

5

Appendix Tables



Table A-1	Total Homeowner Improvement Expenditures: 2007
Table A-2	Professional and Do-It-Yourself Home Improvement Expenditures: 2007
Table A-3	Total Improvement Expenditures by Homeowner Characteristics: 2007
Table A-4	Professional and Do-It-Yourself Improvement Expenditures by Homeowner Characteristics: 2007
Table A-5	Single-Family Prices and Sales by Metropolitan Area: Recent Peak to 2008:3
Table A-6	House Price Appreciation and Share of Home Improvement Costs Recovered in Metropolitan Areas: 2005–2008
Table A-7	Homeowner Improvement Expenditures, House Values, and Household Income in Selected Metropolitan Areas

The following Web tables provide historical data on improvement spending and additional homeowner detail such as income quintiles, nativity, metro status, and recent mover status. Go to www.jchs.harvard.edu and click on the report cover.

Table W-1	Total Homeowner Improvement Expenditures: 1995–2007
Table W-2	Professional Home Improvement Expenditures: 1995–2007
Table W-3	Do-It-Yourself Home Improvement Expenditures: 1995–2007
Table W-4	Total Improvement Expenditures by Homeowner Characteristics: 1995–2007
Table W-5	Professional Improvement Expenditures by Homeowner Characteristics: 1995–2007
Table W-6	Do-It-Yourself Improvement Expenditures by Homeowner Characteristics: 1995–2007

Table A-1

Total Homeowner Improvement Expenditures: 2007

	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)
Kitchen Remodels			
Minor	1,387	2,854	3,957
Major	1,033	22,193	22,930
Bath Remodels			
Minor	1,587	1,340	2,126
Major	1,206	10,995	13,255
Room Additions and Alterations			
Kitchen	38	30,037	1,151
Bath			
Created finished bathroom from unfinished space	181	5,999	1,088
Added bathroom onto home	112	12,990	1,460
Bathroom created through structural changes	165	5,656	932
Bedroom			
Created finished bedroom from unfinished space	333	10,353	3,448
Added bedroom onto home	169	49,073	8,271
Bedroom created through structural changes	291	5,847	1,699
Other			
Created finished recreation room from unfinished space	354	8,517	3,012
Created other finished inside room from unfinished space	563	9,476	5,333
Added other inside room onto home	386	29,920	11,564
Other room created through structural changes	494	7,611	3,763
Outside Attachments			
Deck/Porch			
Added porch onto home	339	5,874	1,993
Added deck onto home	555	4,432	2,460
Garage/Carport			
Added attached garage onto home	81	18,825	1,526
Added carport onto home	84	3,003	252
Systems and Equipment			
Plumbing/Pipes	1,580	1,396	2,205
Electrical System	2,538	1,334	3,386
Plumbing Fixtures	4,194	947	3,973
HVAC			
Added/replaced central air conditioning	2,096	3,533	7,405
Added/replaced built-in heating equipment	2,270	2,535	5,756
Appliances/Major Equipment			
Added/replaced water heater	3,152	571	1,799
Added/replaced built-in dishwasher	2,514	543	1,366
Added/replaced garbage disposal	1,649	233	384
Added/replaced security system	988	1,106	1,092
Exterior Additions and Replacements			
Roofing	3,384	5,184	17,546
Siding	1,204	5,343	6,432
Windows/Doors	4,614	2,790	12,875
Interior Additions and Replacements			
Insulation	1,645	1,457	2,397
Flooring/Paneling/Ceiling			
Added wall-to-wall carpeting over finished floor	3,096	1,982	6,134
Added other types of flooring such as wood, tile, marble, or vinyl	5,378	2,049	11,019
Installed paneling or ceiling tiles	2,092	1,570	3,284
Other	937	5,256	4,924
Disaster Repairs			
	916	13,872	12,700
Other Property Additions and Replacements			
Added other outside structure	286	7,062	2,020
Septic tank	202	4,666	944
Driveways or walkways	2,112	3,108	6,564
Fencing or walls	2,390	2,134	5,100
Patio, terrace, or detached deck	1,453	3,294	4,786
Swimming pool, tennis court, or other recreational structure	513	12,627	6,481
Shed, detached garage, or other building	1,197	3,722	4,456
Other major improvements or repairs to lot or yard	682	3,997	2,728
Total	21,786	10,465	227,979

Notes: Numbers of homeowners do not add to total because homeowners may report projects in more than one category. Household totals were estimated using American Housing Survey and American Community Survey data. Major remodels are defined as professional home improvements of more than \$10,000 for kitchen projects and more than \$5,000 for bath projects, and D-I-Y improvements of more than \$4,000 for kitchen projects and \$2,000 for bath projects. Source: JCHS tabulations of the 2007 American Housing Survey (AHS).

Table A-2

Professional and Do-It-Yourself Home Improvement Expenditures: 2007

	Professional			Do-It-Yourself		
	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)	Homeowners Reporting Projects (000s)	Average Expenditure (\$)	Total Expenditures (Millions of \$)
Kitchen Remodels						
Minor	758	4,001	3,032	629	1,470	924
Major	572	29,790	17,034	461	12,778	5,896
Bath Remodels						
Minor	749	2,000	1,499	837	750	628
Major	622	15,842	9,858	583	5,824	3,397
Room Additions and Alterations						
Kitchen	19	35,904	666	20	24,536	485
Bath	231	11,622	2,687	191	4,156	793
Bedroom	276	36,941	10,209	415	7,729	3,209
Other	730	24,735	18,062	850	6,598	5,610
Outside Attachments						
Deck/Porch	416	8,533	3,546	443	2,048	907
Garage/Carport	78	13,599	1,066	87	8,218	712
Systems and Equipment						
Plumbing/Pipes	903	1,783	1,611	676	879	594
Electrical System	1,602	1,700	2,724	936	707	662
Plumbing Fixtures	1,982	1,433	2,839	2,212	513	1,134
HVAC	2,936	4,058	11,914	556	2,241	1,247
Appliances/Major Equipment	4,285	821	3,520	2,776	404	1,122
Exterior Additions and Replacements						
Roofing	2,707	5,810	15,728	677	2,685	1,819
Siding	776	6,673	5,177	428	2,934	1,256
Windows/Doors	2,733	3,801	10,387	1,881	1,323	2,488
Interior Additions and Replacements						
Insulation	727	2,240	1,628	918	837	768
Flooring/Paneling/Ceiling	4,836	3,284	15,883	3,467	1,314	4,555
Other Interior	644	5,801	3,737	336	3,534	1,187
Disaster Repairs	728	13,087	9,528	187	16,923	3,172
Other Property Additions and Replacements	3,953	6,740	26,645	3,050	2,109	6,434
Total	15,957	11,216	178,979	10,897	4,496	49,000

Notes: Numbers of homeowners do not add to total because homeowners may report projects in more than one category. Household totals were estimated using American Housing Survey and American Community Survey data. Major remodels are defined as professional home improvements of more than \$10,000 for kitchen projects and more than \$5,000 for bath projects, and D-I-Y improvements of more than \$4,000 for kitchen projects and \$2,000 for bath projects. Job categories are aggregations of the detailed projects reported in the AHS (see Table A-1).

Source: JCHS tabulations of the 2007 AHS.

Total Improvement Expenditures by Homeowner Characteristics: 2007

	Number of Homeowners (000s)	Homeowners Reporting Projects (000s)	Total Expenditures (Millions of \$)
Total	75,512	21,786	227,979
Income (2007 dollars)			
Under \$40,000	24,704	6,105	36,511
\$40–79,999	23,777	6,978	55,737
\$80–119,999	14,121	4,432	47,442
\$120,000 and Over	12,902	4,266	88,271
Home Value (2007 dollars)			
Under \$100,000	18,594	4,758	22,423
\$100–149,999	10,991	3,208	17,549
\$150–199,999	9,608	2,863	19,465
\$200–249,999	7,390	2,202	19,288
\$250–399,999	13,810	4,276	49,304
\$400,000 and Over	15,119	4,479	99,949
Age of Household Head			
Under 35	9,249	2,858	25,080
35–44	14,990	4,467	55,566
45–54	18,091	5,407	60,986
55–64	15,041	4,410	50,821
65 and Over	18,141	4,644	35,526
Generation			
Echo Boom (Born 1975 and later)	5,127	1,554	12,370
Generation X (Born 1965–74)	12,724	3,854	44,852
Younger Baby Boom (Born 1955–64)	17,578	5,262	61,334
Older Baby Boom (Born 1945–54)	16,874	5,020	58,426
Matures (Born 1935–44)	11,196	3,138	32,056
Seniors (Born before 1935)	12,012	2,957	18,940
Race/Ethnicity			
White	59,586	17,491	188,941
Black	6,096	1,553	11,652
Hispanic	6,137	1,792	17,611
Asian/Other	3,693	950	9,774
Spending Level (2007 dollars)			
\$0	53,726		
\$1–2,499	9,318	9,318	8,316
\$2,500–4,999	3,638	3,638	12,779
\$5,000–9,999	3,760	3,760	26,038
\$10,000–19,999	2,579	2,579	35,554
\$20,000–34,999	1,212	1,212	30,988
\$35,000–49,999	475	475	19,525
\$50,000 and Over	804	804	94,780

Note: Income data exclude households not reporting income.

Source: JCHS tabulations of the 2007 AHS.

Table A-4

Professional and Do-It-Yourself Improvement Expenditures by Homeowner Characteristics: 2007

	Professional			Do-It-Yourself		
	Number of Homeowners (000s)	Homeowners Reporting Projects (000s)	Total Expenditures (Millions of \$)	Number of Homeowners (000s)	Homeowners Reporting Projects (000s)	Total Expenditures (Millions of \$)
Total	75,512	15,957	178,979	75,512	10,897	49,000
Income (2007 dollars)						
Under \$40,000	24,704	4,410	26,899	24,704	2,745	9,612
\$40–79,999	23,777	4,773	40,875	23,777	3,836	14,862
\$80–119,999	14,121	3,263	36,091	14,121	2,437	11,351
\$120,000 and Over	12,902	3,507	75,111	12,902	1,877	13,160
Home Value (2007 dollars)						
Under \$100,000	18,594	3,027	15,874	18,594	2,658	6,549
\$100–149,999	10,991	2,257	12,894	10,991	1,771	4,656
\$150–199,999	9,608	2,072	14,156	9,608	1,485	5,309
\$200–249,999	7,390	1,594	14,053	7,390	1,168	5,236
\$250–399,999	13,810	3,338	37,904	13,810	2,026	11,400
\$400,000 and Over	15,119	3,670	84,098	15,119	1,790	15,851
Age of Household Head						
Under 35	9,249	1,850	16,886	9,249	1,865	8,194
35–44	14,990	3,124	42,102	14,990	2,614	13,464
45–54	18,091	3,829	46,160	18,091	2,919	14,827
55–64	15,041	3,361	42,155	15,041	2,016	8,665
65 and Over	18,141	3,794	31,676	18,141	1,483	3,850
Generation						
Echo Boom (Born 1975 and later)	5,127	997	7,851	5,127	1,046	4,519
Generation X (Born 1965–74)	12,724	2,634	34,121	12,724	2,323	10,731
Younger Baby Boom (Born 1955–64)	17,578	3,638	44,458	17,578	3,009	16,877
Older Baby Boom (Born 1945–54)	16,874	3,777	47,785	16,874	2,374	10,642
Matures (Born 1935–44)	11,196	2,455	27,894	11,196	1,315	4,162
Seniors (Born before 1935)	12,012	2,456	16,871	12,012	830	2,069
Race/Ethnicity						
White	59,586	12,776	148,417	59,586	8,814	40,525
Black	6,096	1,291	9,395	6,096	586	2,256
Hispanic	6,137	1,200	12,884	6,137	1,033	4,727
Asian/Other	3,693	689	8,283	3,693	465	1,491
Spending Level (2007 dollars)						
\$0	59,555			64,614		
\$1–2,499	5,247	5,247	4,761	5,167	5,167	3,555
\$2,500–4,999	2,866	2,866	8,969	1,694	1,694	3,810
\$5,000–9,999	3,220	3,220	19,532	1,701	1,701	6,506
\$10,000–19,999	2,298	2,298	27,051	1,284	1,284	8,503
\$20,000–34,999	1,132	1,132	24,827	550	550	6,161
\$35,000–49,999	451	451	15,921	203	203	3,604
\$50,000 and Over	743	743	77,919	298	298	16,861

Note: Income data exclude households not reporting income.

Source: JCHS tabulations of the 2007 AHS.

Table A-5

Single-Family Prices and Sales by Metropolitan Area: Recent Peak to 2008:3

Metro Area	Median Sales Price of Single-Family Homes				Sales of Single-Family Homes			
	Peak Since 2003:3		2008:3	Percent Change	Peak Since 2003:3		2008:3	Percent Change
	Thousands of \$	Quarter	Thousands of \$		Thousands	Quarter	Thousands	
Atlanta, GA	174	2007:1	148	-15	143	2006:2	83	-42
Austin, TX	190	2008:2	189	0	48	2006:1	36	-25
Baltimore, MD*	289	2007:1	272	-6	56	2004:4	25	-54
Birmingham, AL	166	2006:1	155	-7	34	2006:1	18	-47
Boston, MA*	414	2006:2	357	-14	61	2005:3	45	-26
Buffalo, NY†	108	2008:3	108	0	22	2003:4	17	-24
Charlotte, NC	211	2007:3	202	-4	48	2007:1	26	-46
Chicago, IL	278	2007:3	243	-12	202	2005:3	108	-47
Cincinnati, OH	146	2005:4	132	-9	57	2005:4	39	-32
Cleveland, OH*	142	2005:2	111	-22	45	2006:1	37	-19
Columbus, OH	153	2005:4	138	-9	51	2005:3	35	-32
Dallas, TX	153	2005:4	147	-4	151	2006:2	109	-28
Denver, CO*	251	2006:1	219	-13	57	2005:3	42	-26
Detroit, MI*	166	2005:3	125	-25	78	2003:4	44	-44
Hartford, CT	265	2007:2	244	-8	21	2005:1	11	-47
Houston, TX†	156	2008:3	156	0	163	2007:1	125	-23
Indianapolis, IN	124	2005:1	113	-9	42	2006:1	32	-23
Jacksonville, FL*	196	2007:1	175	-11	47	2005:3	25	-45
Kansas City, MO	158	2005:4	144	-9	60	2005:1	36	-39
Las Vegas, NV*	321	2006:1	210	-34	74	2004:1	55	-25
Los Angeles, CA*	597	2007:1	383	-36	119	2004:1	99	-16
Louisville, KY	140	2006:3	133	-5	34	2006:4	23	-32
Memphis, TN	145	2005:4	122	-16	39	2005:4	19	-51
Miami, FL	394	2005:4	291	-26	96	2004:2	35	-63
Milwaukee, WI	224	2007:3	210	-6	19	2006:1	12	-37
Minneapolis, MN*	242	2006:1	201	-17	72	2004:2	43	-40
Nashville, TN	185	2007:2	177	-4	52	2006:2	32	-38
New Orleans, LA	181	2005:4	164	-9	21	2004:2	12	-42
New York, NY	473	2007:1	443	-6	180	2005:3	115	-36
Oklahoma City, OK*	137	2007:4	131	-5	44	2005:3	34	-24
Orlando, FL*	275	2006:4	209	-24	67	2004:2	30	-55
Philadelphia, PA	236	2007:2	232	-2	82	2005:4	49	-40
Phoenix, AZ*	272	2006:1	184	-32	125	2005:1	84	-33
Pittsburgh, PA*	121	2007:3	117	-4	33	2004:2	23	-31
Portland, OR	296	2007:3	275	-7	54	2005:3	27	-50
Providence, RI*	297	2005:3	243	-18	24	2005:3	18	-27
Raleigh, NC	233	2007:4	221	-5	31	2007:1	19	-39
Richmond, VA*	235	2007:1	215	-9	31	2005:1	22	-28
Riverside, CA*	406	2006:4	225	-45	116	2005:3	70	-40
Rochester, NY	121	2007:4	117	-3	22	2003:4	18	-19
Sacramento, CA*	384	2005:4	209	-46	56	2004:1	43	-23
San Antonio, TX	155	2008:1	152	-2	48	2006:2	35	-28
San Diego, CA*	619	2005:4	371	-40	44	2004:2	35	-20
San Francisco, CA*	820	2007:3	612	-25	50	2003:4	43	-13
San Jose, CA*	853	2007:4	647	-24	19	2008:3	19	0
Seattle, WA	392	2007:3	349	-11	73	2005:3	33	-54
St. Louis, MO*	150	2006:1	135	-10	72	2005:2	56	-21
Tampa, FL*	230	2006:2	169	-27	75	2005:2	37	-51
Virginia Beach, VA*	248	2007:2	235	-5	31	2004:4	22	-30
Washington, DC*	442	2005:4	328	-26	119	2004:3	64	-47

* Metros where home sales were beginning to recover by 2008:3.

† Metros with no decline in median sales price as of 2008:3.

Notes: Home sales prices are seasonally adjusted. Home sales are at a seasonally adjusted annual rate. Selected metro areas were the top 50 in total housing units in 2004.

Sources: NAR; Moody's Economy.com; and American Community Survey.

Table A-6

House Price Appreciation and Share of Home Improvement Costs Recovered in Metropolitan Areas: 2005–2008

Metro Area	Change in Median Sales Price of Single-Family Homes (Percent)		Cost Recovery Share (Percent)				Change 2005 vs. 2008 (Percentage points)
	2001:3–2005:3	2005:3–2008:3	2005	2006	2007	2008	
Low Appreciation Metro Areas							
Buffalo, NY	16	10	91	61	49	51	-40
Cincinnati, OH	12	-9	82	62	61	60	-22
Columbus, OH	13	-8	78	65	62	59	-19
Dallas, TX	9	2	77	78	66	66	-11
Denver, CO	12	-12	79	70	64	63	-16
Houston, TX	19	10	82	67	80	70	-12
Indianapolis, IN	6	-8	73	62	57	57	-16
Kansas City, MO	16	-7	60	67	55	59	-1
Knoxville, TN	18	4	88	99	82	87	-1
Louisville, KY	16	-2	71	65	67	64	-7
Memphis, TN	14	-13	76	68	78	70	-6
Salt Lake City, UT	18	26	68	79	76	68	0
Tulsa, OK	15	12	70	68	72	79	9
Wichita, KS	18	13	70	62	69	61	-9
Average	14	1	76	70	67	65	-11
Moderate Appreciation Metro Areas							
Albuquerque, NM	30	13	90	84	78	72	-18
Atlanta, GA	22	-12	74	75	83	66	-8
Boise, ID	26	24	86	94	73	73	-14
Boston, MA	39	-14	102	76	69	72	-30
Chicago, IL	41	-9	99	81	77	63	-37
Madison, WI	36	4	92	76	70	62	-30
Milwaukee, WI	43	-2	82	69	65	63	-19
Minneapolis, MN	37	-12	77	73	61	62	-15
New Orleans, LA	34	3	90	91	79	71	-19
Pittsburgh, PA	19	0	66	58	68	64	-2
Raleigh, NC	26	13	81	74	65	65	-15
San Antonio, TX	30	13	76	77	83	70	-6
St. Louis, MO	19	-3	85	65	64	63	-22
Average	31	1	85	76	72	67	-18
High Appreciation Metro Areas							
Baltimore, MD	104	0	98	85	67	68	-31
Hartford, CT	48	-3	82	66	66	66	-16
Jacksonville, FL	70	-5	92	89	73	72	-20
Las Vegas, NV	106	-32	74	75	77	73	-1
Miami, FL	139	-25	118	99	85	83	-35
New York, NY	73	-2	119	87	82	75	-45
Orlando, FL	104	-18	107	86	73	68	-39
Phoenix, AZ	88	-30	106	85	76	77	-29
Portland, OR	47	10	90	83	85	73	-17
Richmond, VA	57	2	94	85	82	69	-25
Sacramento, CA	120	-46	101	86	77	74	-27
San Diego, CA	97	-39	109	81	80	83	-26
San Francisco, CA	52	-15	127	105	100	93	-34
Washington, DC	111	-24	114	89	74	64	-51
Average	87	-16	102	86	78	74	-28

Notes: Only equivalent project types were compared in each year. Sample includes 41 metropolitan areas in the Cost vs. Value Survey between 2005 and 2008 that had at least 10 survey responses in each year. Appreciation categories contain a similar number of metro areas. Low appreciation metro areas had the smallest increase (6–18%) in the median sales price of existing single-family homes between 2001:3 and 2005:3. High appreciation metro areas had the largest increase (44–140%) in median sales price.

Sources: JCHS tabulations of *Remodeling* magazine, Cost vs. Value Survey; NAR; and Moody's Economy.com.

Table A-7

Homeowner Improvement Spending, House Values, and Household Income in Selected Metropolitan Areas

Metro Area	Average Annual Improvement Expenditures 2000–2007	Median Reported House Value 2007	Median Reported Household Income 2007
Boston, MA	\$4,137	\$350,000	\$72,625
Chicago, IL	2,995	250,000	71,000
Cleveland, OH	2,027	122,500	45,000
Dallas, TX	2,196	124,000	63,000
Denver, CO	2,200	240,000	75,000
Detroit, MI	2,312	150,000	57,550
Houston, TX	1,985	110,000	71,300
Los Angeles, CA	4,211	550,000	77,000
Miami, FL	2,328	265,000	50,000
Minneapolis, MN	3,994	225,000	73,000
New York, NY	3,370	400,000	81,000
Philadelphia, PA	2,837	243,000	70,000
Phoenix, AZ	2,309	225,000	58,000
San Diego, CA	4,377	525,000	77,000
San Francisco, CA	4,336	700,000	95,480
Seattle, WA	3,237	360,000	69,500
Washington, DC	3,490	429,000	90,000

Notes: Includes metro areas with at least \$1 billion in total annual home improvement spending. Metro areas are aggregated from 1980 PMSA and CMSA codes available in the AHS.

Source: JCHS tabulations of the 2001–2007 AHS.