# U.S. Census Bureau News

**U.S. Department of Commerce • Washington D.C. 20233**

**For Immediate Release**
**Monday, April 30, 2012 at 10:00 A.M. EDT**

CB12-60

Robert R. Callis
Melissa Kresin
Social, Economic, and Housing Statistics Division
(301) 763-3199

## RESIDENTIAL VACANCIES AND HOMEOWNERSHIP IN THE FIRST QUARTER 2012

National vacancy rates in the first quarter 2012 were 8.8 percent for rental housing and 2.2 percent for homeowner housing, the Department of Commerce's Census Bureau announced today. The rental vacancy rate of 8.8 percent was 0.9 percentage points lower than the rate recorded in the first quarter 2011 (+/-0.4 percentage points) and 0.6 percentage points lower than last quarter (+/-0.4). The homeowner vacancy rate of 2.2 percent was 0.4 percentage points lower than the first quarter 2011 rate (+/-0.2) and 0.1 percentage point lower (+/-0.1)* than the rate last quarter (2.3 percent).

The homeownership rate of 65.4 percent was 1.0 percentage points (+/-0.4) lower than the first quarter 2011 rate (66.4 percent) and 0.6 percentage points (+/-0.4) lower than the rate last quarter (66.0 percent).

**New Residential Vacancies and Homeownership data for the second quarter 2012 will be released on Friday, July 27, 2012 at 10:00 A.M. EDT.**
**Our Internet site is**: *http://www.census.gov/hhes/www/housing/hvs/hvs.html*

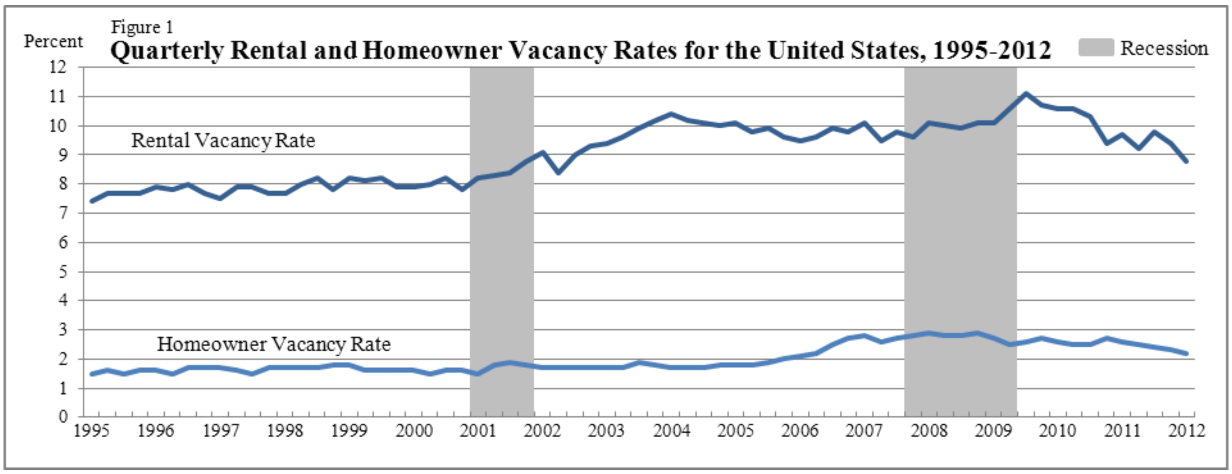


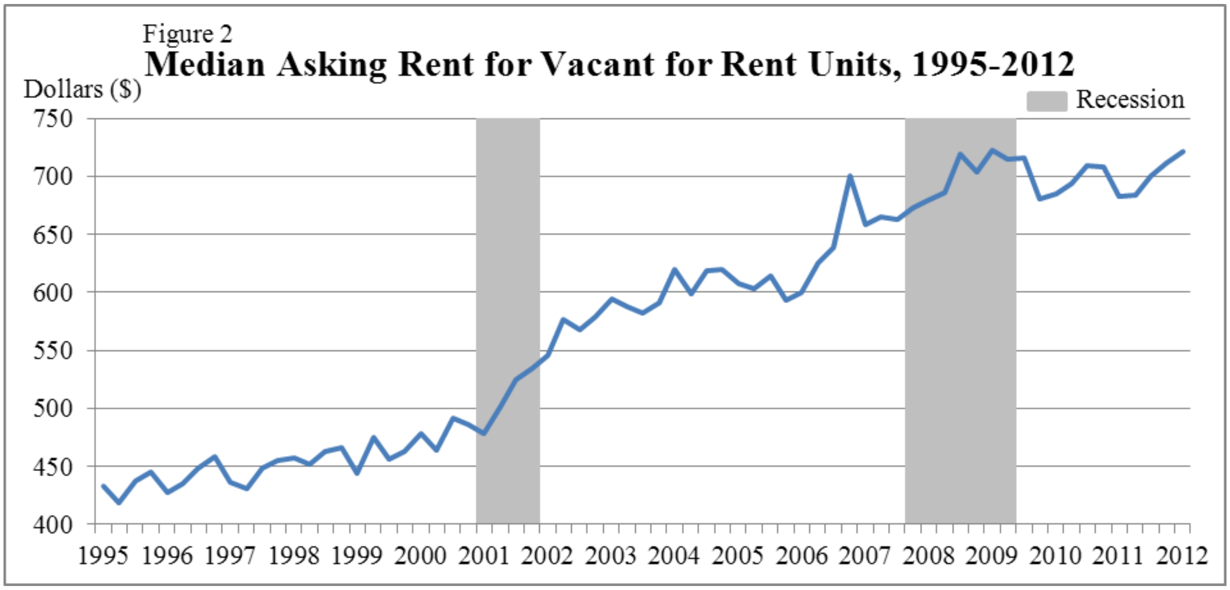

Table 1. **Rental and Homeowner Vacancy Rates for the United States: 2005 to 2012** (in percent)

| Year | Rental Vacancy Rate | | | | Homeowner Vacancy Rate | | | |
|---|---|---|---|---|---|---|---|---|
| | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | First Quarter | Second Quarter | Third Quarter | Fourth Quarter |
| | ↓ | | | | ↓ | | | |
| 2012… | 8.8 | | | | 2.2 | | | |
| 2011…. | 9.7 | 9.2 | 9.8 | 9.4 | 2.6 | 2.5 | 2.4 | 2.3 |
| 2010…. | 10.6 | 10.6 | 10.3 | 9.4 | 2.6 | 2.5 | 2.5 | 2.7 |
| 2009…. | 10.1 | 10.6 | 11.1 | 10.7 | 2.7 | 2.5 | 2.6 | 2.7 |
| 2008…. | 10.1 | 10.0 | 9.9 | 10.1 | 2.9 | 2.8 | 2.8 | 2.9 |
| 2007…. | 10.1 | 9.5 | 9.8 | 9.6 | 2.8 | 2.6 | 2.7 | 2.8 |
| 2006…. | 9.5 | 9.6 | 9.9 | 9.8 | 2.1 | 2.2 | 2.5 | 2.7 |
| 2005…. | 10.1 | 9.8 | 9.9 | 9.6 | 1.8 | 1.8 | 1.9 | 2.0 |

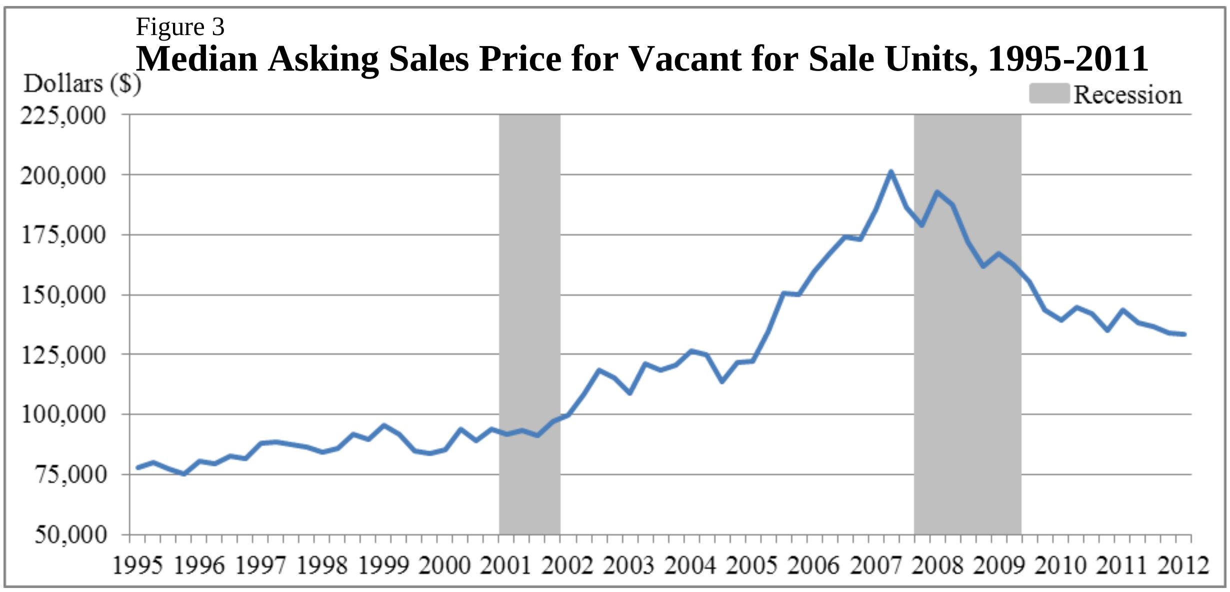
## Explanatory Notes

These statistics are estimated from sample surveys. They are subject to sampling variability as well as nonsampling error including bias and variance from response, nonreporting, and undercoverage. Whenever a statement such as "0.6 percentage points (±0.5%) above" appears in the text, this indicates the range (0.1 to 1.1 percentage points) in which the actual percent change is likely to have occurred. All ranges given for percent changes are 90-percent confidence intervals and account only for sampling variability. If a range does not contain zero, the change is statistically significant. If the range does contain zero, the change is not statistically significant; that is, it is uncertain whether there was an increase or decrease. The data in this report are from the Current Population Survey/ Housing Vacancy Survey. The populations represented (the population universe) are all housing units (vacancy rates) and the civilian non-institutional population of the United States (homeownership rate). For an explanation of how the rates are calculated, please see pages 11-12. Explanations of confidence intervals and sampling variability can be found on our web site listed above.
*90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

In the first quarter 2012, the median asking rent for vacant for rent units was $721.




In the first quarter 2012, the median asking sales price for vacant for sale units was $133,700.




NOTE: Median asking sales price and median asking rent data for vacant units can be found in Historical Table 11A/B at http://www.census.gov/hhes/www/housing/hvs/historic/index.html.

For rental housing by area, the first quarter 2012 vacancy rates inside principal cities (8.8 percent), in the suburbs (8.7 percent), and outside Metropolitan Statistical Areas (MSA's) (9.2 percent) were not statistically different from each other. The rental vacancy rate inside principal cities was lower than a year ago, while the rates in the suburbs and outside MSA's were not statistically different from the first quarter 2011 rates.

The homeowner vacancy rates in principal cities (2.5 percent) and outside MSA's (2.6 percent) were higher than in the suburbs (1.9 percent). The homeowner vacancy rates in principal cities and outside MSA's were not statistically different from each other. The homeowner vacancy rates in principal cities and in the suburbs were lower than a year ago, while the rate outside MSA's was not statistically different from the corresponding first quarter 2011 rate.

Among regions, the rental vacancy rate was highest in the South (10.8 percent) and lowest in the West (6.3 percent). The rental vacancy rate in the Northeast was higher than in the first quarter 2011, while the rates in the Midwest, South, and West were lower than a year ago.

For the first quarter 2012, the homeowner vacancy rate was higher in the South than the Northeast, but not statistically different from the rates in the Midwest and West. The homeowner vacancy rates in the Midwest, South, and West were lower than a year ago, while the rate in the Northeast was not statistically different from the first quarter 2011 rates.

Table 2. **Rental and Homeowner Vacancy Rates by Area and Region: First Quarter 2011 and 2012** (in percent)

| Area/Region | Rental vacancy rates | | | | Homeowner vacancy rates | | | |
|---|---|---|---|---|---|---|---|---|
| | First Quarter 2011 | First Quarter 2012 | 90-Percent Confidence Interval ( ± ) [a] | | First Quarter 2011 | First Quarter 2012 | 90-Percent Confidence Interval ( ± ) [a] | |
| | | | of 2012 rate | of difference | | | of 2012 rate | of difference |
| United States....…….. | 9.7 | 8.8 | 0.4 | 0.4 | 2.6 | 2.2 | 0.1 | 0.2 |
| Inside Metropolitan Statistical Areas…….. | 9.6 | 8.7 | 0.4 | 0.4 | 2.7 | 2.1 | 0.2 | 0.2 |
| In principal cities… | 9.8 | 8.8 | 0.6 | 0.6 | 3.3 | 2.5 | 0.3 | 0.4 |
| Not in principal cities (suburbs)…….. | 9.3 | 8.7 | 0.6 | 0.7 | 2.4 | 1.9 | 0.2 | 0.2 |
| Outside Metropolitan Statistical Areas……. | 10.0 | 9.2 | 1.4 | 1.5 | 2.3 | 2.6 | 0.3 | 0.4 |
| Northeast........…….. | 6.8 | 7.8 | 0.7 | 0.8 | 2.2 | 1.8 | 0.3 | 0.4 |
| Midwest..........…….. | 10.2 | 9.3 | 0.7 | 0.9 | 2.7 | 2.1 | 0.3 | 0.3 |
| South.............…….. | 12.5 | 10.8 | 0.8 | 0.9 | 2.8 | 2.4 | 0.2 | 0.3 |
| West.............…….. | 7.3 | 6.3 | 0.7 | 0.8 | 2.4 | 2.0 | 0.3 | 0.3 |

[a] A 90-percent confidence interval is a measure of an estimate's reliability. The larger the confidence interval is, in relation to the size of the estimate, the less reliable the estimate. For more information, see page 11.

NOTE: Metropolitan Statistical Area data for 2005 and later are not comparable to earlier data. Beginning in first quarter 2005, the Current Population Survey/Housing Vacancy Survey is using the new metropolitan and micropolitan statistical definitions that were announced by the Office of Management and Budget (OMB) in June 2003, and were based on the application of the 2000 standards to Census 2000 data. The OMB announced updates as of December 2003, based on application of the 2000 standards to more recent Census Bureau estimates. In this report, outside Metropolitan Statistical Areas includes micropolitan and non-metropolitan statistical areas. The December 2003 definitions are available at: http://www.census.gov/population/metro/

Approximately 86.1 percent of the housing units in the United States in the first quarter 2012 were occupied and 13.9 percent were vacant. Owner-occupied housing units made up 56.3 percent of total housing units, while renter-occupied units made up 29.8 percent of the inventory in the first quarter 2012. Vacant year-round units comprised 10.6 percent of total housing units, while 3.4 percent were for seasonal use. Approximately 2.9 percent of the total units were for rent, 1.2 percent were for sale only, and 0.6 percent were rented or sold but not yet occupied. Vacant units that were held off market comprised 5.8 percent of the total housing stock. Of these units, 1.7 percent were for occasional use, 1.0 percent were temporarily occupied by persons with usual residence elsewhere (URE), and 3.1 percent were vacant for a variety of other reasons.

Table 3. **Estimates of the Total Housing Inventory for the United States: First Quarter 2011 and 2012***
(Estimates are in thousands and may not add to total, due to rounding)

| Type | First Quarter 2011/r | First Quarter 2012 | Difference Between Estimates | 90-Percent Confidence Interval ( ± )[a] | | Percent of total (2012) |
|---|---|---|---|---|---|---|
| | | | | of 2012 estimate | of difference | |
| All housing units........... | 132,110 | 132,596 | 486 | (X) | (X) | 100 |
| Occupied..................... | 113,111 | 114,122 | 1,011 | 258 | 236 | 86.1 |
| Owner....................... | 75,092 | 74,601 | -491 | 631 | 430 | 56.3 |
| Renter....................... | 38,018 | 39,521 | 1,503 | 559 | 430 | 29.8 |
| Vacant......................... | 18,998 | 18,474 | -524 | 375 | 336 | 13.9 |
| Year-round................ | 14,382 | 13,994 | -388 | 369 | 321 | 10.6 |
| For rent................... | 4,104 | 3,861 | -243 | 174 | 198 | 2.9 |
| For sale only........... | 2,006 | 1,653 | -353 | 97 | 129 | 1.2 |
| Rented or Sold……. | 843 | 848 | 5 | 64 | 90 | 0.6 |
| Held off Market…… | 7,430 | 7,633 | 203 | 281 | 242 | 5.8 |
| For Occ'l Use……... | 2,241 | 2,199 | -42 | 154 | 135 | 1.7 |
| Temp occ by URE… | 1,300 | 1,381 | 81 | 123 | 105 | 1.0 |
| Other……………… | 3,889 | 4,053 | 164 | 208 | 179 | 3.1 |
| Seasonal……………. | 4,615 | 4,479 | -136 | 243 | 214 | 3.4 |

*The housing inventory estimates are benchmarked to 2010 Census.

[a]A 90-percent confidence interval is a measure of an estimate's reliability. The larger the confidence interval is, in relation to the size of the estimate, the less reliable the estimate. For more information, see page 11.

(X) Not Applicable. Since the number of housing units is set equal to an independent national measure, there is no sampling error, and hence no confidence interval.

/r Revised using Vintage 2010 housing unit controls. See note below.

NOTE: Since first quarter 2003, the Current Population Survey/Housing Vacancy Survey (CPS/HVS) estimates have been controlled to an independent set of housing unit estimates produced annually by the Population Division from Census 2000 and updated using building permit data, estimates of housing loss, and other administrative record data. Doing so makes the CPS/HVS estimates of housing units more comparable to other Census Bureau housing surveys controlled to these census-based estimates. The housing unit controls affect the estimate of vacant units in the sense that the estimates of total occupied and vacant units sum to the control total. Vacancy *rates* and homeownership *rates* are not affected by this change.

Beginning in the third quarter 2011, the housing inventory estimates are based on vintage 2010 housing unit controls that are projected forward through 2012. The first quarter 2012 housing inventory estimates, shown above, reflect vintage 2010 housing unit controls, benchmarked to the 2010 Census. The CPS/HVS historical table series, from second quarter 2000 through the second quarter 2011, has also been revised based on vintage 2010 housing unit controls. These revised estimates and additional information on terms and definitions can be found at: http://www.census.gov/hhes/www/housing/hvs/historic/index.html

For the methodology used in developing the housing unit estimates used for controls in the CPS/HVS, please see Population Division's website: http://www.census.gov/popest/methodology/2009-hu-meth.pdf.

The homeownership rate of 65.4 percent was 1.0 percentage points (+/-0.4) lower than the first quarter 2011 rate (66.4 percent) and 0.6 percentage points (+/-0.4) lower than the rate last quarter (66.0 percent).

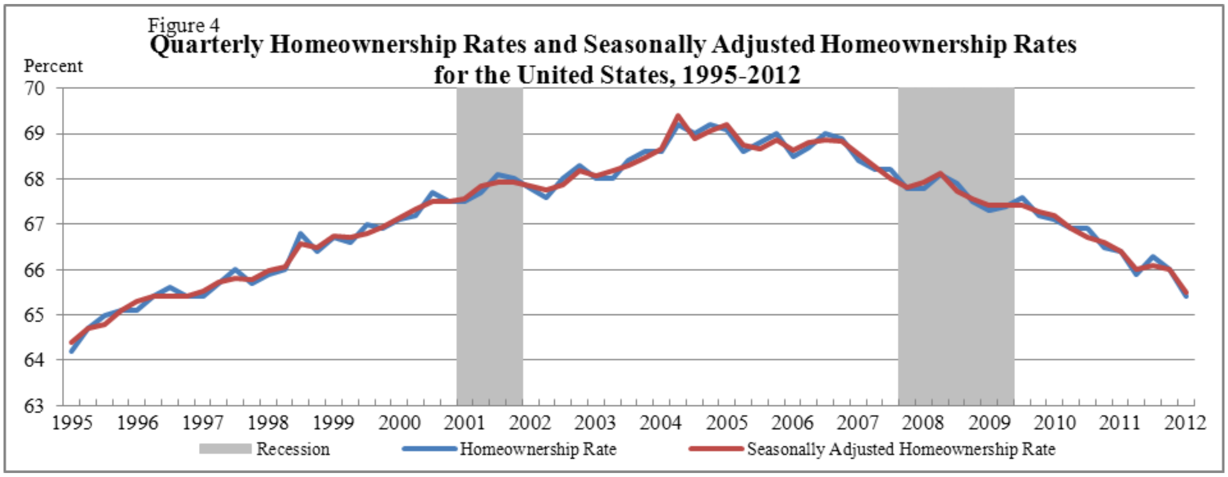



Table 4. **Homeownership Rates for the United States: 1995 to 2012** (in percent)

| Year | Homeownership Rates[a] | | | |
|---|---|---|---|---|
| | First Quarter | Second Quarter | Third Quarter | Fourth Quarter |
| | ↓ | | | |
| 2012.................................. | 65.4 | | | |
| 2011.................................. | 66.4 | 65.9 | 66.3 | 66.0 |
| 2010.................................. | 67.1 | 66.9 | 66.9 | 66.5 |
| 2009.................................. | 67.3 | 67.4 | 67.6 | 67.2 |
| 2008.................................. | 67.8 | 68.1 | 67.9 | 67.5 |
| 2007.................................. | 68.4 | 68.2 | 68.2 | 67.8 |
| 2006.................................. | 68.5 | 68.7 | 69.0 | 68.9 |
| 2005.................................. | 69.1 | 68.6 | 68.8 | 69.0 |
| 2004................................. | 68.6 | 69.2 | 69.0 | 69.2 |
| 2003................................. | 68.0 | 68.0 | 68.4 | 68.6 |
| 2002[b]............................... | 67.8 | 67.6 | 68.0 | 68.3 |
| 2002................................. | 67.8 | 67.6 | 68.0 | 68.3 |
| 2001................................. | 67.5 | 67.7 | 68.1 | 68.0 |
| 2000....................................... | 67.1 | 67.2 | 67.7 | 67.5 |
| 1999....................................... | 66.7 | 66.6 | 67.0 | 66.9 |
| 1998....................................... | 65.9 | 66.0 | 66.8 | 66.4 |
| 1997....................................... | 65.4 | 65.7 | 66.0 | 65.7 |
| 1996....................................... | 65.1 | 65.4 | 65.6 | 65.4 |
| 1995....................................... | 64.2 | 64.7 | 65.0 | 65.1 |

[a]Standard errors for quarterly homeownership rates for the United States generally are 0.3 percent.
[b]Revised in 2002 to incorporate information collected in Census 2000.
*90% confidence interval includes zero. The Census Bureau does not have sufficient statistical evidence to conclude that the actual change is different from zero.

Table 4SA shows the seasonally adjusted homeownership rates for the United States, from 1995 to the present. (Research has shown that seasonality for homeownership rates is present.) When adjusted for seasonal variation, the current homeownership rate (65.5 percent) was lower than the rate in the first quarter 2011 (66.5 percent) and lower than the rate last quarter (66.0 percent).

Table 4SA. **Homeownership Rates for the United States: 1995 to 2012 Seasonally Adjusted***
(in percent)

| | Homeownership Rates[a] (Seasonally Adjusted) | | | |
|---|---|---|---|---|
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter |
| | ↓ | | | |
| 2012…………………………… | 65.5 | | | |
| 2011…………………………… | 66.5 | 66.0 | 66.1 | 66.0 |
| 2010…………………………… | 67.2 | 67.0 | 66.7 | 66.5 |
| 2009…………………………… | 67.4 | 67.4 | 67.4 | 67.2 |
| 2008…………………………… | 67.9 | 68.1 | 67.7 | 67.5 |
| 2007…………………………… | 68.5 | 68.3 | 68.0 | 67.8 |
| 2006…………………………… | 68.6 | 68.8 | 68.9 | 68.8 |
| 2005…………………………… | 69.2 | 68.8 | 68.7 | 68.9 |
| 2004…………………………… | 68.7 | 69.4 | 68.9 | 69.0 |
| 2003…………………………… | 68.1 | 68.2 | 68.3 | 68.5 |
| 2002[b]………………………….. | 67.9 | 67.8 | 67.9 | 68.2 |
| 2001………………………….. | 67.6 | 67.9 | 67.9 | 67.9 |
| 2000....................................... | 67.1 | 67.3 | 67.5 | 67.5 |
| 1999....................................... | 66.7 | 66.7 | 66.8 | 66.9 |
| 1998....................................... | 66.0 | 66.1 | 66.6 | 66.5 |
| 1997....................................... | 65.5 | 65.7 | 65.8 | 65.8 |
| 1996....................................... | 65.3 | 65.4 | 65.4 | 65.4 |
| 1995....................................... | 64.4 | 64.7 | 64.8 | 65.1 |

*As new quarterly data are input, previous quarters' seasonally adjusted homeownership rates may change.
[a]Standard errors for quarterly homeownership rates for the United States generally are 0.3 percent.
[b]Revised in 2002 to incorporate information collected in Census 2000.

For the first quarter 2012, the homeownership rates were highest in the Midwest (69.5 percent) and lowest in the West (59.9 percent). The homeownership rates in the Northeast, Midwest, South, and West were lower than the corresponding first quarter 2011 rates.

Table 5. **Homeownership Rates for the United States and Regions: 2006 to 2012** (in percent)

| | Homeownership Rates[a] | | | | |
|---|---|---|---|---|---|
| Year/Quarter | United States | Northeast | Midwest | South | West |
| **2012** | | | | | |
| First Quarter………….. | 65.4 | 62.5 | 69.5 | 67.5 | 59.9 |
| **2011** | | | | | |
| Fourth Quarter……….. | 66.0 | 63.7 | 70.0 | 68.3 | 60.1 |
| Third Quarter……….... | 66.3 | 63.7 | 70.3 | 68.4 | 60.7 |
| Second Quarter………. | 65.9 | 63.0 | 70.0 | 68.2 | 60.3 |
| First Quarter………….. | 66.4 | 63.9 | 70.4 | 68.4 | 60.9 |
| **2010** | | | | | |
| Fourth Quarter……….. | 66.5 | 64.1 | 70.5 | 68.5 | 61.0 |
| Third Quarter……….... | 66.9 | 63.9 | 71.1 | 69.1 | 61.3 |
| Second Quarter………. | 66.9 | 64.2 | 70.8 | 69.1 | 61.4 |
| First Quarter…………. | 67.1 | 64.4 | 70.9 | 69.2 | 61.9 |
| **2009** | | | | | |
| Fourth Quarter……….. | 67.2 | 63.9 | 71.3 | 69.1 | 62.3 |
| Third Quarter………… | 67.6 | 64.0 | 71.6 | 69.7 | 62.7 |
| Second Quarter………. | 67.4 | 64.3 | 70.5 | 70.0 | 62.5 |
| First Quarter…………. | 67.3 | 63.7 | 70.7 | 69.6 | 62.8 |
| **2008** | | | | | |
| Fourth Quarter……….. | 67.5 | 64.0 | 71.4 | 69.8 | 62.7 |
| Third Quarter………… | 67.9 | 64.4 | 71.9 | 69.9 | 63.5 |
| Second Quarter………. | 68.1 | 65.3 | 71.7 | 70.2 | 63.0 |
| First Quarter………….. | 67.8 | 64.7 | 72.0 | 69.7 | 62.8 |
| **2007** | | | | | |
| Fourth Quarter……….. | 67.8 | 64.6 | 71.7 | 70.0 | 62.7 |
| Third Quarter………… | 68.2 | 65.2 | 71.9 | 70.1 | 63.5 |
| Second Quarter………. | 68.2 | 65.4 | 71.8 | 69.9 | 64.1 |
| First Quarter…………. | 68.4 | 64.8 | 72.2 | 70.6 | 63.6 |
| **2006** | | | | | |
| Fourth Quarter……….. | 68.9 | 65.3 | 73.0 | 70.8 | 64.5 |
| Third Quarter………… | 69.0 | 65.5 | 72.8 | 70.6 | 65.3 |
| Second Quarter………. | 68.7 | 65.4 | 72.5 | 70.4 | 64.7 |
| First Quarter…………. | 68.5 | 64.7 | 72.5 | 70.4 | 64.4 |

[a]Standard errors for quarterly homeownership rates by region generally are 0.6 percent.

For the first quarter 2012, the homeownership rates were highest for those householders ages 65 years and over (80.9 percent) and lowest for the under 35 years of age group (36.8 percent). The rates for householders less than 35 years, 35 to 44, 45 to 54, and 55 to 64 years old were lower than their respective rates a year ago, while householders 65 years and over showed no significant change from the corresponding rates in the first quarter 2011.

Table 6. **Homeownership Rates by Age of Householder: 2006 to 2012** (in percent)

| | Homeownership Rates[a] | | | | | |
|---|---|---|---|---|---|---|
| Year/Quarter | United States | Under 35 years | 35 to 44 years | 45 to 54 years | 55 to 64 years | 65 years and over |
| 2012 | | | | | | |
| First Quarter…… | 65.4 | 36.8 | 61.4 | 71.3 | 77.8 | 80.9 |
| 2011 | | | | | | |
| Fourth Quarter….. | 66.0 | 37.6 | 62.3 | 72.7 | 79.0 | 80.9 |
| Third Quarter…… | 66.3 | 38.0 | 63.4 | 72.7 | 78.6 | 81.1 |
| Second Quarter… | 65.9 | 37.5 | 63.8 | 72.3 | 77.8 | 80.8 |
| First Quarter…… | 66.4 | 37.9 | 64.4 | 73.1 | 78.6 | 81.0 |
| 2010 | | | | | | |
| Fourth Quarter….. | 66.5 | 39.2 | 63.9 | 72.7 | 79.0 | 80.5 |
| Third Quarter…… | 66.9 | 39.2 | 65.2 | 73.0 | 79.2 | 80.6 |
| Second Quarter… | 66.9 | 39.0 | 65.6 | 73.6 | 78.7 | 80.4 |
| First Quarter……. | 67.1 | 38.9 | 65.3 | 74.8 | 79.1 | 80.6 |
| 2009 | | | | | | |
| Fourth Quarter….. | 67.2 | 40.4 | 65.7 | 74.0 | 78.9 | 80.2 |
| Third Quarter…… | 67.6 | 39.8 | 66.5 | 74.5 | 79.4 | 80.9 |
| Second Quarter…. | 67.4 | 39.0 | 66.8 | 74.5 | 79.9 | 80.4 |
| First Quarter……. | 67.3 | 39.8 | 65.7 | 74.6 | 79.8 | 80.4 |
| 2008 | | | | | | |
| Fourth Quarter….. | 67.5 | 40.3 | 66.6 | 74.5 | 79.7 | 80.4 |
| Third Quarter…… | 67.9 | 41.0 | 67.2 | 75.2 | 80.0 | 80.1 |
| Second Quarter…. | 68.1 | 41.2 | 67.6 | 75.4 | 80.1 | 80.2 |
| First Quarter…….. | 67.8 | 41.3 | 66.7 | 75.0 | 80.4 | 79.9 |
| 2007 | | | | | | |
| Fourth Quarter….. | 67.8 | 41.0 | 67.2 | 75.1 | 80.4 | 80.3 |
| Third Quarter…… | 68.2 | 42.0 | 68.1 | 75.2 | 81.1 | 79.9 |
| Second Quarter…. | 68.2 | 41.9 | 67.6 | 75.5 | 80.6 | 80.5 |
| First Quarter……. | 68.4 | 41.7 | 68.3 | 75.8 | 80.4 | 80.9 |
| 2006 | | | | | | |
| Fourth Quarter….. | 68.9 | 42.8 | 68.9 | 76.4 | 80.7 | 81.2 |
| Third Quarter…… | 69.0 | 43.0 | 68.8 | 76.4 | 80.7 | 81.5 |
| Second Quarter…. | 68.7 | 42.4 | 68.9 | 76.3 | 81.0 | 80.6 |
| First Quarter……. | 68.5 | 42.3 | 68.9 | 75.8 | 81.2 | 80.3 |

[a]Standard errors for quarterly homeownership rates by age of householder generally are 0.5 percent.

For the racial categories shown below, the homeownership rate for the first quarter 2012 for non-Hispanic White householders reporting a single race was highest at 73.5 percent. The rate for All Other Races householders was second at 55.1 percent and Black Alone householders was lowest, at 43.1 percent. The homeownership rates for non-Hispanic White, All Other Race, and Black Alone householders were lower than in the first quarter 2011.

The homeownership rate for Hispanic householders (who can be of any race), 46.3 percent, was not statistically different from the first quarter 2011 rate.

**Table 7. Homeownership Rates by Race and Ethnicity of Householder: 2008 to 2012** (in percent)

| | Homeownership Rates[a] | | | | |
|---|---|---|---|---|---|
| Year/Quarter | United States | Non-Hispanic White alone | Black Alone[b] | All Other Races[c] | Hispanic (of any race) |
| 2012 | | | | | |
| First Quarter…….. | 65.4 | 73.5 | 43.1 | 55.1 | 46.3 |
| 2011 | | | | | |
| Fourth Quarter….. | 66.0 | 73.7 | 45.1 | 56.5 | 46.6 |
| Third Quarter…… | 66.3 | 73.8 | 45.6 | 56.4 | 47.6 |
| Second Quarter… | 65.9 | 73.7 | 44.2 | 56.0 | 46.6 |
| First Quarter…….... | 66.4 | 74.1 | 44.8 | 56.7 | 46.8 |
| 2010 | | | | | |
| Fourth Quarter….. | 66.5 | 74.2 | 44.8 | 57.7 | 46.8 |
| Third Quarter…… | 66.9 | 74.7 | 45.0 | 57.3 | 47.0 |
| Second Quarter… | 66.9 | 74.4 | 46.2 | 55.7 | 47.8 |
| First Quarter……. | 67.1 | 74.5 | 45.6 | 57.2 | 48.5 |
| 2009 | | | | | |
| Fourth Quarter….. | 67.2 | 74.5 | 46.0 | 58.4 | 48.4 |
| Third Quarter…… | 67.6 | 75.0 | 46.4 | 57.8 | 48.7 |
| Second Quarter…. | 67.4 | 74.9 | 46.5 | 57.6 | 48.1 |
| First Quarter…….. | 67.3 | 74.7 | 46.1 | 57.4 | 48.6 |
| 2008 | | | | | |
| Fourth Quarter….. | 67.5 | 74.8 | 46.8 | 58.3 | 48.6 |
| Third Quarter…… | 67.9 | 75.1 | 47.8 | 59.0 | 49.5 |
| Second Quarter…. | 68.1 | 75.2 | 47.8 | 58.4 | 49.6 |
| First Quarter……. | 67.8 | 75.0 | 47.1 | 58.1 | 48.9 |

[a]Standard errors for quarterly homeownership rates by race and ethnicity of householder generally are 0.3 percent for non-Hispanic White (single race) householders, 0.6 percent for Black (single race) householders, 0.7 percent for All Other Races householders, and 0.6 percent for Hispanic householders.

[b]The homeownership rate for first quarter 2012 for householders who reported Black whether or not they reported any other race was 43.1 percent.

[c] Includes people who reported Asian, Native Hawaiian or Other Pacific Islander, or American Indian or Alaska Native regardless of whether they reported any other race, as well as all other combinations of two or more races.

NOTE: Beginning in 2003, the question on race on the CPS was modified to comply with the revised standards for federal statistical agencies. Respondents may now report more than one race, but small sample sizes preclude showing all race categories. The question on Hispanic origin is asked separately, and is asked before the question on race. For further information on each major race group and the Two or More Races populations, see reports from the Census 2000 Brief series (C2KBR/01), available on the Census 2000 Web site at http://www.census.gov/population/www/cen2000/briefs.html.

The homeownership rate for households with family incomes greater than or equal to the median family income was lower than the first quarter 2011 rate. The rate for those households with family incomes less than the median family income was also lower than the rate a year ago.

Table 8. **Homeownership Rates by Family Income: 2007 to 2012** (in percent)

| | Homeownership Rates[a] | | |
|---|---|---|---|
| Year/Quarter | United States | Households with family income greater than or equal to the median family income[b] | Households with family income less than the median family income |
| 2012* | | | |
| First Quarter………….. | 65.4 | 80.3 | 50.4 |
| 2011* | | | |
| Fourth Quarter….. | 66.0 | 80.8 | 51.3 |
| Third Quarter………... | 66.3 | 81.3 | 51.3 |
| Second Quarter………. | 65.9 | 81.2 | 50.6 |
| First Quarter………….. | 66.4 | 81.5 | 51.4 |
| 2010* | | | |
| Fourth Quarter……….. | 66.5 | 81.7 | 51.4 |
| Third Quarter………... | 66.9 | 81.9 | 51.9 |
| Second Quarter……… | 66.9 | 81.9 | 51.9 |
| First Quarter…………. | 67.1 | 82.0 | 52.2 |
| 2009 | | | |
| Fourth Quarter………. | 67.2 | 81.8 | 50.2 |
| Third Quarter……….. | 67.6 | 81.9 | 51.7 |
| Second Quarter……… | 67.4 | 82.2 | 51.5 |
| First Quarter………… | 67.3 | 82.4 | 51.0 |
| 2008 | | | |
| Fourth Quarter………. | 67.5 | 82.9 | 51.2 |
| Third Quarter……….. | 67.9 | 83.0 | 52.0 |
| Second Quarter……… | 68.1 | 83.5 | 51.8 |
| First Quarter…………. | 67.8 | 82.8 | 51.2 |
| 2007 | | | |
| Fourth Quarter……….. | 67.8 | 83.0 | 50.9 |
| Third Quarter………… | 68.2 | 83.7 | 51.9 |
| Second Quarter………. | 68.2 | 83.4 | 52.0 |
| First Quarter…………. | 68.4 | 83.3 | 52.1 |

[a]Standard errors for quarterly homeownership rates by family income generally are 0.3 percent.
[b]Based on family or primary individual income.
* Beginning in 2010, we began imputing missing values for the family income question, which is used in the homeownership table above. Previously, householders not responding to this question were excluded from the homeownership calculations for those below/above the median family income level. When compared to previous procedures, this change resulted in an increase in the homeownership rate of 2.2 percentage points for those at or below the median family income and an increase of 0.6 percentage points for those above the median family income level for the first quarter 2012. Under previous procedures (not imputing missing values) for the first quarter 2012, the homeownership rate was 48.2 percent for those at or below the median family income and 79.7 percent for those above the median family income level. Data users should keep this in mind when comparing data from 2010 and later to earlier data.

Note: This press release, along with more detailed data, is available on the Internet. Our Internet address is: http://www.census.gov/hhes/www/housing/hvs/hvs.html

The estimates in this release are based on a sample survey and therefore are subject to both sampling and non-sampling error. Sampling error is a result of not surveying the entire population. Non-sampling error occurs because accurate information cannot always be obtained.

The sample estimate and its standard error enable one to construct a confidence interval. A confidence interval is a measure of an estimate's reliability. The larger a confidence interval is in relation to the size of the estimate, the less reliable the estimate. For example, the standard error on the estimated rental vacancy rate of 8.8 percent is 0.234 percentage points. Then the 90-percent confidence interval is calculated as 8.8 $\pm$ (1.645 x 0.234) percent, or 8.8 $\pm$ 0.4 percent, or from 8.4 percent to 9.2 percent. If all possible samples were surveyed under essentially the same general conditions and the same sample design, and an estimate calculated from each sample, then 90 percent of the estimates would fall within the 90 percent confidence interval, in this case, from 8.4 percent to 9.2 percent.

Since the first quarter 2003, the Current Population Survey/Housing Vacancy Survey (CPS/HVS) housing inventory estimates have been controlled to independent housing unit estimates based upon Census 2000 and updated with building permit data, estimates of housing loss, and other administrative records data. In the third quarter 2011, the CPS/HVS revised the entire series of housing inventory estimates back to the second quarter 2000, based on the latest series of independent housing controls, the vintage 2010 time series. Housing inventory estimates, prior to the second quarter 2000, have not been revised. The CPS/HVS housing inventory data series are based on the independently produced vintage 2010 housing unit estimates that are projected forward through the first quarter 2012. The vintage 2010 estimates are benchmarked to the 2010 Census. The same general procedure will be followed each year in revising housing inventory estimates with the most up-to-date independent housing estimates available.

For an explanation of the methodology used in producing the housing inventory independent estimates, please see: http://www.census.gov/popest/methodology.

Note: This time series is by the latest "vintage" year. For example, vintage 2010 means that all of the estimates in this time series are identified as belonging to "vintage 2010." The 2000 data are from the 2010 vintage, the 2001 data are from the 2010 vintage, and so on.

The CPS/HVS also began computing first-stage factors (used for weighting purposes) based on year-round and seasonal counts of housing units from Census 2000 for the first quarter 2003. From 1980 to 2002, the CPS/HVS first-stage factors were based on year-round estimates only. The effect on the data is slight and the change should improve the counts of year-round and seasonal units. For more information on the effects of these changes, please see Source and Accuracy Statement at http://www.census.gov/hhes/www/hvs.html.

Beginning in the first quarter 2012, the population controls reflect the results of the 2010 decennial census. This change has virtually no effect on vacancy and homeownership rates, as described below.

Research has shown that the new 2010-based controls increased the rental vacancy rate in April 2010 from 10.43 percent to 10.45 percent---a difference of less than 1/10 of one percent. The homeowner vacancy rate remained the same at 2.63 percent, while the homeownership rate was up from 66.67 percent to 66.74 percent.

The question on race on the CPS was modified beginning in the first quarter 2003 to comply with new standards for federal statistical agencies. Respondents are now asked to report one or more races. The question on Hispanic origin is asked separately, and is asked before the question on race.

First stage factors for year-round vacant units have been corrected as of the second quarter 2004. Research has shown that this correction had no significant effect on the vacancy rates or homeownership rates.

The rental vacancy rate is the proportion of the rental inventory that is vacant for rent. In tables 1 and 2, the rates are computed using the following formula.

$$Rental\ Vacancy\ Rate\ (\%) = \left[ \frac{\begin{matrix} Vacant\ \ year-round \\ units\ \ for\ \ rent \end{matrix}}{\begin{pmatrix} Renter \\ occupied \\ units \end{pmatrix} + \begin{pmatrix} Vacant\ \ year-round \\ units\ \ rented\ \ but \\ awaiting\ \ occupancy \end{pmatrix} + \begin{pmatrix} Vacant\ year-round \\ units\ for\ rent \end{pmatrix}} \right] * 100$$

The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant for sale. In tables 1 and 2 the rates are computed using the following formula.

$$Homeowner\ \ Vacancy\ \ Rate\ (\%) = \left[ \frac{\begin{matrix} Vacant\ \ year-round \\ units\ \ for\ \ sale\ \ only \end{matrix}}{\begin{pmatrix} Owner \\ occupied \\ units \end{pmatrix} + \begin{pmatrix} Vacant\ \ year-round \\ units\ \ sold\ \ but \\ awaiting\ \ occupancy \end{pmatrix} + \begin{pmatrix} Vacant\ \ year-round \\ units\ \ for\ sale\ \ only \end{pmatrix}} \right] * 100$$

The homeownership rate is the proportion of households that is owner-occupied. It is computed by dividing the number of households that are occupied by owners by the total number of occupied households (tables 4, 4SA, and 5).

$$Homeownership\ \ Rate\ (\%) = \left[ \frac{Owner\ \ occupied\ \ housing\ \ units}{Total\ \ occupied\ \ housing\ \ units} \right] * 100$$

For the homeownership rate for a specific characteristic (tables 6-8), use the owner and total number of units for that characteristic. For example, for the West region,

$$Homeownership\ \ Rate\ \ (West)\ (\%) = \left[ \frac{Owner\ \ occupied\ \ housing\ \ units\ \ (West)}{Total\ \ occupied\ \ housing\ \ units\ \ (West)} \right] * 100$$