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Table A-1 Income and Housing Costs, US Totals: 1975–2005

2005 Dollars

Year	Monthly Income		Owner Costs				Renter Costs		Cost as Percent of Income (%)			
	Owner	Renter	Home Price	Mortgage Rate	Before-Tax Mortgage Payment	After-Tax Mortgage Payment	Contract Rent	Gross Rent	Owners		Renters	
									Before-Tax Mortgage Payment	After-Tax Mortgage Payment	Contract Rent	Gross Rent
1975	4,417	2,618	130,524	8.9	938	817	613	657	21.2	18.5	23.4	25.1
1976	4,391	2,541	133,128	8.9	953	835	612	661	21.7	19.0	24.1	26.0
1977	4,406	2,557	138,273	8.8	985	917	611	666	22.4	20.8	23.9	26.0
1978	4,452	2,591	146,766	9.4	1,098	991	610	665	24.7	22.3	23.5	25.7
1979	4,459	2,535	147,931	10.6	1,227	1,092	589	645	27.5	24.5	23.2	25.4
1980	4,187	2,404	141,127	12.5	1,352	1,175	566	626	32.3	28.1	23.6	26.0
1981	4,067	2,372	135,294	14.4	1,480	1,267	560	623	36.4	31.2	23.6	26.3
1982	4,073	2,395	131,305	14.7	1,469	1,276	569	638	36.1	31.3	23.8	26.7
1983	4,164	2,389	131,099	12.3	1,237	1,081	585	659	29.7	25.9	24.5	27.6
1984	4,273	2,462	130,821	12.0	1,210	1,063	592	665	28.3	24.9	24.0	27.0
1985	4,387	2,498	132,592	11.2	1,152	1,015	608	679	26.3	23.1	24.4	27.2
1986	4,542	2,528	139,246	9.8	1,080	956	634	701	23.8	21.0	25.1	27.7
1987	4,571	2,503	143,790	9.0	1,037	950	637	698	22.7	20.8	25.4	27.9
1988	4,596	2,578	146,707	9.0	1,060	992	635	693	23.1	21.6	24.6	26.9
1989	4,657	2,665	148,731	9.8	1,156	1,073	629	686	24.8	23.0	23.6	25.8
1990	4,520	2,580	145,782	9.7	1,126	1,048	622	676	24.9	23.2	24.1	26.2
1991	4,452	2,473	142,549	9.1	1,039	973	618	672	23.3	21.9	25.0	27.2
1992	4,418	2,405	142,143	7.8	924	878	615	668	20.9	19.9	25.6	27.8
1993	4,382	2,380	140,964	6.9	838	806	611	664	19.1	18.4	25.7	27.9
1994	4,426	2,349	141,021	7.3	871	838	611	662	19.7	18.9	26.0	28.2
1995	4,467	2,410	141,626	7.7	908	870	608	658	20.3	19.5	25.3	27.3
1996	4,543	2,431	143,172	7.6	908	869	607	656	20.0	19.1	25.0	27.0
1997	4,646	2,486	145,545	7.5	918	878	610	660	19.8	18.9	24.6	26.5
1998	4,785	2,536	150,914	7.0	901	865	620	666	18.8	18.1	24.5	26.3
1999	4,890	2,626	155,338	7.1	943	900	626	669	19.3	18.4	23.8	25.5
2000	4,840	2,642	160,835	7.9	1,048	988	628	672	21.7	20.4	23.7	25.4
2001	4,742	2,620	168,791	6.9	1,005	954	637	687	21.2	20.1	24.3	26.2
2002	4,715	2,522	177,382	6.4	1,003	956	652	696	21.3	20.3	25.9	27.6
2003	4,740	2,438	185,077	5.7	964	944	656	704	20.3	19.9	26.9	28.9
2004	4,705	2,404	200,158	5.7	1,043	1,013	656	706	22.2	21.5	27.3	29.4
2005	4,672	2,430	219,000	5.9	1,164	1,119	654	709	24.9	23.9	26.9	29.2

Notes and Sources: All dollar amounts are expressed in 2005 constant dollars using the Bureau of Labor Statistics' Consumer Price Index (CPI-UX) for All Items. Owner and renter median incomes through 2004 are from Current Population Survey P60 published reports. Renters exclude those paying no cash rents. 2005 income is based on Moody's Economy.com estimate for all households, adjusted by the three-year average ratio of CPS owner and renter incomes to all household incomes. Home price is the 2005 median sales price of existing single-family homes determined by the National Association of Realtors®, indexed by the Freddie Mac Conventional Mortgage Home Price Index. Mortgage rates are from the Federal Housing Finance Board Monthly Interest Rate Survey; 2005 value is the average of monthly rates. Mortgage payments assume a 30-year loan with 10% down. After-tax mortgage payment equals mortgage payment less tax savings of homeownership. Tax savings are based on the excess of housing (mortgage interest and real-estate taxes) plus non-housing deductions over the standard deduction. Non-housing deductions are set at 5% of income through 1986, 4.25% in 1987, and 3.5% from 1988 on. Contract rent equals median 2003 contract rent from the American Housing Survey, indexed by the CPI residential rent index with adjustments for depreciation in the stock before 1987. Gross rent is equal to contract rent plus fuel and utilities.

Table A-2 Housing Market Indicators: 1975–2005

Year	Permits ¹ (Thousands)		Starts ² (Thousands)			Size ³ (Median sq. ft.)		Sales Price of Single-Family Homes (2005 dollars)	
	Single-Family	Multifamily	Single-Family	Multifamily	Manufactured Housing	Single-Family	Multifamily	New ⁴	Existing ⁵
1975	676	263	892	268	229	1,535	942	190,741	130,524
1976	894	402	1,162	375	250	1,590	894	195,801	133,128
1977	1,126	564	1,451	536	258	1,610	881	207,268	138,273
1978	1,183	618	1,433	587	280	1,655	863	221,047	146,766
1979	982	570	1,194	551	280	1,645	893	228,460	147,931
1980	710	481	852	440	234	1,595	915	221,809	141,127
1981	564	421	705	379	229	1,550	930	217,011	135,294
1982	546	454	663	400	234	1,520	925	209,146	131,305
1983	902	703	1,068	636	278	1,565	893	206,948	131,099
1984	922	757	1,084	665	288	1,605	871	206,390	130,821
1985	957	777	1,072	670	283	1,605	882	201,788	132,592
1986	1,078	692	1,179	626	256	1,660	876	205,941	139,246
1987	1,024	510	1,146	474	239	1,755	920	209,321	143,790
1988	994	462	1,081	407	224	1,810	940	208,492	146,707
1989	932	407	1,003	373	203	1,850	940	206,916	148,731
1990	794	317	895	298	195	1,905	955	200,005	145,782
1991	754	195	840	174	174	1,890	980	194,491	142,549
1992	911	184	1,030	170	212	1,920	985	191,294	142,143
1993	987	212	1,126	162	243	1,945	1,005	193,720	140,964
1994	1,068	303	1,198	256	291	1,940	1,015	197,939	141,021
1995	997	335	1,076	278	319	1,920	1,040	197,943	141,626
1996	1,070	356	1,161	316	338	1,950	1,030	195,858	143,172
1997	1,062	379	1,134	340	336	1,975	1,050	197,017	145,545
1998	1,188	425	1,271	346	374	2,000	1,020	198,897	150,914
1999	1,247	417	1,302	338	338	2,025	1,054	204,191	155,338
2000	1,198	394	1,231	338	281	2,079	1,091	205,938	160,835
2001	1,236	390	1,273	329	196	2,102	1,094	207,354	168,791
2002	1,333	415	1,359	346	174	2,115	1,092	213,180	177,382
2003	1,461	428	1,499	349	140	2,127	1,108	220,288	185,077
2004	1,613	457	1,611	345	124	2,160	1,159	230,842	200,158
2005	1,669	472	1,716	352	121	2,245	1,180	240,900	219,000

Note: All value series are deflated by the Bureau of Labor Statistics' Consumer Price Index (CPI-U) for All Items.

- Sources: 1. Census Bureau, Construction Statistics, "New Privately Owned Housing Units Authorized by Building Permits," www.census.gov/pub/const/bpann.pdf (as of May 2006).
 2. Census Bureau "New Privately Owned Housing Units Started," www.census.gov/const/startsan.pdf (as of May 2006); and "Placements of New Manufactured Homes," www.census.gov/pub/const/mhs/mhstablpcmnt.pdf (as of May 2006). Manufactured housing starts defined as placements of new manufactured homes.
 3. Census Bureau, "New Privately Owned Housing Units Started in the United States, by Purpose and Design," www.census.gov/const/startsusintenta.pdf (as of May 2006).
 4. New home price is the National Association of Home Builders' 2005 national median home price, indexed by the Census Bureau, Construction Statistics, New Residential Sales, "Price Indexes of New One-Family Houses Sold," www.census.gov/const/price_sold.pdf (as of May 2006).
 5. Existing home price is the 2005 median sales price of existing single-family homes determined by the National Association of Realtors, indexed by the Freddie Mac Conventional Mortgage Home Price Index.
 6. Census Bureau, "Expenditures by Region and Property Type," www.census.gov/const/C50/histtab2new.pdf (as of May 2006).
 7. Census Bureau, Housing Vacancy Survey.
 8. Census Bureau, "Annual Value of Private Construction Put in Place," <http://www.census.gov/const/C30/private.pdf> (as of May 2006).
 9. Census Bureau, Construction Statistics, New Residential Sales, "Houses Sold by Region," www.census.gov/const/soldann.pdf (as of May 2006).
 10. National Association of Realtors, Existing Home Sales.

Residential Upkeep and Improvement ⁶ (Millions of 2005 dollars)		Vacancy Rates ⁷ (Percent)		Value Put in Place ⁸ (Billions of 2005 dollars)			Home Sales (Thousands)	
Owner-Occupied	Rental	For Sale	For Rent	Single-Family	Multifamily	Additions & Alterations	New ⁹	Existing ¹⁰
69,172	30,947	1.2	6.0	107,593	24,246	55,410	549	2,476
79,218	30,215	1.2	5.6	150,542	23,717	60,073	646	3,064
84,461	26,846	1.2	5.2	200,502	32,283	63,724	819	3,650
90,602	33,450	1.0	5.0	217,972	38,437	72,599	817	3,986
94,830	32,442	1.2	5.4	194,377	45,772	73,095	709	3,827
96,415	28,968	1.4	5.4	125,430	39,600	72,887	545	2,973
83,215	30,326	1.4	5.0	111,648	37,513	64,062	436	2,419
77,321	27,342	1.5	5.3	83,912	31,446	56,010	412	1,990
80,234	29,289	1.5	5.7	142,189	44,015	60,535	623	2,719
87,926	44,774	1.7	5.9	162,396	53,047	75,938	639	2,868
93,176	55,889	1.7	6.5	158,545	51,800	81,010	688	3,214
104,722	63,366	1.6	7.3	185,555	55,308	98,912	750	3,565
101,004	66,467	1.7	7.7	201,517	43,757	97,966	671	3,526
112,019	64,401	1.6	7.7	198,260	36,811	102,528	676	3,594
103,942	66,243	1.8	7.4	190,463	35,129	96,111	650	3,346
100,522	71,964	1.7	7.2	168,681	28,765	88,111	534	3,211
95,694	58,728	1.7	7.4	142,570	21,721	74,099	509	3,220
105,355	55,519	1.5	7.4	169,793	18,227	89,539	610	3,520
107,854	56,899	1.4	7.3	189,384	14,581	100,226	666	3,802
119,466	52,673	1.5	7.4	213,893	18,556	108,287	670	3,967
107,532	52,618	1.6	7.6	196,729	22,925	97,326	667	3,812
110,199	53,312	1.6	7.9	212,589	25,298	112,029	757	4,196
114,335	48,204	1.6	7.8	213,162	27,845	110,671	804	4,382
119,097	41,088	1.7	7.9	238,924	29,444	108,582	886	4,970
116,384	51,133	1.7	8.1	262,397	32,160	116,395	880	5,205
118,614	54,882	1.6	8.0	268,552	32,050	124,087	877	5,152
120,910	53,068	1.8	8.4	274,684	33,419	120,128	908	5,296
131,908	56,253	1.7	9.0	288,650	35,773	133,606	973	5,566
127,284	60,479	1.8	9.8	329,648	37,273	138,249	1,086	6,175
148,292	56,992	1.7	10.2	390,349	39,799	152,317	1,203	6,779
166,296	48,734	1.9	9.9	423,432	46,573	156,810	1,283	7,075

Table A-3 Terms on Conventional Single-Family Mortgages: 1980–2005

Annual Averages, All Homes

Year	Effective Interest Rate (%)	Term to Maturity (Years)	Mortgage Loan Amount (Thousands of 2005 dollars)	Purchase Price (Thousands of 2005 dollars)	Loan-to-Price Ratio (%)	Percent of Loans with	
						Loan-to-Price Ratio More than 90%	Adjustable Rates
1980	12.8	27.2	122.7	174.2	72.9	10	na
1981	14.9	26.4	116.4	165.4	73.1	15	na
1982	15.3	25.6	112.4	160.2	72.9	21	41
1983	12.7	26.0	117.5	163.0	74.5	21	40
1984	12.5	26.8	121.2	162.8	77.0	27	62
1985	11.6	25.9	127.4	174.4	75.8	21	51
1986	10.2	25.6	141.3	197.1	74.1	11	30
1987	9.3	26.8	153.2	209.4	75.2	8	43
1988	9.3	27.7	160.8	217.3	76.0	8	58
1989	10.1	27.7	164.6	224.9	74.8	7	38
1990	10.1	27.0	155.4	213.1	74.7	8	28
1991	9.3	26.5	152.4	210.4	74.4	9	23
1992	8.1	25.4	151.3	203.8	76.6	14	20
1993	7.1	25.5	144.6	193.4	77.2	17	20
1994	7.5	27.1	144.8	187.1	79.9	25	39
1995	7.9	27.4	141.5	183.0	79.9	27	32
1996	7.7	26.9	147.8	193.1	79.0	25	27
1997	7.7	27.5	154.1	200.2	79.4	25	22
1998	7.1	27.8	157.9	207.8	78.9	25	12
1999	7.3	28.2	163.3	215.9	78.5	23	21
2000	8.0	28.7	168.2	225.6	77.8	22	24
2001	7.0	27.6	171.7	237.7	76.2	21	12
2002	6.5	27.3	177.4	251.0	75.1	21	17
2003	5.7	26.8	178.2	258.4	73.5	20	18
2004	5.7	27.9	191.8	270.9	74.9	18	35
2005	5.9	28.5	210.8	298.1	74.8	16	31

Notes: The effective interest rate includes the amortization of initial fees and charges. Loans with adjustable rates do not include hybrid products. "na" indicates data not available. Figures for 2005 are averages of monthly data.
Source: Federal Housing Finance Board, Monthly Interest Rate Survey.

Table A-4

Mortgage Refinance, Cash-out, and Home Equity Loan Volumes: 1995–2005

Year	Percentage of Refinances Resulting in:		Median Statistics on Loan Terms and Property Valuation			Billions of 2005 Dollars		
	5% or Higher Loan Amount	Lower Loan Amount	Ratio of Old to New Rate	Age of Refinanced Loan (Years)	Appreciation Rate of Refinanced Property (%)	Home Equity Cashed Out at Refinance	Total Refinance Originations	Home Equity Loans
1995	51.5	15.3	1.16	2.8	8.6	14	251	332
1996	57.3	11.5	1.17	3.2	11.0	22	358	361
1997	58.7	14.6	1.08	3.7	13.9	26	405	403
1998	46.2	17.0	1.16	3.5	10.0	48	1,055	431
1999	56.8	12.5	1.15	4.5	12.1	43	663	468
2000	77.9	8.7	0.94	4.3	23.8	30	331	555
2001	53.2	13.6	1.17	2.6	14.8	91	1,397	567
2002	46.8	17.9	1.20	3.0	13.4	121	2,071	630
2003	36.0	15.6	1.26	1.8	5.3	156	2,840	724
2004	46.5	15.1	1.19	2.1	9.3	147	1,520	914
2005	71.9	9.3	1.09	2.6	22.8	244	1,357	1,049

Notes: Dollar values are adjusted for inflation using the CPI-U-X for All Items. Home equity cashed out at refinance is the difference between the size of the mortgage after refinance and 105% of the balance outstanding on the original mortgage. Source: Freddie Mac, Cash Out and Refinance Data; Federal Reserve Board, Flow of Funds, Table L.218.

Table A-5

Homeownership Rates by Age, Race/Ethnicity, and Region: 1995–2005

Percent

	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005
All Households	64.7	65.4	65.7	66.3	66.8	67.4	67.8	67.9	68.3	69.0	68.9
Age											
Under 35	38.6	39.1	38.7	39.3	39.7	40.8	41.2	41.3	42.2	43.1	43.0
35-44	65.2	65.5	66.1	66.9	67.2	67.9	68.2	68.6	68.3	69.2	69.3
45-54	75.2	75.6	75.8	75.7	76.0	76.5	76.7	76.3	76.6	77.2	76.6
55-64	79.5	80.0	80.1	80.9	81.0	80.3	81.3	81.1	81.4	81.7	81.2
65-74	80.9	81.9	82.0	82.1	82.9	82.8	82.5	82.7	82.3	83.3	82.8
75 and Over	74.6	75.3	75.8	76.2	77.1	77.7	78.1	78.4	78.7	78.8	78.4
Race/Ethnicity											
Whites	70.9	71.7	72.0	72.6	73.2	73.8	74.3	74.7	75.4	76.0	75.8
Hispanics	42.0	42.8	43.3	44.7	45.5	46.3	47.3	47.0	46.7	48.1	49.5
Blacks	42.9	44.5	45.4	46.1	46.7	47.6	48.4	48.2	48.8	49.7	48.8
Asians/Others	51.5	51.5	53.3	53.7	54.1	53.9	54.7	55.0	56.9	59.7	60.3
All Minorities	43.7	44.9	45.8	46.8	47.4	48.1	49.0	48.9	49.5	51.0	51.3
Region											
Northeast	62.0	62.2	62.4	62.6	63.1	63.4	63.7	64.3	64.4	65.0	65.2
Midwest	69.2	70.6	70.5	71.1	71.7	72.6	73.1	73.1	73.2	73.8	73.1
South	66.7	67.5	68.0	68.6	69.1	69.6	69.8	69.7	70.1	70.9	70.8
West	59.2	59.2	59.6	60.5	60.9	61.7	62.6	62.5	63.4	64.2	64.4

Notes: Whites, blacks and Asians/others are non-Hispanic. Hispanics may be of any race. Asians/others includes Pacific Islanders, Aleuts and Native Americans. Caution should be used in interpreting changes before and after 2002 because of rebenchmarking.

Source: Census Bureau, Housing Vacancy Survey.

Table A-6 Housing Cost-Burdened Households by Tenure and Income: 2001 and 2004

Thousands

Tenure and Income	2001				2004				Percent Change 2001-2004			
	No Burden	Moderate Burden	Severe Burden	Total	No Burden	Moderate Burden	Severe Burden	Total	No Burden	Moderate Burden	Severe Burden	Total
Owners												
Bottom Decile	771	709	2,506	3,986	684	644	2,593	3,921	-11.3	-9.2	3.5	-1.6
Bottom Quintile	3,381	1,906	3,921	9,208	3,209	1,912	4,173	9,295	-5.1	0.3	6.4	0.9
Bottom Quartile	5,065	2,549	4,428	12,042	4,826	2,581	4,785	12,192	-4.7	1.2	8.1	1.3
Lower-Middle Quartile	10,695	3,630	1,456	15,781	10,867	4,073	1,804	16,745	1.6	12.2	23.9	6.1
Upper-Middle Quartile	16,015	2,882	465	19,362	16,554	3,403	625	20,582	3.4	18.1	34.6	6.3
Top Quartile	21,457	1,208	137	22,802	22,530	1,554	150	24,234	5.0	28.6	9.4	6.3
Total	53,231	10,270	6,485	69,986	54,777	11,611	7,364	73,753	2.9	13.1	13.6	5.4
Renters												
Bottom Decile	1,309	789	4,559	6,657	1,337	782	4,950	7,069	2.1	-0.9	8.6	6.2
Bottom Quintile	2,731	2,798	6,550	12,079	2,683	2,769	7,234	12,686	-1.8	-1.0	10.4	5.0
Bottom Quartile	3,705	3,962	6,901	14,567	3,598	3,944	7,741	15,284	-2.9	-0.5	12.2	4.9
Lower-Middle Quartile	7,698	2,710	419	10,828	7,106	3,028	597	10,731	-7.7	11.7	42.4	-0.9
Upper-Middle Quartile	6,771	437	39	7,247	6,287	547	60	6,894	-7.1	25.2	52.7	-4.9
Top Quartile	3,735	71	2	3,807	3,183	58	2	3,243	-14.8	-18.5	-1.0	-14.8
Total	21,908	7,180	7,361	36,449	20,175	7,577	8,400	36,152	-7.9	5.5	14.1	-0.8
All Households												
Bottom Decile	2,080	1,498	7,065	10,643	2,021	1,426	7,543	10,990	-2.9	-4.8	6.8	3.3
Bottom Quintile	6,112	4,704	10,472	21,287	5,892	4,682	11,407	21,981	-3.6	-0.5	8.9	3.3
Bottom Quartile	8,769	6,511	11,328	26,609	8,424	6,525	12,526	27,476	-3.9	0.2	10.6	3.3
Lower-Middle Quartile	18,393	6,340	1,876	26,609	17,974	7,101	2,402	27,476	-2.3	12.0	28.0	3.3
Upper-Middle Quartile	22,786	3,319	504	26,609	22,841	3,950	686	27,476	0.2	19.0	36.0	3.3
Top Quartile	25,191	1,280	138	26,609	25,713	1,612	151	27,476	2.1	26.0	9.2	3.3
Total	75,140	17,450	13,846	106,436	74,952	19,188	15,765	109,905	-0.2	10.0	13.9	3.3

Notes: Income deciles/quintiles/quartiles are equal tenths/fifths/fourths of all households sorted by pre-tax income. Moderate (severe) burdens are defined as housing costs of 30-50% (over 50%) of household income. Source: JCHS tabulations of the 2001 and 2004 American Community Surveys.

Table A-7

Monthly Non-Housing Expenditures by Households with Children: 2003

Dollars

Expenditure Quartiles and Share of Expenditures on Housing	Transportation	Food	Clothes	Healthcare	Personal Insurance and Pensions	Entertainment	Other	Total Non-Housing Expenditures
Quartile 1 (Lowest)								
Less than 30%	168	344	53	34	67	46	151	864
30-50%	103	300	36	29	67	38	109	681
50% and Over	51	238	28	—	39	20	69	444
All	119	306	42	25	62	38	119	711
Quartile 2								
Less than 30%	407	449	86	114	202	99	302	1,660
30-50%	276	407	68	67	148	68	212	1,246
50% and Over	145	357	44	41	94	42	116	839
All	315	419	73	84	164	78	238	1,371
Quartile 3								
Less than 30%	655	562	124	193	368	167	513	2,581
30-50%	479	518	88	132	311	119	349	1,996
50% and Over	305	448	61	81	185	72	196	1,349
All	562	537	105	161	333	142	427	2,266
Quartile 4 (Highest)								
Less than 30%	1,243	842	261	335	860	427	1,447	5,415
30-50%	827	745	194	245	711	290	898	3,910
50% and Over	635	700	129	181	555	209	638	3,046
All	1,076	803	232	297	794	371	1,226	4,799

Notes: Households with children include all households with a resident under 18 years old, regardless of family relationship. Quartiles are defined by total expenditures rather than income, because one out of five households in the survey fail to report income. Housing costs include mortgage principal and interest, insurance, taxes, maintenance, rents, and utilities. Transportation expenditures are calculated as 10% of the cash payment of those buying cars.

Source: JCHS tabulations of the Consumer Expenditure Survey, using the Quarterly Interview Surveys for calendar year 2003.

Table A-8 JCHS Household Projections by Age, Race, and Family Type: 2005 and 2015

Thousands

Age of Head	2005			2015		
	Non-Hispanic White	Minority	Total	Non-Hispanic White	Minority	Total
Under Age 30						
Married without Children	1,428	1,015	2,443	1,511	1,226	2,736
Married with Children	2,281	1,596	3,877	2,440	1,927	4,366
Single Parent	1,339	991	2,331	1,386	1,194	2,580
Other Family	666	564	1,230	660	663	1,323
Single Person	2,267	997	3,263	2,362	1,201	3,563
Other Non-Family	2,009	879	2,888	2,045	1,057	3,102
Total	9,990	6,043	16,032	10,404	7,267	17,671
Age 30-39						
Married without Children	1,555	921	2,476	1,538	1,094	2,633
Married with Children	6,711	3,936	10,647	6,551	4,679	11,230
Single Parent	1,776	1,043	2,819	1,737	1,240	2,977
Other Family	282	165	447	275	196	471
Single Person	2,642	1,250	3,892	2,609	1,485	4,095
Other Non-Family	838	399	1,236	843	474	1,317
Total	13,803	7,715	21,518	13,554	9,169	22,723
Age 40-49						
Married without Children	3,571	1,467	5,038	2,906	1,761	4,667
Married with Children	7,248	3,081	10,329	5,806	3,668	9,474
Single Parent	1,839	782	2,621	1,473	931	2,404
Other Family	773	320	1,093	628	383	1,011
Single Person	3,196	1,303	4,499	2,583	1,558	4,141
Other Non-Family	779	320	1,099	626	382	1,008
Total	17,406	7,274	24,680	14,022	8,683	22,705
Age 50-59						
Married without Children	7,706	2,450	10,156	8,498	3,602	12,100
Married with Children	1,900	625	2,525	2,026	895	2,921
Single Parent	430	141	571	458	202	661
Other Family	1,189	379	1,568	1,307	556	1,863
Single Person	3,975	1,305	5,281	4,375	1,916	6,292
Other Non-Family	593	196	789	650	286	936
Total	15,793	5,097	20,899	17,314	7,458	24,772
Age 60-69						
Married without Children	6,294	1,651	7,945	8,982	2,869	11,851
Married with Children	204	54	257	285	93	378
Single Parent	50	13	63	72	23	94
Other Family	741	194	935	1,058	337	1,395
Single Person	3,367	1,021	4,388	4,818	1,774	6,592
Other Non-Family	291	88	379	412	153	566
Total	10,946	3,021	13,967	15,627	5,251	20,877
Age 70 and Over						
Married without Children	5,590	1,093	6,683	6,353	1,607	7,960
Married with Children	59	12	71	69	18	87
Single Parent	12	2	14	13	3	16
Other Family	1,137	215	1,352	1,264	316	1,580
Single Person	7,201	1,360	8,561	7,971	1,995	9,966
Other Non-Family	227	43	270	251	63	313
Total	14,226	2,725	16,951	15,921	4,003	19,923
Total						
Married without Children	26,143	8,598	34,742	29,788	12,159	41,947
Married with Children	18,403	9,305	27,707	17,177	11,280	28,457
Single Parent	5,445	2,973	8,418	5,139	3,593	8,732
Other Family	4,787	1,838	6,625	5,192	2,452	7,644
Single Person	22,649	7,236	29,885	24,718	9,930	34,649
Other Non-Family	4,737	1,925	6,661	4,827	2,415	7,242
Total	82,164	31,874	114,038	86,841	41,829	128,670

Source: George Masnick and Eric Belsky, Revised Interim Joint Center Household Projections Based Upon 1.2 Million Annual Net Immigrant s, " JCHS Research Note N06-1, March 2006.

Table A-9 Subprime and Government-Insured Loan Volumes: 1995–2005

	Volume (Billions of 2005 dollars)				Share of Volume (%)			
	Subprime Loans		FHA Endorsements	VA Originations	Subprime Loans		FHA Endorsements	VA Originations
	MBS Issuance	Total Originations			MBS Issuance	Total Originations		
1995	24	na	58	31	2.9	na	7.1	3.7
1996	44	na	89	39	4.5	na	9.1	4.0
1997	76	na	90	33	7.3	na	8.6	3.1
1998	99	na	124	51	5.7	na	7.1	2.9
1999	71	na	143	58	4.6	na	9.3	3.8
2000	63	na	106	25	5.3	na	8.9	2.1
2001	105	210	145	39	4.6	9.2	6.4	1.7
2002	132	251	157	46	4.5	8.6	5.4	1.6
2003	215	356	176	70	5.3	8.7	4.3	1.7
2004	415	558	97	37	14.3	19.2	3.3	1.3
2005	508	625	58	25	16.3	20.0	1.8	0.8

Notes: Dollar values are adjusted for inflation using the CPI-UX for All Items. Total subprime originations include mortgage-backed security issuances. FHA endorsements and VA originations are not counted as subprime. "na" means data not available.

Source: Inside Mortgage Finance.

Table A-10 Second-Home Ownership by Age of Household Head: 1995 and 2004

	1995			2004		
	Seasonal/ Vacation	Timeshare	Total	Seasonal/ Vacation	Timeshare	Total
Number of Second-Home Owners (Thousands)						
Aged 30-39	197	254	452	200	525	725
Aged 40-49	719	482	1,201	675	783	1,458
Aged 50-59	634	373	1,007	976	869	1,845
Aged 60-69	449	244	693	716	527	1,243
Aged 70 and Over	410	111	521	492	601	1,093
Share of All Homeowners (Percent)						
Aged 30-39	1.7	2.1	3.8	1.6	4.2	5.8
Aged 40-49	4.7	3.1	7.8	3.7	4.3	8.1
Aged 50-59	5.9	3.5	9.4	5.8	5.2	11.0
Aged 60-69	4.5	2.4	6.9	6.7	4.9	11.6
Aged 70 and Over	3.5	0.9	4.4	3.3	4.0	7.3

Source: JCHS tabulations of the 1995 and 2004 Surveys of Consumer Finances.

Table A-11 Household Energy Costs by Region and Age of Structure: 2001

	Region				US Total
	Northeast	Midwest	South	West	
Average Energy Cost per Household (Dollars)					
Year Built					
Pre-1960	2,190	1,764	1,578	1,341	1,709
1960–1969	2,049	1,592	1,668	1,425	1,645
1970–1979	2,067	1,660	1,728	1,497	1,693
1980–1989	2,071	1,700	1,815	1,650	1,796
1990–2001	2,027	1,877	1,859	1,538	1,804
Total	2,131	1,738	1,711	1,447	1,724
Average Unit Size (Sq. ft.)					
Year Built					
Pre-1960	3,018	2,547	1,891	2,091	2,345
1960–1969	2,943	2,615	2,140	2,260	2,397
1970–1979	2,934	2,759	2,319	2,269	2,449
1980–1989	3,080	3,245	2,724	2,664	2,865
1990–2001	4,028	3,668	2,950	2,634	3,095
Total	3,089	2,786	2,348	2,299	2,553
Average Energy Cost per 1,000 Square Feet (Dollars)					
Year Built					
Pre-1960	726	692	834	642	729
1960–1969	696	609	779	631	686
1970–1979	704	602	745	660	691
1980–1989	673	524	666	619	627
1990–2001	503	512	630	584	583
Total	690	624	729	630	675

Source: Residential Energy Consumption Survey, 2001.

The State of the Nation's Housing report is prepared by the
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