

COMPARISONS OF RESIDENTIAL VACANCY
SURVEY REPORTS IN 51 TOWNS AND CITIES*

(Data Compiled June 1, 1933.)

(Prepared by the Division of Building and Housing)

The following report compiled by the Department of Commerce, shows the proportion of residential accommodations reported vacant in 51 towns and cities in which surveys have been made since the beginning of 1932 by local real estate boards and other organizations. As far as possible, data showing the situation approximately a year earlier than the time of the last survey are included in the compilation.

Total Residential Vacancies.--In the available surveys made since the beginning of 1932, total residential vacancies (including houses, flats, apartments, etc.) ranged from 3.0 per cent in Bergen County, New Jersey, to 12.8 per cent in St. Louis, Missouri. In all but 5 of the 44 cities reporting total vacancies, the proportions vacant were under 10 per cent and in 8 they were under 5 per cent. As compared with previous surveys, small increases occurred in the total vacancy figure in most of the cities reporting. (Further details are presented in Table I.)

Single Houses.--According to the latest surveys, the percentage of vacant single houses ranged from 1.6 per cent to 9.5 per cent. The vacancy was under 5 per cent in 22 of the 38 cities reporting upon this class of residence. Although the changes in the single house vacancy situation are but slight in most instances, decreases occurred in about one-fourth of the cities for which comparisons can be made. (See Table II.)

Horizontal Double Houses.--Vacancies in horizontal double dwellings, according to the most recent data, ranged from 5.0 per cent to 25.9 per cent. A little over one-third of the cities reporting on this class reported vacancies as under 10 per cent.

Flats.--Ten cities reported vacancies ranging from 1.8 per cent to 19.1 per cent in this class of dwelling. In 8 of these cities vacancies exceeded 10 per cent. In some instances, however, the figures for flats are included in those for apartments.

Apartment Houses.--Table I shows that the highest vacancies are in apartment houses, in which class the range is from 9.0 per cent to 37.4

*In a few cases the terms "towns" and "cities" refer to metropolitan areas or groups of urban communities.

per cent. Of the 35 cities reporting on apartments, 24 reported vacancies of under 20 per cent, while 3 reported vacancies of 10 per cent or less. Relatively heavy increases occurred in vacancies in apartment houses in most of the cities reporting on this class of dwelling.

Other Types of Dwellings.-Table I also shows vacancies in vertical two-family houses, row houses, apartment hotels, bungalow courts, living quarters over stores and other types of dwellings for the few cities reporting upon these classes. Details regarding the variations in the different types may be noted in the table.

"Doubling-up" and Building Curtailment.-In analyzing or using vacancy data, it should be appreciated that, although new building has been sharply curtailed, vacancies may increase because of the inevitable crowding or "doubling-up" that occurs when incomes decline. Data available for 10 cities and communities indicate that the number of families that have "doubled-up" with other families is equal to from 2 to 6 per cent of their total residential accommodations as follows:

City	Date of Survey	Percentage "doubled-up"
Knoxville, Tenn.	1/1-10/33	6.2
Philadelphia, Pa.	7/ 1/32	5.9
South Bend, Ind.	2/ -/33	5.5
St. Louis, Mo.	11/ -/32	5.04
Kansas City, Mo.	1/ 1/33	4.6
Cleveland, Ohio	10/ -/32	4.0
Beaumont, Texas	3/ -/32	3.7
Oranges & Maplewood, N. J.	4/ -/33	3.2
Salt Lake City, Utah	10/14/32	3.04
San Diego, Calif.	2/ 1/33	2.4

The possibility of the existence of conditions similar to the above in other cities should be kept in mind when considering vacancy figures.

The significance of the vacancy figures for a given city may be considerably affected by special local conditions, which are not indicated in the accompanying tables. The size of the city, its rate of growth, and the location, type, and condition of vacant houses must also be taken into consideration in determining whether a city is overbuilt or underbuilt.

Although the surveys from which the data were taken were made according to somewhat varying methods, it is believed that each one represents a sincere effort to obtain the facts. A cooperative attempt is now under way to standardize the dates of making the surveys, and the classifications by which the data are given, with the objective, that in future reports of this type the data from the different cities will be more directly comparable.

TABLE I
RESIDENTIAL VACANCY SITUATION IN 51 CITIES

Including Comparison with Situations of a Year Previous or Nearest Date to a Year Previous, if Data are Available.

(Data compiled June 1, 1933)
(Percentages of total accommodations)

State and City	Date of survey	Horizontal		Vertical		Apartments	Living quarters over stores	Other	Total residential
		Single houses	Double houses	Two-family houses	Flats				
California									
Los Angeles	2/15/32	2.9 ^a	8.7	-	10.9	14.8	-	12.7 ^b	8.0
Los Angeles	2/15/33	4.8 ^a	10.7	-	11.7	11.1	-	16.6 ^b	8.7
Oakland and other East Bay Cities ^c	1/ 1/31	4.1	-	-	14.7 ^d	17.9	-	-	7.9
	3/ 1/32	5.1	-	-	12.4 ^d	18.6	-	-	8.5
San Diego	2/ 1/32	5.6	17.1	-	20.6	4.8	-	19.9 ^b	7.3 ^e
San Diego	2/ 1/33	5.1	17.8	-	17.6	19.0	-	16.2 ^b	8.3 ^{e-1}
Colorado									
Denver	9/10/31	3.1	7.1	7.0	-	14.1	-	6.1 ^f	6.4
Denver	9/14/32	3.9	10.4	8.4	-	16.4	-	3.4 ^g	7.7
Pueblo ^h	10/ -/31	7.8	-	-	-	24.9	-	17.2 ⁱ	8.9 ^j
Pueblo	11/ -/32	8.2	-	-	-	31.5	-	24.5 ⁱ	9.7 ^j

a. Excludes single houses on rear of lot which show a vacancy of 6.2 per cent in 1932 and 10.6 per cent in 1933.

b. "Bungalow Courts."

c. Includes Oakland, Berkeley, Piedmont, Alameda, San Leandro, and others.

d. Includes "duplexes."

e. Excludes hotels and rooming houses which are 0.7 per cent vacant and auto courts which are 36.6 per cent vacant.

e-1. Excludes rooming houses which are 22.1 per cent vacant and auto courts which are 36.3 per cent vacant.

f. "Terraces."

g. Residences valued at less than \$200.

h. Includes suburbs.

i. Hotels and rooming houses.

j. Excludes hotels and rooming houses.

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 51 CITIES
(Data compiled June 1, 1933)

(Percentages of total accommodations)

State and City	Date of Survey	Single houses	Horizontal double houses	Row houses	Vertical two-family houses	Flats	Apartments	Living quarters over stores	Other	Total residential
District of Columbia										
Washington	11/ -/31	-	-	-	-	-	7.8	-	-	-
Washington	10/ 1/32	-	-	-	-	-	17.4	-	-	-
Florida										
Orlando	3/ 1/31	11.8	-	-	-	-	11.9	-	-	11.8 ^k
Orlando	Spring/32	-	-	-	-	-	-	-	-	9.6 ^k
Tampa	12/10-20/31	7.5	-	-	-	-	31.2 ^l	-	-	10.0 ^m
Tampa	10/15-25/32	7.5	-	-	-	-	29.0	-	55.0 ^m	10.5 ⁿ
Illinois										
Rockford	3/26/31	2.8	-	-	-	10.7	21.0	-	-	6.8
Rockford	5/15/32	-	-	-	-	-	-	-	-	9.5
Indiana										
Fort Wayne	4/21/31	2.2 ⁴	-	-	-	-	17.0	-	-	2.8
Fort Wayne	6/ -/32	4.5	-	-	-	-	9.8	23.0	-	5.3
Gary	Summer/31	2.0	-	-	-	10.0	-	-	-	-
Gary	1/ -/32	5.4	-	-	-	-	13.4	-	-	-

d. Includes "duplexes."

k. Includes suburbs.

l. Livable dwellings (white only). Survey taken of only a few districts of city.

k. Includes "horizontal double houses" and "vertical two-family houses."

m. Hotel rooms.

n. Excludes hotel rooms.

TABLE I (continued)
 RESIDENTIAL VACANCY SITUATION IN 51 CITIES
 (Data compiled June 1, 1933)

(Percentages of total accommodations)

State and City	Date of Survey	Single houses	Horizontal double houses	Row houses	Vertical two-family houses	Flets	Apartments	Living quarters over stores	Other	Total residential
<u>Indiana (continued)</u>										
Indianapolis	11/11/30	8.5 ^o	-	-	-	-	15.5	-	-	9.4
Indianapolis	7/12/32	9.6 ^o	-	-	-	-	31.0	-	-	12.1
Muncie	1/1/30	-	-	-	-	-	-	-	-	1.3
Muncie	1/1/33	-	-	-	-	-	-	-	-	8.1
South Bend	2/1/33	5.4	20.0	-	-	-	25.0	-	-	7.4
<u>Iowa</u>										
Cedar Rapids	4/1/31	1.6	6.8	-	-	-	6.8	-	-	2.1
Cedar Rapids	4/1/32	2.7	3.9	-	-	-	10.0	-	-	3.4
Des Moines	1/1/32	3.3	10.6	-	-	-	12.4	-	-	4.5
Des Moines	1/1/33	5.6	17.3	-	-	-	15.6	-	-	5.1
<u>Kansas</u>										
Hutchinson	Summer/31	3.3	-	-	-	-	-	-	-	-
Hutchinson	3/31/32	4.5	-	-	-	-	-	-	-	-
<u>Kentucky</u>										
Louisville	4/21/31	5.7	-	-	-	13.1	14.6	-	-	-
Louisville	5/13/32	4.8	-	-	-	16.8	16.6	-	-	-
<u>Massachusetts</u>										
Springfield	12/1/31	-	-	-	-	-	-	-	-	4.4
Springfield	12/1/32	-	-	-	-	-	-	-	-	5.4

o. Includes "horizontal double houses," "row houses," and "vertical two-family houses."

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 51 CITIES
(Data compiled June 1, 1933)

(Percentages of total accommodations)

State and City	Date of Survey	Single houses	Horizontal double houses	Row houses	Vertical two-family houses	Flats	Apartments	Living quarters over stores	Other	Total residential
<u>Michigan</u>										
Ann Arbor	1/25/32	1.9	-	-	-	-	9.4	-	-	3.1
Ann Arbor	1/ -/33	2.1	-	-	-	-	9.0	-	-	3.3
Detroit	12/31/31	3.8	-	-	-	-	-	-	-	8.5
<u>Lansing and E. Lansing</u>										
Lansing and E. Lansing	1/31/32	6.0	-	-	-	-	20.2	-	-	6.3
Lansing	2/15/33	5.9	-	-	-	-	20.0	-	-	6.3
<u>Minnesota</u>										
Minneapolis	5/14/32	-	7.2 ¹	-	-	-	-	-	-	-
<u>St. Paul</u>										
St. Paul	4/ 7/31	1.5	-	-	7.6	-	10.0 ^p	-	-	4.2
St. Paul	10/ 8/32	1.6	-	-	8.8	-	13.5 ^p	-	-	5.1
<u>Missouri</u>										
Kansas City ^q	1/ 1/32	5.9	-	-	12.1	-	15.8 ^p	-	-	9.7
Kansas City ^q	1/ 1/33	7.4	-	-	15.4	-	18.8 ^p	-	-	11.9
<u>St. Louis</u>										
St. Louis	4/ -/31	3.0	7.6	-	-	13.5	13.9	-	16.4 ^r	9.3
St. Louis	11/ -/32	5.0	12.1	-	-	18.9	20.6	-	29.5	12.8

1. Includes "horizontal double houses" and "vertical two-family houses."

p. Includes flats.

q. Excludes "unrentable."

r. Apartment hotels.

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 51 CITIES
(Data compiled June 1, 1933)

(Percentages of total accommodations)

State and City	Date of Survey	Single houses	Hori- zontal double houses	Row Houses	Vertical two- family houses	Flats	Apart- ments	Living quarters over stores	Other	Total residen- tial
<u>New Jersey</u>										
Ergen County	Spring/32	-	-	-	-	-	-	-	-	3.0 ^s
Camden	4/ -/30	-	-	-	-	-	-	-	-	5.1
Camden	5/23/32	-	-	-	-	-	-	-	-	3.3
Oranges and Maplewood	1/ -/32	2.3	5.3	-	-	11.0	13.3	9.2	-	5.8
	4/ -/33	2.4	7.0	-	-	10.1	16.6	15.0	-	7.4
Ridgewood	3/ 1/33	-	-	-	-	-	-	-	-	4.3
<u>New York</u>										
Elmira	10/ -/32	2.1	-	-	12.2	1.2 ^t	-	-	-	4.8
New York City	12/31/31	-	-	-	-	-	12.0 ^u	-	-	-
New York City	4/ -/33	-	-	-	-	-	14.4 ^u	-	-	-
Manhattan	12/31/31	-	-	-	-	-	15.0 ^u	-	-	-
Manhattan	4/ -/33	-	-	-	-	-	17.8 ^u	-	-	-
The Bronx	12/31/31	-	-	-	-	-	9.9 ^u	-	-	-
The Bronx	4/ -/33	-	-	-	-	-	12.1 ^u	-	-	-
Brooklyn	12/31/31	-	-	-	-	-	8.6 ^u	-	-	-
Brooklyn	4/ -/33	-	-	-	-	-	11.8 ^u	-	-	-
Queens	12/31/31	-	-	-	-	-	11.1 ^u	-	-	-
Queens	4/ -/33	-	-	-	-	-	13.4 ^u	-	-	-
Richmond	12/31/31	-	-	-	-	-	19.1 ^u	-	-	-
Richmond	4/ -/33	-	-	-	-	-	17.0 ^u	-	-	-

s. Estimates. Based on a survey of twenty-five communities.
t. Includes apartments.
u. Includes tenement houses and flats.

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 51 CITIES
(Data compiled June 1, 1933)

(Percentages of total accommodations)

State and City	Date of Survey	Single houses	Horizontal double houses	Row houses	Vertical two-family houses	Flats	Apartments	Living quarters over stores	Other	Total residential
New York (continued)										
New York City (cont.)										
N.Y. East Side ^v	4/1-10/32	-	-	-	-	-	13.5 ^w	-	-	-
N.Y. East Side	4/15/33	-	-	-	-	-	13.3	-	-	-
N.Y. West Side ^x	1/1-10/32	-	-	-	-	-	14.1 ^w	-	-	-
N.Y. West Side	2/1/33	-	-	-	-	-	14.6	-	-	-
Rochester ^y	4/1/31	2.5	7.3	-	-	-	16.6	-	-	6.2
Rochester	4/1/32	2.4	7.1	-	-	-	17.6	-	-	6.3
Scarsdale ^z	4/15/32	7.0	-	-	-	-	-	-	-	7.0
Scarsdale	4/15/33	4.3	-	-	-	-	-	-	-	4.3
Syracuse	3/1-31	2.3	-	-	5.8 ^{aa}	-	11.4	-	-	4.8
Syracuse	6/1/32	-	-	-	-	-	-	-	-	4.9
White Plains	3/1/31	5.3 ^{bb}	-	-	-	-	9.7 ^{bb}	-	-	6.4 ^{bb}
White Plains	3/1/32	3.5	9.3	-	-	-	13.8	-	-	7.1

v. The area covered is Washington Square to 59th Street and east of Central Park to 102nd Street.

w. Includes only apartment houses of nine stories and over.

x. The area covered is 59th Street to 125th Street, west of Central Park.

y. Includes Greece, Brighton and Irondequoit.

z. Includes adjacent communities.

aa. Includes three-family houses.

bb. Includes buildings under construction.

TABLE I (continued)
RESIDENTIAL VACANCY SITUATION IN 51 CITIES
(Data compiled June 1, 1933)

(Percentages of total accommodations)

State and City	Date of survey	Single houses	Horizontal double houses	Row houses	Vertical two-family houses	Flats	Apartments	Living quarters over stores	Other	Total residential
Ohio										
Akron ^{bb}	5/15/31	5.0	19.0	-	-	-	25.9	25.8	-	8.1
Akron ^{ct}	5/15/32	4.5	23.7	-	-	-	37.4	14.0	-	7.8
Cleveland	10/ -/32	3.0	9.0	21.0	8.0	16.0	23.0	17.0	14.0 ^{cc}	9.0
Cuyahoga Falls ^{bb}	5/15/31	4.2	17.0	-	-	-	11.3	21.0	-	5.3
Cuyahoga Falls	5/15/32	4.6	15.5	-	-	-	17.5	27.2	-	8.0
Oklahoma										
Oklahoma City	4/ 3/33	5.4	16.9	-	16.8	-	22.5 ^p	12.6	-	9.7
Oregon										
Portland	4/ -/31	6.2 ^{cc}	-	-	-	20.2	15.1	-	-	8.2
Portland	5/ -/32	5.3	24.6 ^{ff}	-	-	-	18.1 ^p	26.9	-	8.9
Pennsylvania										
Chester	4/ 4/32	-	-	-	-	-	-	-	-	5.6
Philadelphia	7/ 1/32	5.0	5.1	7.5	16.1	-	19.4	12.1	-	8.9
Williamsport	1/14/32	3.3 ^{o-p}	-	-	-	-	10.7	-	-	4.4

o. Includes "horizontal double houses," "row houses," and "vertical two-family houses."
p. Includes flats.
bb. Includes buildings under construction.
cc. Tenements, etc.
ee. Includes two- and three-family houses.
ff. Includes three- and four-family houses.

TABLE I (concluded)
RESIDENTIAL VACANCY SITUATION IN 51 CITIES
(Data compiled June 1, 1933)

(Percentages of total accommodations)

State and City	Date of survey	Single houses	Horizontal double houses	Vertical two-family houses	Flats	Apartments	Living quarters over stores	Other	Total residential
Tennessee									
Chattanooga ^{gg}	3/23/32	-	-	-	-	-	-	-	9.7
Knoxville	1/1-10/33	6.8	19.1	10.0	19.1	23.8	17.7	-	8.8
Texas									
Beaumont	7/ -/31	5.6	20.1	-	-	21.4	-	8.1 ^{hh}	3.2
Beaumont	8/ -/32	8.0	25.9	-	-	31.9	-	9.9	10.7
San Antonio	3/ 1/32	5.5	11.0	-	-	10.5	-	-	-
San Antonio	3/ -/33	6.3	12.8	-	-	17.3	-	-	7.2
Utah									
Salt Lake City	10/17/31	2.9	8.3 ^{hh}	-	-	14.4	-	-	5.3
Salt Lake City	10/14/32	3.3	12.1 ^{hh}	-	-	18.5	-	-	6.5
Wisconsin									
Madison	5/12/32	1.2	-	-	7.8	14.1	-	-	5.4
Madison	10/28/32	1.8	-	-	9.5	16.0	-	-	9.1
Milwaukee	3/ -/31	2.0	4.4	-	-	11.0	-	-	4.0
Milwaukee	Springs/32	2.1	5.0	-	-	-	-	-	-

h. Includes suburbs.

gg. Includes Red Bank, Eastdale and Shepherd Hills.

hh. Total colored.

ii. Includes three-family houses, duplexes, flats, and terraces.

TABLE II
 VACANCIES IN SINGLE HOUSES IN 38 CITIES
 (Data compiled June 1, 1933)

Name of City and State	Per cent vacancies		Increase or Decrease		Dates of surveys	
	Latest survey	Preceding survey			Latest	Preceding
St. Paul, Minn.	1.6	1.5	+	.1	10/ 8/32	4/ 7/31
Madison, Wisconsin	1.8	1.2	+	.6	10/28/32	5/12/32
Ann Arbor, Michigan	2.1	1.9	+	.2	1/ -/33	1/25/32
Elmira, New York	2.1	-	-	-	10/ -/32	-
Milwaukee, Wisconsin	2.1	2.0	+	.1	Spring/32	3/ -/31
Oranges and Maplewood, N.J.	2.4	2.3	+	.1	4/ -/33	1/ -/32
Rochester, New York ^a	2.4	2.5	-	.1	4/ 1/32	4/ 1/31
Cedar Rapids, Iowa	2.7	1.6	+	1.1	4/ -/32	4/ -/31
Cleveland, Ohio	3.0	-	-	-	10/ -/32	-
Salt Lake City, Utah	3.3	2.9	+	.4	10/14/32	10/17/31
Williamsport, Penna.	3.3 ^b	-	-	-	1/14/32	-
White Plains, New York	3.5	5.8 ^c	-	2.3	3/ 1/32	3/ 1/31
Des Moines, Iowa	3.5	3.3	+	.3	1/ -/33	1/ -/32
Detroit, Michigan	3.8	-	-	-	12/31/31	-
Denver, Colorado	3.9	3.1	+	.8	9/14/32	9/10/31
Scarsdale, New York ^d	4.3	7.0 ^c	-	2.7	4/15/33	4/15/32
Akron, Ohio	4.5 ^c	5.0 ^c	-	.5	5/15/32	5/15/31
Fort Wayne, Ind.	4.5 ^e	2.2	+	2.3	6/ -/32	4/21/31
Hutchinson, Kansas	4.5	3.3	+	1.2	3/31/32	Summer/31
Cuyahoga Falls, Ohio	4.6 ^c	4.2 ^c	+	.4	5/15/32	5/15/31
Los Angeles, Calif.	4.8 ^f	2.9 ^f	+	1.9	2/15/33	2/15/32
Louisville, Kentucky	4.8	5.7	-	.9	5/13/32	4/21/31
Philadelphia, Penna.	5.0	-	-	-	7/ 1/32	-
St. Louis, Missouri	5.0	3.0	+	2.0	11/ -/32	4/ -/31
Oakland & E. Bay Cities, Cal. ^g	5.1	4.1	+	1.0	3/ 1/32	1/ 1/31
San Diego, Calif.	5.1	5.6	-	.5	2/ 1/33	2/ 1/32
Portland, Oregon	5.3	6.2 ^h	-	.9	5/ -/32	4/ -/31
Gary, Indiana	5.4	2.0	+	3.4	1/ -/32	Summer/31
South Bend, Indiana	5.4	-	-	-	2/ -/33	-
Oklahoma City, Oklahoma	5.4	-	-	-	4/ 3/33	-
Lansing & E. Lansing, Mich.	5.9	6.0	-	.1	2/15/33	1/31/32
San Antonio, Texas	6.3	5.5	+	.8	3/ -/33	3/ 1/32
Knoxville, Tennessee	6.8	-	-	-	1/1-10/33	-
Kansas City, Missouri	7.4 ⁱ	5.9 ⁱ	+	1.5	1/ 1/33	1/ 1/32
Tampa, Florida	7.5	7.5	0	0	10/15-25/32	12/10-20/31
Beaumont, Texas ^j	8.0	5.6	+	2.4	8/ -/32	7/ -/31
Pueblo, Colo. ^j	8.2	7.8	+	.4	11/ -/32	10/ -/31
Indianapolis, Indiana	9.6 ^k	8.5 ^k	+	1.1	7/12/32	11/11/30

a. Includes Greece, Brighton and Irondequoit.

b. Includes "horizontal doubles," "rows," "vertical two-families," and "flats."

c. Includes buildings under construction.

d. Includes adjacent communities.

e. Includes "duplexes."

f. Excludes single houses on rear of lot (vacancy 6.2% in 1932 and 10.6% in 1933).

g. Includes Oakland, Berkeley, Piedmont, Alameda, San Leandro, and others.

h. Includes two- and three-family houses.

i. Excludes "untenantable."

j. Includes suburbs.

k. Includes "horizontal double," "row," and "vertical two-family" houses.

