where the median was 4.4 for the central cities and 5.6 for the suburbs.

The proportion of the housing inventory in small units (one to three rooms) decreased over the decade in all regions of the United States except in the Northeast, where they remained approximately the same.

The proportion of the larger units, i.e., six or more rooms, increased in all regions and was greatest in the Northeast, with 29 percent in the central cities and 53 percent in the suburbs having six or more rooms in 1970. Large units increased most sharply in the suburbs of the West, from 28 percent in 1960 to 36 percent of the total housing inventory in 1970.

Number of persons per room is often used as a measure of crowding. In the Northeast, North Central, and South Regions, both the number and proportion of housing units with 1.01 or more persons per room decreased during the decade. In the West, although both metropolitan and nonmetropolitan areas also recorded decreases in the proportion of such units from 1960 to 1970, the number of these units in central cities increased from 280,000 to 302,000 and in the suburbs from 379,000 to 384,000.

Units with 1.01 or more persons per room were most prevalent in the South (10 percent), but this region

showed the greatest change over the decade, down from 16 percent in 1960. The smallest proportion of units with more than one person per room was found in the Northeast Region (7 percent). In this region the corresponding proportions were 8 percent in the central cities, 5 percent in its suburban areas, and 6 percent in its nonmetropolitan areas.

The homeownership rate was highest in the North Central Region in 1970—68 percent, a slight increase from 67 percent in 1960. The Northeast had the smallest proportion of homeowners (58 percent in 1970), an increase of 2 percentage points since 1960. The central cities of the Northeast had a much smaller proportion of homeowners than the central cities of the other regions—36 percent in both 1960 and 1970. Homeownership decreased in the West from 53 to 50 percent in the central cities and from 67 to 63 percent in the suburban areas.

The North Central Region recorded a 59-percent increase in Negro homeownership from 1960 to 1970. By 1970, the homeownership rate was 42 percent. In the metropolitan areas of the North Central Region the Negro-homeownership rate rose from 34 percent in 1960 to 41 percent in 1970 with the percentage of Negro homeownership reaching 59 percent in the suburbs.

In the South, the proportion of Negro-homeowner households in the nonmetropolitan areas increased from 44 percent in 1960 to 52 percent in 1970. In the suburban areas of the South, Negro owners increased from 51 to 57 percent; the corresponding increase in the central cities was from 36 to 39 percent.

In the Northeast, the proportion of Negro-owner-occupied units rose from 27 percent in 1960 to 29 percent in 1970. In the West, this proportion declined from 45 to 40 percent.

The Northeast had the lowest metropolitan area proportion of Negro-homeowner households, 28 percent. Almost half the Negro households in the suburbs owned homes, but slightly less than one-fourth in the central cities were homeowners.

In all regions, property values and rents increased during the last decade. The West experienced the largest relative increase in median value, from \$13,700 to \$20,500, or 50 percent. In 1970, 33 percent of all owner-occupied housing units in the West were valued at \$25,000 or more, as compared with only 10 percent in 1960. The North Central Region showed the smallest increase, from \$12,100 to \$16,700, or 38 percent. The West had the highest median value in both 1960 and 1970, \$13,700 and \$20,500, respectively. In the South, median value was lowest in both 1960 (\$9,500) and 1970 (\$13,600).

In each region, median value in 1970 was greater in metropolitan areas than in nonmetropolitan areas. In the

West, for example, the median value in metropolitan areas was \$21,900, and in nonmetropolitan areas, \$14,300.

Within SMSA's in each region, median value was greater in suburban areas than in central cities. In the West, the median value in the suburban areas was \$22,700, as compared with \$20,700 in the central cities.

As with value, the West showed the largest relative increase in median contract rent, 61 percent. In 1970, 20 percent of all renter-occupied housing units in the West rented for \$150 or more, as compared with only 2 percent in 1960. The North Central Region underwent the smallest increase in median rent, from \$62 to \$90, or

45 percent. The West had the highest median contract rent in both 1960 and 1970, \$66 and \$106, respectively. In the South median contract rent was lowest in both 1960 (\$46) and in 1970 (\$73).

Median contract rent in each region was greater in metropolitan areas than in nonmetropolitan areas. In the Northeast, for example, median contract rent was \$95 in metropolitan areas and \$74 in nonmetropolitan areas. Within metropolitan areas, median contract rent was greater in suburban areas than in the central cities. The suburban areas in the Northeast had a median contract rent of \$109, while the central cities had a median of \$90.

DEFINITIONS, EXPLANATIONS, AND SOURCES OF DATA FOLLOW THE TABLES.
