

DC Housing Characteristics

The housing market has been the focal point of economic news over the last six years and more so in recent weeks as the nations' financial market is in crisis. Since 2000, the housing market in the District of Columbia and elsewhere has seen an unprecedented growth in new housing construction, increased homeownership rates, and increased housing prices. In more recent months in the District as nationally, there have been fewer building permits issued, stabilizing or declining housing prices, and a rise in the number of housing foreclosures. This brief report presents general characteristics of the District's housing stock as reported by the U.S. Census Bureau, American Community Survey (ACS) 2007 and other related housing market data from other sources.

Highlights

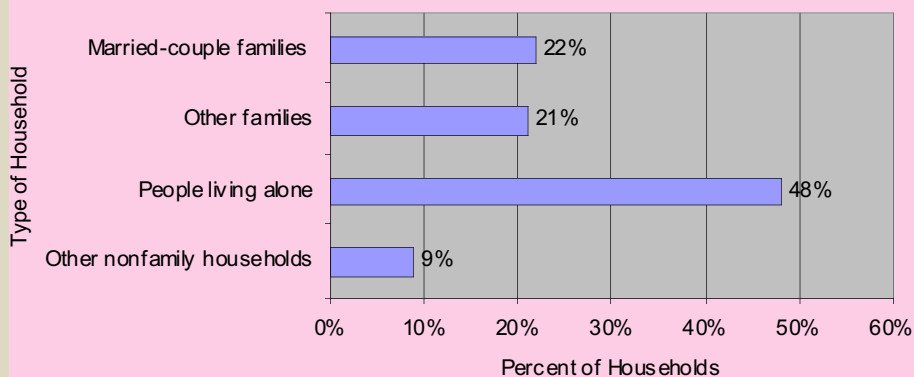
- In 2007, according to the ACS, the District of Columbia had a total of 284,235 housing units. Of this total, 39

percent was single-unit structures and 61 percent was multi-unit structures.

- While 92 percent of all housing units were built before 1990, and 2 percent (6,224 units) were built between 1990 and 2000, a building boom after 2000 saw an additional 6 percent (16,186 units) increase in the housing stock.
- The housing vacancy rate was 12 percent in 2007 which meant that 251,000 housing units were occupied. Of the occupied housing units or households, 112,000 (45 percent) were owner-occupied while 139,000 (55 percent) were renter occupied.
- The average household size was 2.2 persons.
- Given the large number of renter occupied units in the District, it follows that there were more non-family households (57 percent) than family households (43 percent) since renters tend to share units with non-family persons or live alone (Fig. 1).

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Fig 1: Types of Households in the District of Columbia 2007

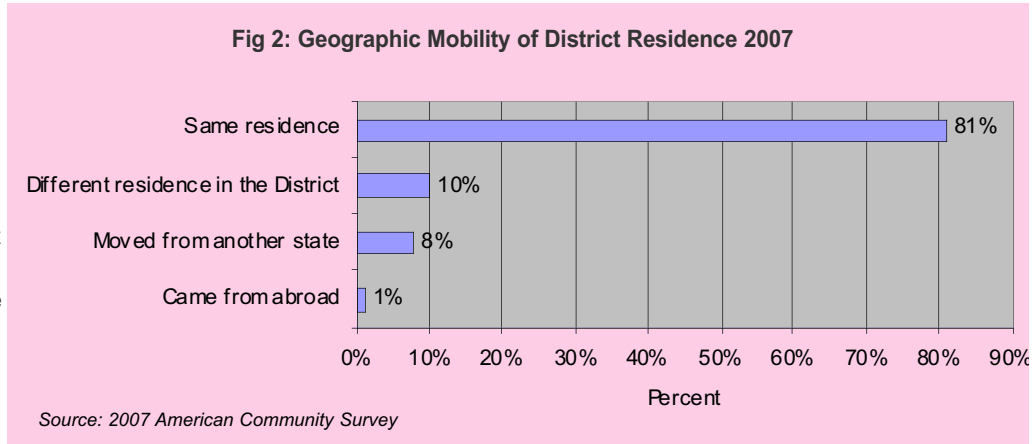


Source: 2007 American Community Survey

by
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- In 2007, the median monthly housing costs for mortgaged owners was \$2,094, non-mortgaged owners \$492, and renters \$934.
- Thirty-nine percent of owners with mortgages, 13 percent of owner without mortgages, and 46 percent of renters in the District spent 30 percent or more household income on housing.
- The District has a very mobile population since nineteen percent of the population changed residence from 2006 to 2007 (Fig. 2).
- From 2003 through 2007 over 10,000 new privately-owned housing units were authorized in the District. Of this number, over 1,200 were single family units.
- Home sales, both new and existing, peaked in 2005 when 9,179 units were sold, then dropped to 7,422 units in 2007 (MRIS, 2008).



- Median price of a single-family home increased from \$193,000 in 2000 to \$460,000 in 2007 (Urban Institute).
- Median price of a condominium unit increased from \$166,000 in 2000 to \$368,000 in 2007 (Urban Institute).
- Residential properties with a notice of foreclosure sale increased from 299 in 2006, to

509 in 2007, to 832 in the first quarter of 2008 (Urban Institute).

General housing characteristics from the ACS are presented in the table below.

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Table 1: Selected Housing Characteristics District of Columbia 2007

Selected Housing Characteristics: 2007	Estimate	Margin of Error (90%)	Percent	Margin of Error (90%)
HOUSING OCCUPANCY				
Total housing units	284,235	+/-48	100%	(X)
Occupied housing units	251,039	+/-2,911	88.3%	+/-1.0
Vacant housing units	33,196	+/-2,914	11.7%	+/-1.0
Homeowner vacancy rate	2.9	+/-0.9	(X)	(X)
Rental vacancy rate	5.2	+/-1.2	(X)	(X)
UNITS IN STRUCTURE				
Total housing units	284,235	+/-48	100%	(X)
1-unit, detached	34,493	+/-2,442	12.1%	+/-0.9
1-unit, attached	77,293	+/-3,574	27.2%	+/-1.3
2 units	9,203	+/-1,645	3.2%	+/-0.6
3 or 4 units	21,442	+/-2,103	7.5%	+/-0.7
5 to 9 units	18,060	+/-2,161	6.4%	+/-0.8
10 to 19 units	31,277	+/-2,772	11.0%	+/-1.0
20 or more units	92,099	+/-3,532	32.4%	+/-1.2
Mobile home	126	+/-117	0.0%	+/-0.1
Boat, RV, van, etc.	242	+/-194	0.1%	+/-0.1
YEAR STRUCTURE BUILT				
Total housing units	284,235	+/-48	100%	(X)
Built 2005 or later	7,314	+/-1,415	2.6%	+/-0.5
Built 2000 to 2004	8,872	+/-1,350	3.1%	+/-0.5
Built 1990 to 1999	6,224	+/-1,324	2.2%	+/-0.5
Built 1980 to 1989	13,137	+/-2,077	4.6%	+/-0.7
Built 1970 to 1979	24,957	+/-2,423	8.8%	+/-0.9
Built 1960 to 1969	39,398	+/-2,740	13.9%	+/-1.0
Built 1950 to 1959	42,850	+/-2,811	15.1%	+/-1.0
Built 1940 to 1949	39,875	+/-2,818	14.0%	+/-1.0
Built 1939 or earlier	101,608	+/-3,436	35.7%	+/-1.2

HOUSING CHARACTERISTICS from page 2

Table 1: Selected Housing Characteristics District of Columbia 2007(continued)

Selected Housing Characteristics: 2007	Estimate	Margin of Error (90%)	Percent	Margin of Error (90%)
ROOMS				
Total housing units	284,235	+/-48	100%	(X)
1 room	13,358	+/-1,662	4.7%	+/-0.6
2 rooms	35,033	+/-3,521	12.3%	+/-1.2
3 rooms	61,231	+/-3,919	21.5%	+/-1.4
4 rooms	50,075	+/-3,403	17.6%	+/-1.2
5 rooms	36,065	+/-3,133	12.7%	+/-1.1
6 rooms	30,422	+/-2,335	10.7%	+/-0.8
7 rooms	21,834	+/-2,274	7.7%	+/-0.8
8 rooms	14,482	+/-1,690	5.1%	+/-0.6
9 rooms or more	21,735	+/-2,080	7.6%	+/-0.7
Median (rooms)	4.1	+/-0.2	(X)	(X)
BEDROOMS				
Total housing units	284,235	+/-48	100%	(X)
No bedroom	20,599	+/-2,209	7.2%	+/-0.8
1 bedroom	95,139	+/-4,370	33.5%	+/-1.5
2 bedrooms	72,035	+/-3,516	25.3%	+/-1.2
3 bedrooms	63,261	+/-3,533	22.3%	+/-1.2
4 bedrooms	21,985	+/-1,877	7.7%	+/-0.7
5 or more bedrooms	11,216	+/-1,505	3.9%	+/-0.5
HOUSING TENURE				
Occupied housing units	251,039	+/-2,911	100%	(X)
Owner-occupied	111,813	+/-2,883	44.5%	+/-1.1
Renter-occupied	139,226	+/-3,601	55.5%	+/-1.1
Average household size of owner-occupied unit	2.36	+/-0.05	(X)	(X)
Average household size of renter-occupied unit	2.08	+/-0.05	(X)	(X)
YEAR HOUSEHOLDER MOVED INTO UNIT				
Occupied housing units	251,039	+/-2,911	100%	(X)
Moved in 2005 or later	86,811	+/-3,854	34.6%	+/-1.5
Moved in 2000 to 2004	59,449	+/-3,326	23.7%	+/-1.3
Moved in 1990 to 1999	51,050	+/-3,778	20.3%	+/-1.5
Moved in 1980 to 1989	20,322	+/-2,036	8.1%	+/-0.8
Moved in 1970 to 1979	15,978	+/-1,676	6.4%	+/-0.7
Moved in 1969 or earlier	17,429	+/-1,256	6.9%	+/-0.5
VEHICLES AVAILABLE				
Occupied housing units	251,039	+/-2,911	100%	(X)
No vehicles available	89,143	+/-3,725	35.5%	+/-1.3
1 vehicle available	109,226	+/-3,662	43.5%	+/-1.4
2 vehicles available	42,287	+/-3,024	16.8%	+/-1.2
3 or more vehicles available	10,383	+/-1,796	4.1%	+/-0.7
HOUSE HEATING FUEL				
Occupied housing units	251,039	+/-2,911	100%	(X)
Utility gas	161,223	+/-4,310	64.2%	+/-1.6
Bottled, tank, or LP gas	2,872	+/-734	1.1%	+/-0.3
Electricity	74,052	+/-3,967	29.5%	+/-1.5
Fuel oil, kerosene, etc.	9,985	+/-1,160	4.0%	+/-0.5
Coal or coke	56	+/-93	0.0%	+/-0.1
Wood	0	+/-300	0.0%	+/-0.1
Solar energy	0	+/-300	0.0%	+/-0.1
Other fuel	1,200	+/-434	0.5%	+/-0.2
No fuel used	1,651	+/-625	0.7%	+/-0.2
SELECTED CHARACTERISTICS				
Occupied housing units	251,039	+/-2,911	100%	(X)
Lacking complete plumbing facilities	1,066	+/-523	0.4%	+/-0.2
Lacking complete kitchen facilities	771	+/-474	0.3%	+/-0.2
No telephone service available	18,469	+/-2,271	7.4%	+/-0.9
OCCUPANTS PER ROOM				
Occupied housing units	251,039	+/-2,911	100%	(X)
1.00 or less	244,158	+/-2,879	97.3%	+/-0.6
1.01 to 1.50	4,458	+/-1,065	1.8%	+/-0.4
1.51 or more	2,423	+/-901	1.0%	+/-0.4

HOUSING CHARACTERISTICS cont. on p. 3

Table 1: Selected Housing Characteristics District of Columbia 2007(continued)

Selected Housing Characteristics: 2007	Estimate	Margin of Error (90%)	Percent	Margin of Error (90%)
VALUE				
Owner-occupied units	111,813	+/-2,883	100%	(X)
Less than \$50,000	280	+/-164	0.3%	+/-0.1
\$50,000 to \$99,999	1,180	+/-487	1.1%	+/-0.4
\$100,000 to \$149,999	3,647	+/-818	3.3%	+/-0.7
\$150,000 to \$199,999	5,124	+/-948	4.6%	+/-0.8
\$200,000 to \$299,999	15,550	+/-1,556	13.9%	+/-1.4
\$300,000 to \$499,999	38,165	+/-2,567	34.1%	+/-2.0
\$500,000 to \$999,999	35,588	+/-2,183	31.8%	+/-1.8
\$1,000,000 or more	12,279	+/-1,334	11.0%	+/-1.1
Median (dollars)	450,900	+/-12,064	(X)	(X)
MORTGAGE STATUS AND SELECTED MONTHLY OWNER COSTS				
Owner-occupied units	111,813	+/-2,883	100%	(X)
Housing units with a mortgage	85,774	+/-3,207	100%	(X)
Less than \$300	288	+/-253	0.3%	+/-0.2
\$300 to \$499	837	+/-392	0.7%	+/-0.4
\$500 to \$699	1,681	+/-657	1.5%	+/-0.6
\$700 to \$999	6,031	+/-1,057	5.4%	+/-1.0
\$1,000 to \$1,499	15,460	+/-1,881	13.8%	+/-1.7
\$1,500 to \$1,999	16,327	+/-2,011	14.6%	+/-1.8
\$2,000 or more	45,150	+/-2,805	40.4%	+/-2.0
Median (dollars)	2,094	+/-81	(X)	(X)
Housing units without a mortgage	26,039	+/-2,124	100%	(X)
Less than \$100	374	+/-254	0.3%	+/-0.2
\$100 to \$199	1,486	+/-510	1.3%	+/-0.5
\$200 to \$299	2,926	+/-723	2.6%	+/-0.7
\$300 to \$399	4,792	+/-954	4.3%	+/-0.9
\$400 or more	16,461	+/-1,916	14.7%	+/-1.7
Median (dollars)	492	+/-37	(X)	(X)
SELECTED MONTHLY OWNER COSTS AS A PERCENTAGE OF HOUSEHOLD INCOME				
Owner-occupied units	111,813	+/-2,883	100%	(X)
Housing unit with a mortgage	85,774	+/-3,207	100%	(X)
Less than 20.0 percent	28,791	+/-2,124	25.7%	+/-1.8
20.0 to 24.9 percent	13,396	+/-1,661	12.0%	+/-1.4
25.0 to 29.9 percent	10,181	+/-1,589	9.1%	+/-1.4
30.0 to 34.9 percent	6,813	+/-1,187	6.1%	+/-1.1
35.0 percent or more	26,402	+/-2,601	23.6%	+/-2.1
Not computed	191	+/-238	100%	(X)
Housing unit without a mortgage	26,039	+/-2,124	100%	(X)
Less than 10.0 percent	11,740	+/-1,452	10.5%	+/-1.3
10.0 to 14.9 percent	4,804	+/-1,025	4.3%	+/-0.9
15.0 to 19.9 percent	2,518	+/-741	2.3%	+/-0.7
20.0 to 24.9 percent	2,251	+/-701	2.0%	+/-0.6
25.0 to 29.9 percent	1,029	+/-418	0.9%	+/-0.4
30.0 to 34.9 percent	1,031	+/-473	0.9%	+/-0.4
35.0 percent or more	2,284	+/-672	2.0%	+/-0.6
Not computed	382	+/-265	100%	(X)
GROSS RENT				
Renter-occupied units	139,226	+/-3,601	100%	(X)
Less than \$200	6,575	+/-1,369	4.7%	+/-1.0
\$200 to \$299	4,567	+/-926	3.3%	+/-0.7
\$300 to \$499	8,007	+/-1,409	5.8%	+/-1.0
\$500 to \$749	26,691	+/-2,543	19.2%	+/-1.7
\$750 to \$999	28,200	+/-2,913	20.3%	+/-2.0
\$1,000 to \$1,499	34,228	+/-2,939	24.6%	+/-2.0
\$1,500 or more	26,455	+/-2,130	19.0%	+/-1.5
No cash rent	4,503	+/-944	100%	(X)
Median (dollars)	934	+/-27	(X)	(X)
GROSS RENT AS A PERCENTAGE OF HOUSEHOLD INCOME				
Renter-occupied units	139,226	+/-3,601	100%	(X)
Less than 15.0 percent	17,630	+/-2,147	12.7%	+/-1.5
15.0 to 19.9 percent	16,141	+/-2,189	11.6%	+/-1.5
20.0 to 24.9 percent	18,106	+/-2,000	13.0%	+/-1.4
25.0 to 29.9 percent	15,974	+/-1,765	11.5%	+/-1.3
30.0 to 34.9 percent	10,077	+/-1,436	7.2%	+/-1.0
35.0 percent or more	53,658	+/-3,323	38.5%	+/-2.1
Not computed	7,640	+/-1,419	100%	(X)

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Government of the District of Columbia

Source: U.S. Census Bureau, 2007 American Community Survey