

Housing Characteristics: 2004

Introduction

This brief presents summary statistics on housing characteristics in the District of Columbia in 2004. All data contained in this brief were obtained from the Census Bureau, American Community Survey (ACS), which is designed to provide communities with a fresh look at how they are changing.

Table 1: Housing Occupancy and Structure: 2004

Category	2004 Estimate
Housing Occupancy	
Total housing units	276,600
Occupied housing units	248,563
Vacant housing units	28,037
Homeowner vacancy rate	1.4
Renter vacancy rate	5.3
Units in Structure	
1-unit, detached	37,246
1-unit, attached	73,182
2 units	9,201
3 or 4 units	18,742
5 to 9 units	16,946
10-19 units	34,702
20 or more units	86,494
Year Structure Built	
2000 or later	5,438
1995-1999	3,375
1990-1994	3,102
1980-1989	15,145
1970-1979	23,016
1960-1969	38,191
1950-1959	39,972
1940-1949	44,498
1939 or earlier	103,863
Bedrooms	
No bedroom	21,642
1 bedroom	88,639
2 bedrooms	69,168
3 bedrooms	61,922
4 bedrooms	24,720
5 bedrooms or more	10,509

Table 1: continued

Occupied Housing Units

Owner-occupied	108,437
Renter-occupied	140,126
Average household size of owner-occupied units	2.20
Average household size of renter-occupied units	2.00

Year Householder Moved into Unit

2000 or later	120,212
1995-1999	46,507
1990-1994	20,733
1980-1989	25,155
1970-1979	16,761
1969 or earlier	19,195

Vehicles Available

No vehicles available	87,920
1 vehicle available	110,664
2 vehicles available	39,565
3 or more vehicles available	10,414

Value of Owner-occupied Units

Less than \$50,000	803
\$ 50,000 - \$99,000	5,408
\$100,000 - \$149,000	10,432
\$150,000 - \$199,999	12,535
\$200,000 - \$299,999	19,702
\$300,000 - \$499,999	25,667
\$500,000 - \$999,999	27,884
\$1,000,000 or more	6,006

Source: U.S. Census Bureau, 2004 American Community Survey

Households and Families

According to the American Community Survey (ACS) data produced by the Census Bureau, in 2004 there were 248,563 households in the District of Columbia (Table 1). The average household size was 2.1 people. Families comprised 44 percent of the households, which were evenly split between married-couple families (22 percent) and other families (22

HOUSING CHARACTERISTICS cont. on p.2

by
Joy Phillips
Robert Beasley



HOUSING CHARACTERISTICS from p. 1

percent) (Figure 1). Nonfamily households made up 56 percent of all households in the District of Columbia. Most of the non-family households were people living alone, but in some households, there were multiple occupants who were not related.

Geographic Mobility

In 2004, 83 percent of District residents had been living in the same residence one year earlier; 9 percent had moved during the past year from another residence in the District; 7 percent from one of the states; and 1 percent from abroad (Figure 2).

Housing Characteristics

In 2004, District of Columbia had a total of 276,600 housing units, of which 10 percent were vacant. Of the total housing units, 40 percent were single-unit structures, and 60 percent were multi-unit structures (Figure 3). Mobile homes made up less than 0.5 percent. Over 4 percent of all units were built after 1990.

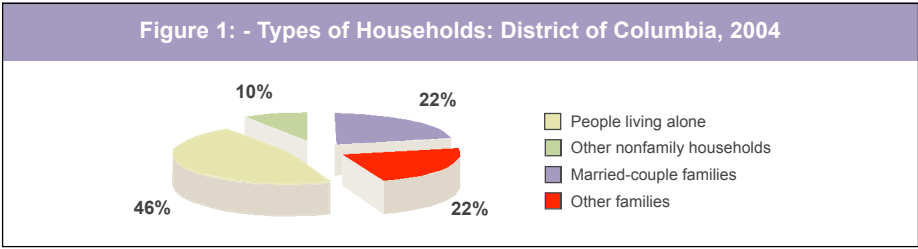
Occupied Housing Units

There were 249,000 occupied housing units in the District in 2004. Of all units, 108,000 (44 percent) were owner occupied) and 140,000 (56 percent) were renter occupied. Four percent of the households did not have telephone service and 35 percent did not have access to a car, truck, or van for private use. Sixteen percent had two vehicles and another 4 percent had three or more vehicles.

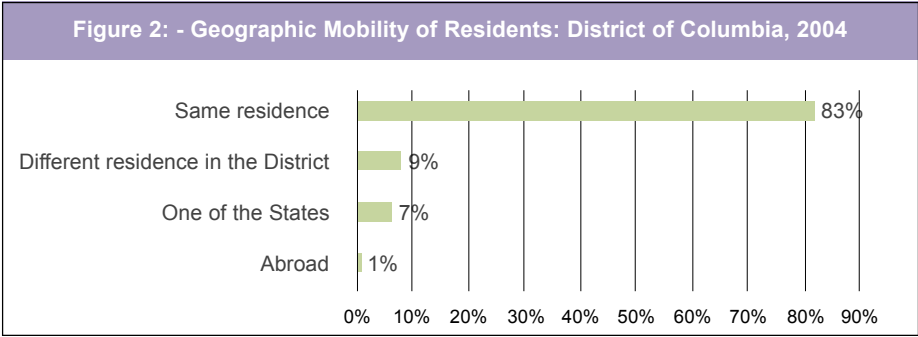
For additional information contact:
 D.C. Office of Planning
 State Data Center
 801 North Capitol Street, NE
 Suite 4000
 Washington, DC 20002
 (202) 442 7600
 (202) 442-7638 FAX
 www.planning.dc.gov



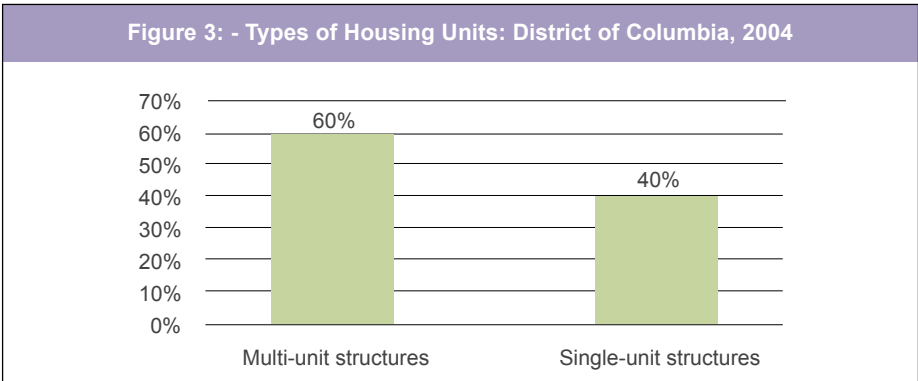
Government of the District of Columbia



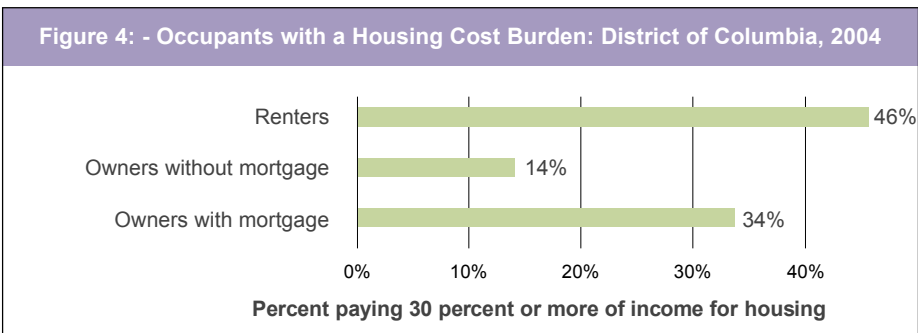
Source: American Community Survey, 2004



Source: American Community Survey, 2004



Source: American Community Survey, 2004



Source: American Community Survey, 2004

Housing Cost

The median monthly housing costs for mortgaged owners was \$1,612, nonmortgaged owners \$376, and renters \$799. Thirty-four

percent of owners with mortgages, 14 percent of owners without mortgages, and 46 percent of renters in District of Columbia spent 30 percent or more of household income on housing (Figure 4).